BYLAW 3290–23
OF THE
CITY OF CAMROSE
PROVINCE OF ALBERTA

A BYLAW TO ESTABLISH OFF SITE LEVIES FOR THE CITY OF CAMROSE & CAMROSE COUNTY IN THE COORDINATED SERVICE AREAS

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 and the Council of Camrose County 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;

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

c) Provide for an Off-Site Levy to be imposed on an intermunicipal basis.

WHEREAS the Municipal Council of the City of Camrose and the Municipal Council of Camrose County had jointly passed Bylaw 3219–22 for the prior establishment of Off-Site Levies; and

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

WHEREAS the Municipal Council of the City of Camrose and the Municipal Council of Camrose County 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 of the City of Camrose and the Municipal Council of Camrose County 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;

d) Indicate how the amount of each levy was determined; and

e) Impose an intermunicipal Off-Site Levy.

Mayor | Acting City Manager

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

1. PURPOSE AND INTENT

This Bylaw is intended to:

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 objects of each levy;

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

1.5. Provide for an Off-Site Levy to be imposed on an intermunicipal basis.

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. "Chief Administrative Officer" mean the Chief Administrative Officer of Camrose County;

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

2.4. "Coordinated Service Area" has the same meaning as described in the City of Camrose / Camrose County Intermunicipal Development Plan, as amended, enacted pursuant to the Act;

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

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

2.7. "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;

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

3. ADMINISTRATION AND ENFORCEMENT

Mayor

Acting City Manager

The Municipal Council hereby delegates to the City Manager and Camrose County 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 on an intermunicipal basis in accordance with the Act, the City of Camrose and Camrose County hereby divides the Coordinated Service Areas 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

The purpose of Off-Site Levies is to reimburse the applicable municipality the 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 in consultation with Camrose County administration with the Coordinated Service Areas 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

Mayor

Acting City Manager

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

MAYOR

ACTING CITY MANAGER

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

MAYOR

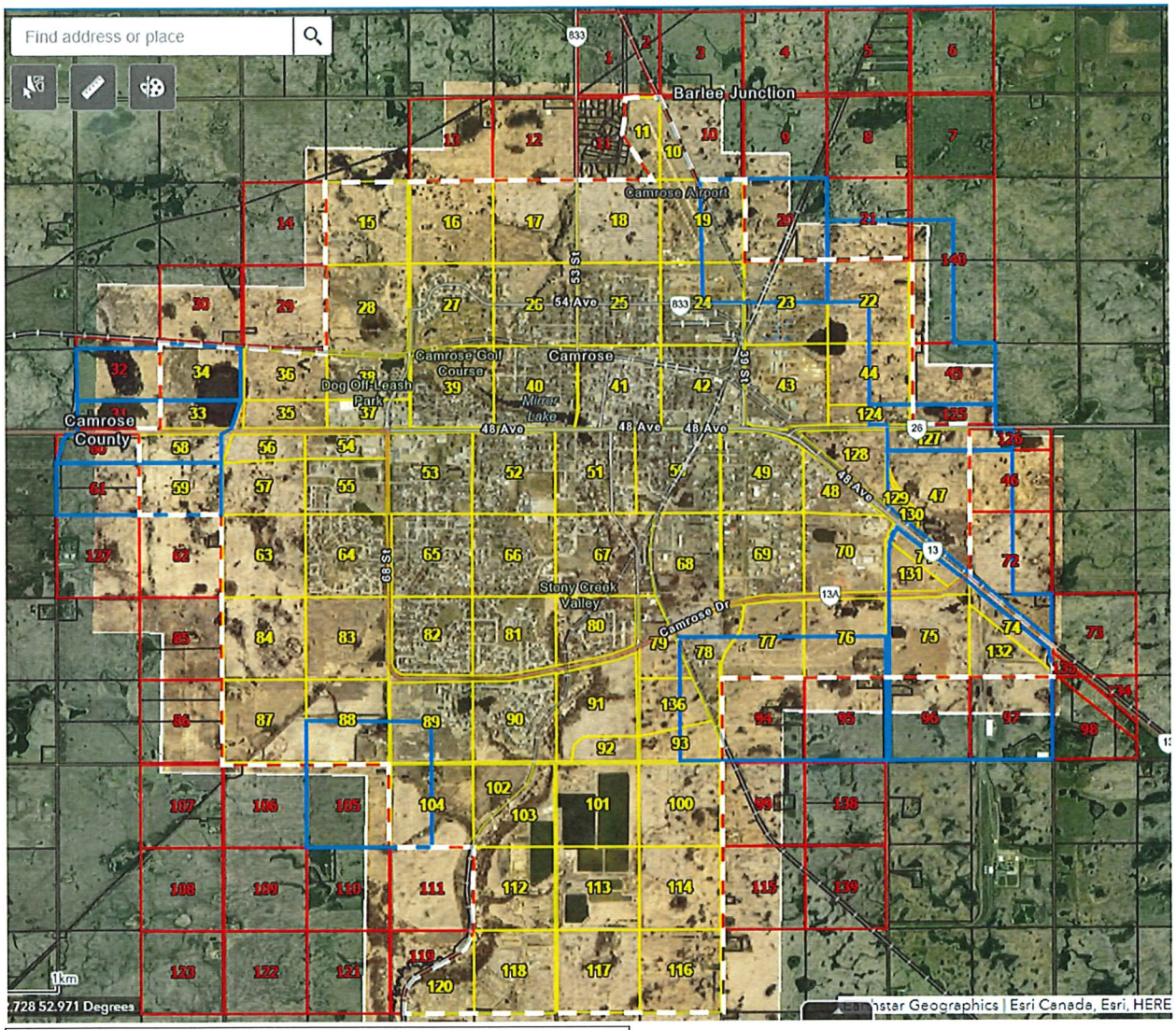
ACTING CITY MANAGER

Mayor

Acting City Manager

SCHEDULE "A"

This Bylaw is only in effect for the Coordinated Service Ares (shown in blue outline) and lands in Camrose County (shown in red outline)



Legend:

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

Mayor

Acting City Manager

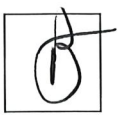
SCHEDULE "B"

** 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
1.0	$ -	$ -	$ -	$ -	$ -
2.0	$ -	$ -	$ -	$ -	$ -
3.0	$ -	$ -	$ -	$ -	$ -
4.0	$ -	$ -	$ -	$ -	$ -
5.0	$ -	$ -	$ -	$ -	$ -
6.0	$ -	$ -	$ -	$ -	$ -
7.0	$ -	$ -	$ -	$ -	$ -
8.0	$ -	$ -	$ -	$ -	$ -
9.0	$ -	$ -	$ -	$ 119,136	$ 119,136
10.0	$ -	$ -	$ -	$ 119,136	$ 119,136
11.0	$ -	$ -	$ -	$ -	$ -
12.0	$ -	$ -	$ 186,437	$ -	$ 186,437
13.0	$ -	$ -	$ 186,437	$ -	$ 186,437
14.0	$ -	$ -	$ 186,437	$ -	$ 186,437
19.0	$ 8,957	$ -	$ -	$ 119,136	$ 128,092
20.0	$ 8,957	$ -	$ -	$ 119,136	$ 128,092
21.0	$ 8,957	$ 73,680	$ 89,961	$ 119,136	$ 291,733
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
29.0	$ -	$ -	$ 186,437	$ -	$ 186,437
30.0	$ -	$ -	$ 186,437	$ -	$ 186,437
31.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
32.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
33.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
34.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
44.0	$ 8,957	$ 73,680	$ 118,058	$ 119,136	$ 319,830
45.0	$ 8,957	$ 73,680	$ 118,058	$ 119,136	$ 319,830
46.0	$ 8,957	$ 73,680	$ 118,058	$ 58,411	$ 259,105
47.0	$ 8,957	$ 73,680	$ 118,058	$ 58,411	$ 259,105
58.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
59.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
60.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485
61.0	$ 8,957	$ 73,680	$ 159,848	$ -	$ 242,485

Mayor



Acting City Manager

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
62.0	$ -	$ -	$ 106,812	$ -	$ 106,812
71.0	$ 8,957	$ -	$ 33,098	$ -	$ 42,055
72.0	$ 8,957	$ 73,680	$ 118,058	$ 58,411	$ 259,105
73.0	$ -	$ -	$ -	$ -	$ -
74.0	$ 8,957	$ -	$ -	$ 19,970	$ 28,927
75.0	$ 8,957	$ -	$ -	$ 71,414	$ 80,371
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
85.0	$ -	$ -	$ -	$ -	$ -
86.0	$ -	$ -	$ -	$ -	$ -
88.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
89.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
93.0	$ 8,957	$ 73,680	$ 60,835	$ -	$ 143,472
94.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
95.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
96.0	$ 8,957	$ -	$ -	$ 13,003	$ 21,960
97.0	$ 8,957	$ -	$ -	$ 13,003	$ 21,960
98.0	$ -	$ -	$ -	$ -	$ -
99.0	$ -	$ -	$ -	$ -	$ -
104.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
105.0	$ 8,957	$ 73,680	$ 53,037	$ -	$ 135,673
106.0	$ -	$ -	$ -	$ -	$ -
107.0	$ -	$ -	$ -	$ -	$ -
108.0	$ -	$ -	$ -	$ -	$ -
109.0	$ -	$ -	$ -	$ -	$ -
110.0	$ -	$ -	$ -	$ -	$ -
111.0	$ -	$ -	$ -	$ -	$ -
115.0	$ -	$ -	$ -	$ -	$ -
119.0	$ -	$ -	$ -	$ -	$ -
121.0	$ -	$ -	$ -	$ -	$ -
122.0	$ -	$ -	$ -	$ -	$ -
123.0	$ -	$ -	$ -	$ -	$ -
124.0	$ 8,957	$ 73,680	$ 118,058	$ 15,614	$ 216,309
125.0	$ 8,957	$ 73,680	$ 118,058	$ 49,763	$ 250,458
126.0	$ 8,957	$ 73,680	$ 118,058	$ 58,411	$ 259,105
127.0	$ 8,957	$ 73,680	$ 118,058	$ 49,763	$ 250,458
129.0	$ 8,957	$ 73,680	$ 118,058	$ 6,967	$ 207,662
130.0	$ 8,957	$ 73,680	$ 118,058	$ 58,411	$ 259,105

Mayor

Acting City Manager

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
131.0	$ 8,957	$ -	$ -	$ 30,265	$ 39,222
132.0	$ 8,957	$ -	$ -	$ 13,003	$ 21,960
133.0	$ -	$ -	$ -	$ -	$ -
134.0	$ -	$ -	$ -	$ -	$ -
135.0	$ -	$ -	$ -	$ -	$ -
136.0	$ 8,957	$ 73,680	$ 92,758	$ -	$ 175,395
137.0	$ -	$ -	$ 106,812	$ -	$ 106,812
138.0	$ -	$ -	$ -	$ -	$ -
139.0	$ -	$ -	$ -	$ -	$ -
140.0	$ 8,957	$ 73,680	$ 118,058	$ 119,136	$ 319,830

Mayor

Acting City Manager