

TOWN OF MUNDARE

BYLAW NO 775/07

The council of the Town of Mundare, duly assembled, hereby enacts

1. This bylaw can be called “Road & Water Supply and Storage Offsite Levy Bylaw”.

DEFINITIONS

2. In the bylaw:
 - a) “Development Lands” means those lands described in Schedules A1, attached hereto and forming part of this bylaw.

OFFSITE LEVIES

3. This bylaw applies the Development Lands and which respectively benefit from the following offsite services that have been or will be installed.

A1-Development Lands-Arterial Road being 50 Street South of Highway 15 to the end of Plan 2864CL, Block 39, Water Supply & Storage
4. In respect of the Development Lands there is created the offsite levies specified in Schedule B1.
5. In respect of the offsite levies specified in Schedule B1, the levies will be imposed and applied as specified in Schedule B2.
6. The amount of the offsite levy is determined in accordance with the analysis in Schedule B2.
7. Council may adopt policies or guidelines for the assistance and direction of administration in determining which development and subdivision applications shall require a development agreement.
8. Council may adopt policies or guidelines for the assistance and direction of administration in determining when the offsite levies will be collected.

- 9. Nothing in this bylaw precludes the Town from imposing further or different offsite levies, duly enacted by bylaw, on any portion of the Development Lands in respect of which the Town has not collected the offsite levies imposed under this bylaw or any previous offsite levy bylaw.
- 10. Should any provision of this bylaw be deemed invalid, then such invalid provision may be severed and the remaining bylaw shall be maintained.
- 11. The bylaw is subject to annual review and the CAO shall report to Council the estimated costs and recoveries hereunder on an annual basis.

READ a first time on _____, 2007

READ a second time on _____, 2007.

READ a third time on _____, 2007

Date

Mayor

Date

CAO

Schedule B1

Schedule A1

On the first 64 lots sold

Arterial Road	0.00
Water Supply & Storage	<u>\$2,000/lot</u>
Total	\$2,000/lot

On the next 736 lots

Water Supply & Storage	\$2,500/lot
Arterial Road	<u>\$500/lot</u>
Total	\$3,000.00

Schedule B2

Imposition of Levies

The offsite levies shall be imposed as a condition of Subdivision Approval or Development Permit Approval

Analysis of Offsite Levies

Arterial Road

Cost of Construction	1,300,000.00
Provincial/Federal Grants	<u>900,000.00</u>
Amount to be collected from offsite levies	400,000.00
Number of potential lots	800
Offsite Levy per lot	\$500.00

Water Supply & Storage

Cost of Construction	1,968,000.00
Number of potential lots	800
Offsite Levy on first 64 lots	\$2,000.00
Offsite Levy on 736 lots	\$2,500.00