



REFERENCE:

ADOPTED BY:

Resolution #06/278

SUPERSEDES:

E-002-008 (B)

E-002-017

PREPARED BY:

Development Services

DATE ADOPTED:

August 8, 2006

TITLE:

**ASSESSMENT & GUIDELINES FOR
OFF-SITE & DEVELOPMENT LEVIES**

POLICY STATEMENT:

1. That when lands are to be developed or redeveloped or subdivided the City of Brooks assess by Bylaw such off-site levies and development levies as may be in effect, pursuant to the Municipal Government Act RSA 2000, c M-26 and regulations as amended to recover costs associated with the provision of required services.
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THE PURPOSE OF THIS POLICY IS TO:

- ensure that the developer of each parcel of land to be developed or redeveloped pays a proportionate share of the cost to provide infrastructure that provides community wide benefit and also infrastructure that provides a benefit to the particular area of the community in which the development is located;
- ensure that a developer is able to determine the off-site and development levies attributable to land to be developed;
- establish and outline the off-site and development levies that will be assessed to various types of developments in Brooks;
- establish and outline the off-site and development levies that will be assessed to various areas of the City.

Off-site and development levies will be assessed on the “benefiter pay” principle using the following criteria:

1. New development should pay the full costs to provide both on-site and off-site infrastructure required to service the development.
2. The costs for infrastructure projects that benefit both existing and future development will be recovered proportionately by the population served, in the case of residential developments or the area of land and buildings in the case of non-residential developments.



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3. The off-site and development levies will be based on net project costs, which are defined as the total project costs less any grants received.
4. The off-site and development levies will be based on infrastructure projected to be required for the next 18 years (2021) and a projected population of 18,435.
5. The following types of levies will be assessed:
 - General off-site and development levies will be assessed to recover costs for infrastructure that provide community - wide benefit. These charges will be assessed to all new developments.
 - Special area off-site and development levies will be assessed to recover costs for infrastructure that provides a benefit to developments in a particular area of the community. These levies will be assessed to developments that benefit from a particular infrastructure project.
6. Off-site and development levies which shall include both general levies and special area levies, will be assessed to commercial, industrial and other non-residential developments as well as each dwelling unit for residential developments as shown in Table I.
7. The off-site and development levies for future projects shall be adjusted in January each year by the annual percentage change in the Alberta Consumer Price Index for the previous year, as published by Statistics Canada.
8. This policy and the off-site and development levies should be reviewed and updated at least every five years or more frequently if required to incorporate new infrastructure projects or updated cost information.
9. If a building is enlarged, redeveloped or an additional building or buildings are constructed on a lot which was previously assessed and paid general off-site and development levies according to this policy, the development will be assessed off-site and development levies for any additional dwelling units constructed, for residential developments, or additional floor area constructed, for commercial, industrial and other non-residential developments. The rates to be charged are outlined in Table I.



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10. The offsite levies and development charges for residential developments will be calculated using the base rate set forth in Table I and according to the following schedule effect January 1st, 2007:
 - The portion of the development that has a density of up to 15 dwelling units per net hectare (Low Density) will pay 1.0 times the base rate as outlined in Table I;
 - The portion of the development that has a density of more than 15 and up to 30 dwelling units per net hectare (Medium Density) will pay 0.78 times the base rate as outlined in Table I;
 - The portion of the development that has a density of more than 30 and up to 50 dwelling units per net hectare (Medium/High Density) will pay 0.53 times the base rate as outlined in Table I;
 - The portion of the development that has a density of more than 50 dwelling units per net hectare (High Density) will pay 0.44 times the base rate as outlined in Table I;
11. The density of a residential development will be determined by dividing the number of units in the development by the area of the lot or lots on which the development is located.
12. Offsite levies and development charges that are assessed on an area basis will be assessed on a net hectare excluding roads, lanes, utility lots, environmental and municipal reserves. In other words, the area of the lot or lots to be developed.
13. When developed or partially developed property is to be redeveloped or subdivided and the property was not previously assessed offsite levies or development charges, the developer will not be assessed offsite levies if there was a building that was serviced with water and sewer on that site on or before 1975 years and:
 - a) The proposed development is for residential purposes and the parcel size is less than 0.12 hectares (0.3 acres) in size, or;
 - b) The proposed development is for commercial, industrial or other non-residential purposes and the parcel size is less that 0.4 hectares (1 acre) in size.



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If, because of its size, the parcel to be developed or redeveloped will be assessed offsite and development levies, the amount to be assessed will be based on the rates set forth in Table I and will be determined using the following factors:

- i) the increase in the number of dwelling units for residential developments,
 - ii) the increase in gross floor area for commercial, industrial or other non-residential developments;
 - iii) the proportionate area of the property that was previously developed;
14. Where a development consists of a combination of residential and non-residential uses, the net development area used to calculate the offsite and development levies for each use will be calculated using a ratio of the gross floor area of each use.
15. When the City of Brooks requires a development/servicing agreement in conjunction with a particular development or subdivision the developer will be required to prepay an administration and inspection fee when requesting that the City prepare the agreement.

The administration and inspection fee shall be \$100.00 per dwelling unit, in the case of a residential development and \$1,500.00 per net hectare for commercial, industrial or other non-residential developments.

In any case, the minimum fee will be \$1,500.00 for a development/servicing agreement for a minor development or subdivision that does not require the developer to construct a roadway or install water or sewer mains to service the development. The minimum fee for all other development agreements will be \$2,500.00.



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OFF-SITE & DEVELOPMENT LEVIES

TABLE I
(Effective January 1st, 2007)

2007 Off-site and Development Levies and Fees							
	Areas	Residential base rate		Commercial, Industrial & Institutional rate			
	Assessed			Levy per Net area of lot		Levy on building area	
1. Administration & Inspection Fee (min. \$2500)	All	\$100.00	per D.U.	\$1,500.00	per ha.	Nil	
2. General Levies							
a) Water Supply, Treatment & Storage - Past Exp.	All	\$115.48	per D.U.	\$833.60	per ha. plus	\$0.61	per sq. m.
b) Water Supply, Treatment & Storage - Future Exp.	All	\$1,219.31	per D.U.	\$8,801.75	per ha. plus	\$5.64	per sq. m.
c) San. Sewage Collection & Treatment - Past Exp.	All	\$86.34	per D.U.	\$623.30	per ha. plus	\$0.46	per sq. m.
d) San. Sewage Collection & Treatment - Future Exp.	All	\$646.32	per D.U.	\$4,665.54	per ha. plus	\$2.99	per sq. m.
e) Transportation - Past Exp.	All	\$114.80	per D.U.	\$828.70	per ha. plus	\$0.61	per sq. m.
3. Special Area Levies							
	Map No:						
a) Water Levies							
i) East Sector Water Mains - Past Exp.	#1	\$57.04	per D.U.	\$778.60	per ha.	N/A	
ii) 11 Street West Water Main - Past Exp.	#2	\$13,177.18	per ha.	N/A		N/A	
b) Sanitary Sewer Levies							
i) East Sector San. Sewer Upgrade - Past Exp.	#3	\$31.31	per D.U.	\$427.38	per ha.	N/A	
ii) Cassils Road East San. Sewer Main - Past Exp.	#4	\$423.28	per D.U.	\$5,777.77	per ha.	N/A	
iii) Sunnylee San. Sewer Pump Stn. - Past Exp.	#5	\$887.92	per D.U.	N/A		N/A	
iv) 11 Street West San. Sewer Main - Past Exp.	#6	\$13,117.18	per ha.	N/A		N/A	
v) Westbrook San. Sewer Pump Stn. - Past Exp.	#7	\$198.62	per D.U.	N/A		N/A	
vi) Eastbrook San. Sewer Pump Stn. - Future Exp.	#8	\$51.50	per D.U.	\$702.98	per ha.	N/A	
vii) Meadowbrook San. Pump Stn. - Future Exp.	#9	\$37.12	per D.U.	\$515.70	per ha.	N/A	
viii) Gravity San. Main to Hort. Pump Stn. - Future Exp.	#10	\$382.12	per D.U.	\$5,390.26	per ha.	N/A	
c) Storm Sewer Levies							
i) North of Cassils Road Storm Sewer - Past Exp.	#11	\$5,677.93	per ha.	\$5,677.93	per ha.	N/A	
ii) Third Street West Storm Sewer - Past Exp.	#12	\$11,710.66	per ha.	\$11,710.66	per ha.	N/A	
iii) Lake Stafford Storm Sewer - Past Exp.	#13	\$1,082.25	per ha.	\$1,082.25	per ha.	N/A	
iv) Industrial Park Storm Sewer - Future Exp.	#14	N/A		\$5,472.59	per ha.	N/A	



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v) Marshall Drain Storm Sewer - Future Exp.	#15	\$3,866.67	per ha.	\$3,866.67	per ha.	N/A	
vi) Meadowbrook Storm Sewer - Future Exp.	#16	\$18,155.18	per ha.	\$18,155.18	per ha.	N/A	

Notes:

1. The off-site and development levies for residential developments that are assessed on a per dwelling unit basis will be calculated according to the following schedule:

- The portion of a development with a density of up to 15 D.U./ net hectare will pay 1.0 times the base rate.
- The portion of a development with a density of > 15 and up to 30 D.U./ net hectare will pay 0.78 times the base rate.
- The portion of a development with a density of > 30 and up to 50 D.U./ net hectare will pay 0.53 times the base rate.
- The portion of a development with a density of > 50 D.U./ net hectare will pay 0.44 times the base rate.

2. Off-site and development levies that are assessed on an area basis will be assessed on a net hectare.

TOWN OF BROOKS

October, 2003

TABLE I

Proposed 2004 Off-site and Development Levies and Fees				
	Residential base rate		Commercial, Industrial & Institutional rate	
			Levy per Net area of lot	Levy on building area
1. Administration & Inspection Fees (min. \$2500)	\$100.00 per D.U.		\$1,500.00 per ha.	Nil
2. General Levies				
a) Water Supply, Treatment & Storage - Past Exp.	\$115.48 per D.U.		\$833.60 per ha. plus	\$0.61 per sq. m.
b) Water Supply, Treatment & Storage - Future Exp.	\$1,060.27 per D.U.		\$7,653.70 per ha. plus	\$5.64 per sq. m.
c) San. Sewage Collection & Treatment - Past Exp.	\$86.34 per D.U.		\$623.30 per ha. plus	\$0.46 per sq. m.
d) San. Sewage Collection & Treatment - Future Exp.	\$562.02 per D.U.		\$4,057.00 per ha. plus	\$2.99 per sq. m.
e) Transportation - Past Exp.	\$114.80 per D.U.		\$828.70 per ha. plus	\$0.61 per sq. m.
3. Special Area Levies				
a) Water Levies				
i) East Sector Water Mains - Past Exp.	\$57.04 per D.U.		\$778.60 per ha.	N/A
ii) 11 Street West Water Main - Past Exp.	\$13,177.18 per ha.		N/A	N/A
b) Sanitary Sewer Levies				
i) East Sector San. Sewer Upgrade - Past Exp.	\$31.31 per D.U.		\$427.38 per ha.	N/A
ii) Cassils Road East San. Sewer Main - Past Exp.	\$423.28 per D.U.		\$5,777.77 per ha.	N/A
iii) Sunnylee San. Sewer Pump Stn. - Past Exp.	\$887.92 per D.U.		N/A	N/A
iv) 11 Street West San. Sewer Main - Past Exp.	\$13,117.18 per ha.		N/A	N/A
v) Westbrook San. Sewer Pump Stn. - Past Exp.	\$198.62 per D.U.		N/A	N/A
vi) Eastbrook San. Sewer Pump Stn. - Future Exp.	\$44.78 per D.U.		\$611.25 per ha.	N/A
vii) Meadowbrook San. Pump Stn. - Future Exp.	\$32.86 per D.U.		\$448.54 per ha.	N/A
viii) Gravity San. Main to Hort. Pump Stn. - Future Exp.	\$332.28 per D.U.		\$4,687.17 per ha.	N/A
c) Storm Sewer Levies				
i) North of Cassils Road Storm Sewer - Past Exp.	\$5,677.93 per ha.		\$5,677.93 per ha.	N/A
ii) Third Street West Storm Sewer - Past Exp.	\$11,710.66 per ha.		\$11,710.66 per ha.	N/A
iii) Lake Stafford Storm Sewer - Past Exp.	\$1,082.25 per ha.		\$1,082.25 per ha.	N/A
iv) Industrial Park Storm Sewer - Future Exp.	N/A		\$5,113.64 per ha.	N/A
v) Marshall Drain Storm Sewer - Future Exp.	\$3,613.71 per ha.		\$3,613.71 per ha.	N/A
vi) Meadowbrook Storm Sewer - Future Exp.	\$15,391.20 per ha.		\$15,391.20 per ha.	N/A

Notes:

1. The off-site and development levies for residential developments that are assessed on a per dwelling unit basis will be calculated according to the following schedule:

- The portion of a development with a density of up to 15 D.U./ net hectare will pay 1.0 times the base rate.
- The portion of a development with a density of > 15 and up to 30 D.U./ net hectare will pay 0.78 times the base rate.
- The portion of a development with a density of > 30 and up to 50 D.U./ net hectare will pay 0.53 times the base rate.
- The portion of a development with a density of > 50 D.U./ net hectare will pay 0.44 times the base rate.

2. Off-site and development levies that are assessed on an area basis will be assessed on a net hectare.