

TOWN OF SLAVE LAKE

BY - LAW #16 - 1994

BEING A BY-LAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE IMPOSITION OF OFF-SITE LEVIES.

WHEREAS, under the provisions of Section 76 of the Planning Act, being Chapter P-9 of the Revised Statutes of Alberta, 1980, and amendments thereto, the Council of the Town of Slave Lake, in the Province of Alberta is authorized by By-Law to provide for the imposition of an off-site levy in respect of land to be developed or subdivided;

AND WHEREAS, an off-site levy may be used only to pay for all or part of the capital cost of all or any of the following;

1. New or expanded facilities for the storage, transmission, treatment or supply of water;
2. New or expanded facilities for the treatment, movement or disposal of sanitary sewage;
3. New or expanded storm sewer drainage facilities; and
4. Land required for or in connection with any facilities described in clauses 1 to 3.

NOW THEREFORE, the Council of the Town of Slave Lake in the Province of Alberta, duly assembled, hereby enacts as follows:

1. An off-site levy shall be imposed on all lands to be developed or subdivided within the corporate limits of the Town of Slave Lake and shall be levied on the following basis:
 - (a) Residential
 - (i) For each detached, semi-detached, or duplex dwelling, including mobile homes, the sum of \$1,300.00,
 - (ii) For each unit of multi/high density residential housing, triplex and up, the sum of \$600.00 per unit and should the number of units exceed 10, the sum of \$300.00 for each unit in excess of 10, or
 - (iii) For each Mobile Home Park, the sum of \$600.00 for each parcel of single unit development.
 - (b) Commercial
 - (i) For each commercial development an off-site levy of \$2,100.00 per acre.

TOWN OF SLAVE LAKE

BY-LAW #16-1994

(c) Institutional

(i) For each institutional development an off-site levy of \$2,100.00 per acre.

(d) Industrial

(i) For each industrial development off-site levy of \$1,400.00 per acre.

(e) In addition to levies charged in 1.(a), (b), (c) and (d) an area specific levy will be charged for the areas as outlined in Schedule (C). Areas (A), (B) and (C).

(i) For area (A) an off-site levy of \$981.20 per acre increased annually commencing on the 1st of April 1993 by the Consumer Price Index for the previous year.

(ii) For area (B) an off-site levy of \$1,204.80 per acre increased annually commencing on the 1st of April 1993 by the Consumer Price Index for the previous year.

(iii) For area (C) an off-site levy of \$1,736.54 per acre increased annually commencing on the 1st of April 1993 by the Consumer Price Index for the previous year.

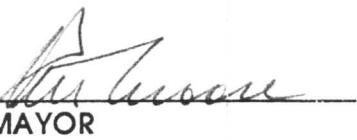
2. The off-site levies described in section 1 of this By-Law are determined in accordance with Schedule "A", "B" and "C" attached to this By-Law and the off-site levies collected under this By-Law shall be utilized only for all or any of the purposes authorized under subsection 76(2) of the Planning Act (Alberta), R.S.A. 1980, c. P-9.
3. The Council of the Town of Slave Lake may enter into an agreement in respect to payment of an off-site levy.
4. In the absence of an Agreement for the payment of an off-site levy, where an owner of land proposes to construct a development and the payment of an off-site levy shall be required under this By-Law, the payment of the off-site levy shall be made prior to the issuance of a development permit or where a development permit is not required or is deemed approved, before the issuance of a building permit in respect of such development.
5. In the event that any of the levies imposed herein are not paid at the times specified, the Secretary-Treasurer is hereby authorized to apportion the unpaid sums of money on a pro-rate basis against each lot within the development and charge said levy against the Tax Roll for each such lot in the same manner as municipal taxes with the same priority as to lien and to payment thereof in accordance with the provisions of the Municipal Government Act, the Municipal Taxation Act and the Tax Recovery Act.

TOWN OF SLAVE LAKE

BY - LAW #16-1994

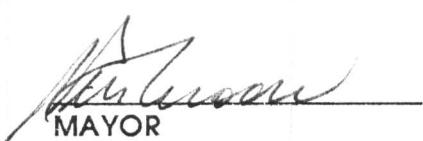
6. Any off-site levy imposed under this By-Law or any previous By-Law, may be collected once only in respect of land that is the subject of a development or a subdivision.
7. In the event that land is to be redeveloped or resubdivided and no previous off-site levies have been collected under this By-Law or under any previous By-Law, the off-site levies shall be due and payable if there is an increase in the intensity of use, such payment to be made in accordance with Section 1 of this By-Law and at the discretion of the Development Officer.
8. This By-Law hereby repeals By-Law #15-1994.
9. This By-Law shall come into full effect upon the date of its Third Reading.

READ A FIRST TIME THIS 13 DAY OF SEPTEMBER, 1994.


MAYOR

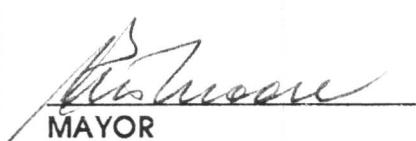

SECRETARY TREASURER

READ A SECOND TIME THIS 13 DAY OF SEPTEMBER, 1994.


MAYOR


SECRETARY TREASURER

READ A THIRD TIME THIS 13 DAY OF SEPTEMBER, 1994.


MAYOR


SECRETARY TREASURER

TOWN OF SLAVE LAKE

BY-LAW #16-1994

SCHEDULE "A"

ITEM/FUNCTION	Residential Debenture - (Comm. + Industrial)	Comm. / Institutional Debenture x 20% x 50%*	Industrial Debenture x 20% x 33%*
Water Treatment \$1,700,000. Debenture	\$ 1,417,800.00	\$ 170,000.00	\$ 112,200.00
Water Transmission \$1,288,380. Debenture	\$ 1,074,509.00	\$ 128,838.00	\$ 85,033.00
Water Storage &Pumping \$1,500,000. Debenture	\$ 1,251,000.00	\$ 150,000.00	\$ 99,000.00
Sewage Treatment & Disposal \$2,500,000. Debenture	\$ 2,085,000.00	\$ 250,000.00	\$ 165,000.00
Lift Station "C" \$160,000. Debenture	\$ 133,440.00	\$ 16,000.00	\$ 10,560.00
S.W. Drainage Basin \$157,000. Debenture	\$ 131,263.00	\$ 15,740.00	\$ 10,388.00
TOTALS	\$ 6,093,012.00	\$ 730,578.00	\$ 482,181.00

Remaining Developable Lands	- 1,760 Acres	- 60% Residential	- 1,056 Acres
		- 20% Comm/Instit.	- 352 "
		- 20% Industrial	- 352 "

<u>\$6,093,012.00</u>	=	<u>\$5,769.90</u>	=	\$1,282.20	(Averaged to \$1,300.00/dwelling)
1,056 Acres		4.5			
	=	<u>\$5,770.00</u>	=	\$577.00	(Averaged to \$600.00/unit)
		10			

<u>\$730,578.00</u>	=	\$2,075.51	(Averaged to \$2,100.00/Acre)
352 Acres			

<u>\$482,181.00</u>	=	\$1,369.83	(Averaged to \$1,400.00/Acre)
352 Acres			

* Commercial/Institutional - Intensity of use, in relationship to one acre of land, is 50%
Industrial - Intensity of use, in relationship to one acre of land, is 33%

TOWN OF SLAVE LAKE

BY - LAW #16-1994

SCHEDULE "B"

OFF-SITE LEVIES

The South Sanitary Trunk Sewer primarily serves the area for development south of Highway #2 referred to as the "Catchment Area".

The catchment area is required to repay a prorated portion of the \$2,000,000 loan from APWSS. Also to be recovered is the town portion of funding for the main, excluding grants and the S.E. relief sewer portion of the project. There are 3 sub catchment areas that will have different rates, depending on size of area and length of trunk sewer needed to serve each area.

South Expansion Area Structure Plan report covers areas contributing for each segment. The cost of the trunk sewer must be split up in the following sections.
(Refer to APWSS agreement revised Schedule "A")

- Section (1) Main Outfall (manhole 1 to 16)	\$1,742,397.
- Section (2) Subdivision Lateral	\$ 142,927.
- Section (3) South-east Lateral (manhole 16 to 24)	\$ 350,017.
- Section (4) South-west Lateral east of Sawridge Creek (manhole 16 to 37)	\$1,006,864.
- Section (5) South-west Lateral east side of Sawridge Creek to Lift station including link sewer to the south west.	<u>\$745,440.</u>

TOTAL PROJECT COST = \$3,987,645.

Section costs were determined by applying the cost of securing easements for each section, adding the cost of construction for each section and then distributing the costs of Engineering and miscellaneous project costs to each section, in proportion to construction costs. See Table 2.

Areas served by each section are as follows.
(Refer to APWSS agreement revised Schedule "C")

- East area (A)	255.6 ha.
- Central area (B)	90.6 ha.
- West area (C)	357.8 ha.
Total Area =	704.0 ha.

The \$2,000,000 APWSS contribution must be allocated on a prorated basis to the 4 sections (1), (3), (4) and (5). Area levies per hectare must be determined for each area (A), (B) and (C) to recover the \$2,000,000 over the three areas.

TOWN OF SLAVE LAKE

BY-LAW #16-1994

SCHEDULE "B"

An area specific off site levy is required to recover the town cost from the benefiting area.

Total Project Cost	\$3,987,645
Less APWSS Funding	-2,000,000
Grants	-1,420,000
Less relief sewer section	- 142,927
Town cost to be recovered	= \$424,718

Financing costs should be added to this cost. The recovery of the levy will be slow as it covers a development area to serve a population of 23,000. Which would take longer than any projected time to reach.

SECTION	COST	APWSS * (Note 1)	TOWN COST including grant - APWSS share	AT&U GRANT ** (Note 2)	TOWN COST for levy
1	\$1,742,397	\$ 906,385	\$ 836,012	\$ 643,533	\$192,479
2	\$142,927***	-----	-----	-----	-----
3	\$ 350,017	\$ 182,077	\$ 167,940	\$ 129,274	\$ 38,666
4	\$1,006,864	\$ 523,765	\$ 483,099	\$ 371,873	\$111,226
5	\$ 745,440	\$ 387,773	\$ 357,667	\$ 275,320	\$ 82,347
TOTAL	\$3,987,645	\$2,000,000	\$1,844,718	\$1,420,000	\$424,718

* (Note 1) Total cost main trunk only sections 1, 3, 4 and 5.

Sec. 1	\$1,742,397
Sec. 3	350,017
Sec. 4	1,006,864
Sec. 5	<u>745.440</u>
	\$3,844,718

Percentage of 2,000,000 of this total:

2,000,000/3,844,718 = 0.520194

** (Note 2) Grant revenue of 1,420,000 applied on prorated basis to total cost less APWSS share less section #2 cost.

\$3,987,645	-----
-2,000,000	-----
<u>- 142.927</u>	-----
	\$1,844,718

1,420,000 / 1,844,718 = 0.7697653

*** (Note 3) To be funded by Utility system debenture payments.

TOWN OF SLAVE LAKE

BY - LAW #16-1994

SCHEDULE "B"

LEVIES FOR APWSS \$2,000,000 REPAYMENT

SECTION	APWSS SHARE	BENEFITTING AREA	RATE (A)	RATE (B)	RATE (C)
1	\$ 906,385	(ABC) 704.0 ha	\$1,287.48	\$1,287.48	\$1,287.48
3	\$ 182,077	(A) 255.6 ha	\$ 712.35	-----	-----
4	\$ 523,765	(BC) 448.4 ha	-----	\$1,168.08	\$1,168.08
5	\$ 387,773	(C) 357.8 ha	-----	-----	\$1,083.77
TOTAL	\$2,000,000	-----	\$1,999.83	\$2,455.56	\$3,539.33

NOTE: Section 5 has been changed to Force main and Liftstation and some gravity main north of Highway #2. The concept is still the same for levy determination.

The APWSS levies are to be increased annually commencing on the 1st of April 1993 by the Consumer Price Index for the previous year. No other financing costs are added.

LEVIES TO RECOVER TOWN'S PORTION OF TRUNK SEWER COSTS

SECTION	TOWN SHARE	BENEFITTING AREA	RATE (A)	RATE (B)	RATE (C)
1	\$192,479	(ABC)704 ha	\$273.41	\$273.41	\$273.41
3	\$ 38,666	(A) 255.6 ha	\$151.28	-----	-----
4	\$111,226	(BC) 448.4 ha	-----	\$248.05	\$248.05
5	\$ 82,347	(C) 357.8 ha	-----	-----	\$230.15
TOTAL	\$424,718	-----	\$424.69	\$521.46	\$751.61

NOTE: These levies do not include financing costs.

Total levies for each area:

Area (A) \$1,999.83 + \$424.69 = \$2,424.52 per ha = \$981.20 per acre

Area (B) \$2,455.56 + \$521.46 = \$2,977.02 per ha = \$1,204.80 per acre

Area (C) \$3,539.33 + \$751.61 = \$4,290.94 per ha = \$1,736.54 per acre

TOWN OF SLAVE LAKE BY - LAW #16-1994

TABLE 1

SOUTH SANITARY TRUNK SEWER Budget at Completion

	1989	1990	1991	1992	1993	1994	CROSS TOTALS
REVENUE							
Public Works	\$ 25,535.79	----	----	\$ 1,974,464.21	----	----	\$2,000,000.00
Transportation Utilities	----	----	----	\$ 1,420,000.00	----	----	\$1,420,000.00
Offsite Levies	----	----	----	\$ 550,000.00	----	----	\$ 550,000.00
Town Debenture	----	----	----	\$ 157,000.00	----	----	\$ 157,000.00
TOTAL	\$ 25,535.79	----	----	\$ 4,101,464.21	----	----	\$4,127,000.00
EXPENDITURES							
Easements	\$ 8,700.00	(\$1,500.00)	\$ 23,601.00	\$ 38,723.84	\$ 15,692.00	----	\$ 85,216.84
Getkate Construction	----	----	----	\$3,138,032.87	\$203,879.63	\$ 6,182.07	\$3,348,094.57
Associated Engineering	\$ 76,814.58	\$ 111,042.50	\$ 4,856.90	\$ 93,698.06	\$ 14,883.85	\$ 4,696.36	\$ 305,992.25
Town Engineering	\$ 25,000.00	\$ 15,000.00	\$ 5,000.00	\$ 75,000.00	\$ 20,000.00	----	\$ 140,000.00
Miscellaneous	\$ 4,150.00	\$ 6,185.36	\$10,616.10	\$ 69,020.36	\$ 13,074.49	\$ 6,687.13	\$ 109,733.44
YEAR TOTALS	\$ 114,664.58	\$130,727.86	\$44,074.00	\$3,414,475.13	\$267,529.97	\$17,565.56	\$3,989,037.10
GEN. LEDGER CLOSE	\$ 77,829.52	\$167,562.92	\$44,074.00	\$3,414,475.73	\$267,529.97		
		EXP.IN 1989 \$36,835.06					Under Budget \$137,963.00
		Pub. Work (\$36,835.06)					

TOWN OF SLAVE LAKE BY -LAW #16-1994

TABLE 2

SOUTH SANITARY TRUNK SEWER
Distribution of Project Costs to Sections

	SECTION 1 Main Outfall MH 1 to 16	SECTION 2 Subdivision Lateral	SECTION 3 S.E. Lateral MH 16 to 24	SECTION 4 S.W. Lateral E of Creek MH 16 to 37	SECTION 5 S.W. Lateral W of Creek of MH 37	TOTALS
Easements	\$ 2,880.00	----	----	\$ 48,524.84	\$ 33,812.00	\$ 85,216.84
Getkate Construction	\$1,492,421.00	\$122,624.00	\$300,298.00	\$ 822,209.00	\$610,543.00	\$3,348,095.00
Associated Engineering	\$ 135,777.00	\$ 11,156.00	\$ 27,320.00	\$ 74,802.00	\$ 55,545.00	\$ 304,600.00***
Town Engineering	\$ 62,405.00	\$ 5,128.00	\$ 12,557.00	\$ 34,380.00	\$ 25,530.00	\$ 140,000.00***
Miscellaneous	\$ 48,914.00	\$ 4,019.00	\$ 9,842.00	\$ 26,948.00	\$ 20,010.00	\$ 190,733.00***
TOTALS	\$1,742,397.00	\$142,927.00	\$350,017.00	\$1,006,863.84	\$745,440.00	\$3,987,664.84

*** Distributed on basis of contract costs.



TOWN OF SLAVE LAKE

SOUTH EXPANSION AREA STRUCTURE PLAN

SANITARY SEWERAGE SYSTEM