

BYLAW 23-2023
ARDROSSAN OFF-SITE LEVY BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a council of a municipality may enact a bylaw to provide for the imposition of off-site levies in respect of lands that are to be developed or subdivided, and to authorize agreements to be entered into in respect of the payment of the levies;

The County has engaged in consultation with representatives of the development industry to address and define existing and future infrastructure requirements of the County with respect to circumstances of the County and the benefits of development within the Ardrossan Development Region;

The County has prepared a Report respecting existing and future costs for Off-Site Infrastructure for the Ardrossan Development Region which sets out a fair and equitable calculation of Off-Site Levies in accordance with the, *Municipal Government Act*, RSA 2000, c M-26, as amended;

This Bylaw has been advertised pursuant to the requirements of the *Municipal Government Act*, RSA 2000, c. M-26, as amended; and

Council deems it desirable and expedient to impose certain off-site levies for the Ardrossan Development Region and to authorize agreements to be entered into in respect of the payment of the levies;

Council enacts:

PART I – PURPOSE, DEFINITIONS, AND INTERPRETATION

- | | |
|-------------|--|
| Purpose | 1 The purpose of this Bylaw is to: <ul style="list-style-type: none">(a) provide for the imposition and payment of off-site levies in respect of lands within the Ardrossan Development Region that are to be developed or subdivided; and(b) authorize an agreement to be entered into in respect of the payment of off-site levies. |
| Definitions | 2 In this Bylaw: <ul style="list-style-type: none">(a) "Act" means the <i>Municipal Government Act</i>, RSA 2000, c M-26, as amended or repealed and replaced from time to time;(b) "Agreement" means the "agreement" referred to in sections 648, 650 and/or 655 of the Act; |

- (c) "Ardrossan Development Region" includes the area of land, within the boundaries of the County, that is identified in Schedule "A";
- (d) "Bylaw" means this off-site levy bylaw established by the County;
- (e) "Chief Commissioner" means the chief administrative officer of the County, or delegate;
- (f) "Council" means the Council of the municipal corporation of Strathcona County;
- (g) "County" means the municipal corporation of Strathcona County, a specialized municipality established under the authority of the Act and Order in Council 761/95;
- (h) "Developable Land" means all land contained within the Ardrossan Development Region:
 - (i) upon which Development takes place after the date of passing of this Bylaw; or
 - (ii) for which Subdivision approval is obtained after the date of passing of this Bylaw;excluding all Developed Land;
- (i) "Developed Land" means land that has been subject to Development or a Subdivision prior to the date of passing of this Bylaw, and in respect of which off-site levies for the same infrastructure have been paid, taking into account any applicable levy credits that have been provided by the County;
- (j) "Development" means "development" as defined in section 616 of the Act;
- (k) "Growth" shall mean:
 - (i) the creation of new lots through Subdivision; and
 - (ii) the occurrence of Development;
- (l) "Off-Site Infrastructure" means those components and projects referred to in the Report, in relation to water supply facilities and infrastructure, wastewater facilities

and infrastructure, and road infrastructure, required for or impacted by a Subdivision or Development;

(m) "Off-Site Levy" means an off-site levy imposed pursuant to this Bylaw under the authority of the Act;

(n) "Off-Site Levy Accounts" means the separate accounts for the funds collected from the Off-Site Levies for each type of Off-Site Infrastructure to be established and maintained for the purposes of receiving, holding and expending Off-Site Levies collected and disbursed under the authority of this Bylaw and the Act;

(o) "Report" means the Summary of Leviable Infrastructure attached as Schedule "C"; and

(p) "Subdivision" means "subdivision" as defined in section 616 of the Act.

Interpretation

3 The following rules apply to interpretation of this Bylaw:

(a) all schedules attached to this bylaw form a part of this Bylaw;

(b) the word "including" means "including, but not limited to";

(c) headings, titles, margin notes, and preambles in this Bylaw are for ease of reference only;

(d) gender-specific words, phrases, and references are intended to be gender-neutral, and the singular includes the plural as the context requires;

(e) every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid by a Court, all other provisions of this Bylaw remain valid and enforceable; and

(f) references to Bylaws and enactments in this Bylaw include amendments and replacement bylaws and enactments, and regulations and orders thereunder.

Compliance with Other Legislation

4 Nothing in this Bylaw exempts any person from complying with the requirements of any other bylaw or any federal, provincial, or municipal legislation, approval process, licensing or permitting regime.

PART II – OFF-SITE LEVIES AND DEVELOPER AGREEMENTS

- Imposition of Levy
- 5 There is hereby imposed a levy which shall be known as an Off-Site Levy in respect of all Developable Land.
 - 6 The amount of the Off-Site Levy imposed is as calculated in Schedule "B".
 - 7 The Off-Site Levy is comprised of the Off-Site Infrastructure, and pursuant to the calculation details contained in this Bylaw and the Report.
 - 8 The Off-Site Levy will be assessed on all Developable Land within the Development Region on a per hectare basis as provided in Schedule "B" of this Bylaw, excluding those portions of Developable Land that are designated pursuant to a Subdivision as:
 - (a) arterial or rural grid road rights of way;
 - (b) environmental reserve;
 - (c) PUL dedicated for a stormwater management facility; and
 - (d) the County, at its sole discretion, may allow the exclusion of those lands dedicated for the preservation of trees, natural habitat, or parks and natural areas dedicated as MR if; it is not utilized for PUL or utility requirements; and provided the subject lands are deeded to the County.
 - 9 Unless an Agreement provides otherwise, the Off-Site Levy is due and payable at the times specified in Schedule "C" of this Bylaw.
 - 10 Where a party upon whom an Off-Site Levy is imposed fails, neglects or refuses to pay the Off-Site Levy, the County may, without limiting any other remedy available, refuse to endorse a plan of Subdivision or issue a Development permit in relation to the Developable Land until the Off-Site Levy has been paid in full or an Agreement has been entered into that provides for the payment of the Off-Site Levy.

Objects, Principles and Criteria

- 11 The objects, principles and criteria of the Off-Site Levy shall be in accordance with the following:
- (a) This Bylaw creates an Off-Site Levy to provide funds for the construction of Off-Site Infrastructure required for Growth.
 - (b) Development in new Growth areas through Off-Site Levies will provide the capital that will fund the infrastructure required for Growth. Those who benefit from the infrastructure, which is defined by all Developable Land in the Ardrossan Development Region, should share proportionally in related costs.
 - (c) Provision of Off-Site Infrastructure by developers of Developable Land will not create an advantage or penalty due to the time or location of development.
 - (d) Off-Site Infrastructure will be provided to maintain sustainable, cost effective and orderly Growth.
 - (e) The calculation of the Off-Site Levy should be an open and transparent process.
 - (f) All funds collected from the Off-Site Levy will be credited to separate and distinct, identifiable Off-Site Levy Accounts, which may be invested as per the County's investment policy until used for the construction of the specified Off-Site Infrastructure. The management of the Off-Site Levy Accounts should be an audited process, with reports available to the public and industry.
 - (g) The Off-Site Levy will help allow the County to recover the cost of infrastructure required for Growth:
 - (i) using financing strategies that remain sustainable;
 - (ii) facilitating development by reducing risk on early developers and ensuring future developers share the costs of the facilities from which they benefit; and
 - (iii) promoting cost effective and orderly development.
 - (h) The Off-Site Levy will help promote orderly development by:

- (i) providing Off-Site Infrastructure, once the appropriate planning is in place, and when warranted in development; and
 - (ii) providing infrastructure for contiguous development.
- (i) The Off-Site Levy will help create a transparent process by:
- (i) providing opportunity for affected landowners and developers to provide input into the levy, its definition and administration, through good faith consultation;
 - (ii) conforming with the Act and the *Off-Site Levies Regulation*, Alta Reg 187/2017; and
 - (iii) providing reports on the Off-Site Levy.
- (j) The Off-Site Levy will help create a clear process for calculation of the rate, levies and credits by:
- (i) creating consistent and predictable levies and credits;
 - (ii) creating predictable and stable levies over time; and
 - (iii) documenting a process for establishing the levy rate.

Agreements

- 12 The entering into of an Agreement with respect to, amongst other things, the collection of an Off-Site Levy is hereby authorized.
- 13 Council delegates, to the Chief Commissioner, the authority to enforce and administer this Bylaw, including, but not limited to, the authority to enter into Agreements on behalf of the County, to defer or waive collection of the Off-Site Levy imposed pursuant to this Bylaw, and to provide for levy credits for other Off-Site Infrastructure constructed, or contributed to, by a developer in calculating and/or collecting an Off-Site Levy that becomes payable pursuant to this Bylaw.
- 14 Council may from time to time adopt policies or guidelines for the assistance and direction of the Chief Commissioner

in determining which Development and Subdivision applications shall require an Agreement or where to defer or waive collection of the Off-Site Levy imposed pursuant to this Bylaw, or to provide for levy credits.

15 Where it is determined that an Agreement is appropriate for any application for Development or Subdivision, the applicant or the owner, as the case may be, shall enter into an Agreement with the County and such Agreement shall ensure that:

(a) provision be made for the payment of the Off-Site Levy as specified in this Bylaw, or that provision may be made for the deferring of payment of the Off-Site Levies to a future time certain or uncertain, in which case a requirement for security for the payment of such deferred payment of any Off-Site Levy may be imposed; and

(b) no further Off-Site Levy for each type of Off-Site Infrastructure shall be required to be paid under Agreements for lands, which are the subject of the Development or Subdivision application, that have been subject to previously imposed Off-Site Levies and which previous Off-Site Levies have been collected in full, taking into account any levy credits that have been provided by the County.

Accounting

16 All funds collected pursuant to this Bylaw shall be accounted for in the Off-Site Levy Accounts and expended only as permitted under the provisions of the Act.

17 There shall be separate Off-Site Levy Accounts for the Off-Site Levies for each of the Off-Site Infrastructure types; specifically, water supply facilities and infrastructure, wastewater facilities and infrastructure, and road infrastructure.

Review of Levy Rates

18 The County shall review the Off-Site Levy rates once every three years and shall amend the Bylaw to update the Off-Site Levy rates accordingly.

19 In each year that the County does not conduct a review, the County will adjust the amount of the Off-Site Levy rate on December 31 of the non-review year by the annual percentage change of the Building Construction Price Index (non-residential) for the 12 month period from November of the year before the non-review year to November of the

non-review year if the Building Construction Index is positive. If the percentage change is zero or negative, the Off-Site Levy rate shall not change. The change will be effective commencing January 1st of the year following the non-review year.

Annual Report

- 20 The Chief Commissioner shall report annually to Council regarding the Off-Site Levy in a format acceptable to Council. Notwithstanding the foregoing, the annual report shall at a minimum include information on:
- (a) the amount of each category of Off-Site Levy collected;
 - (b) the construction of any components of the Off-Site Infrastructure;
 - (c) the expenditure of any of the Off-Site Levies that have been collected;
 - (d) the interest accrued to each of the Off-Site Levy Accounts; and
 - (e) the balance held in each of the Off-Site Levy Accounts.

General

- 21 Nothing in this Bylaw precludes the County from:
- (a) imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the County has not collected Off-Site Levies;
 - (b) deferring collection of the Off-Site Levy for the stated objects of this Bylaw, on any portion of Developable Lands in respect of which the County imposed Off-Site Levies, including requiring security for payment of such deferred Off-Site levies; or
 - (c) reducing or forgiving payment of the Off-Site Levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-Site Infrastructure constructed by a developer in calculating and/or collecting the Off-Site Levies that become payable pursuant to this Bylaw or any portion of the Developable Lands in respect of the other off-site leviabale infrastructure and facilities not provided for in this Bylaw.
- 22 The Schedules to this Bylaw may be amended from time to time by Council.

PART III – TRANSITIONAL AND REPEAL

Transitional 23 Where prior to 2023 an agreement which makes provisions for the payment of Off-Site Levies has been entered into between the County and an owner of a portion of the Developable Land, the provisions of the bylaw which established the amount of the Off-Site Levy shall continue in force as if this Bylaw or any intervening off-site levy bylaw had not been enacted unless otherwise specified in an agreement.

Repeal 24 Bylaw 21-2022 is repealed.

FIRST READING: June 20, 2023

SECOND READING: June 20, 2023

THIRD READING: June 20, 2023

SIGNED THIS 20th day of June, 2023.

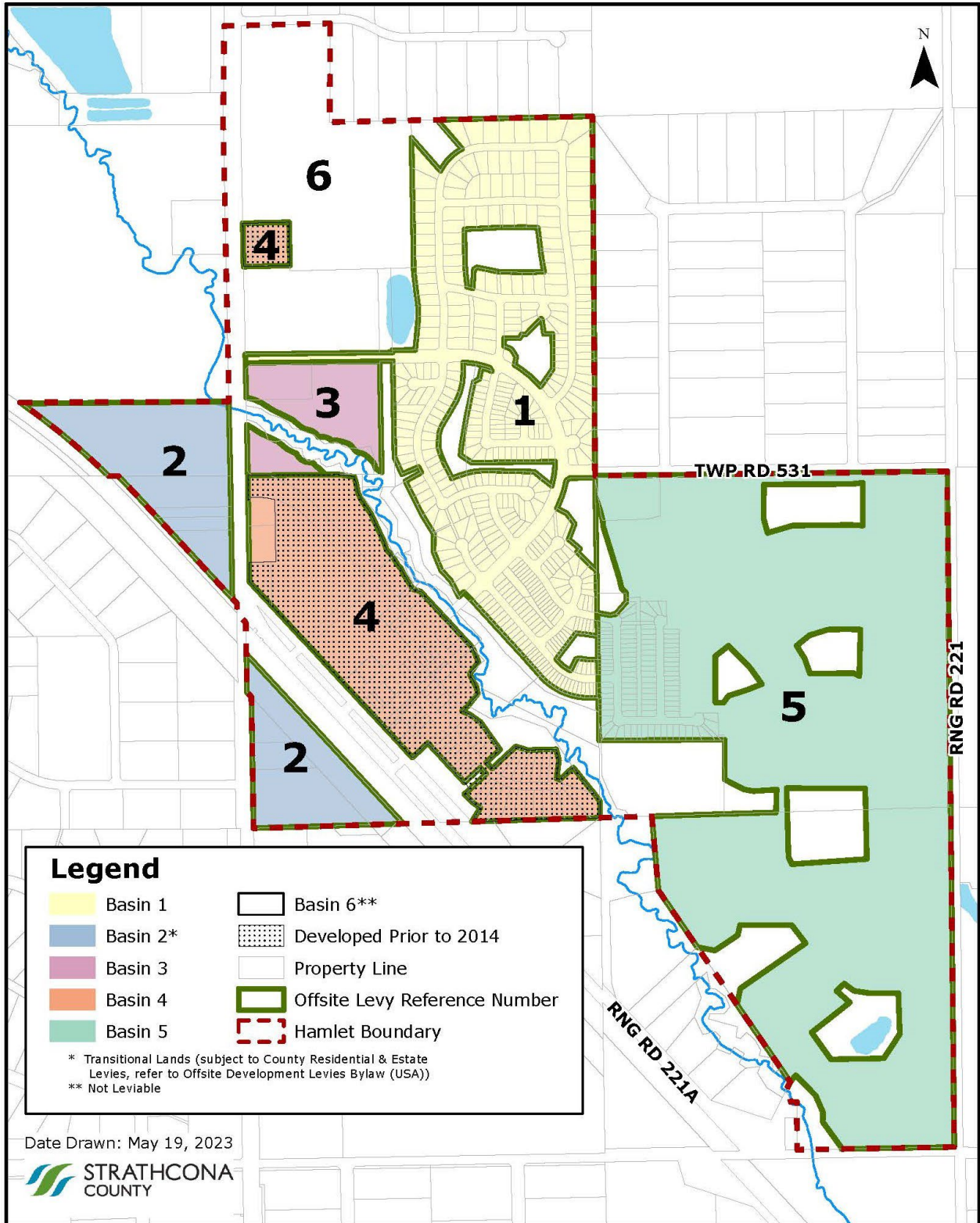
Rod Frank

MAYOR

Sara McKerry

A/DIRECTOR, LEGISLATIVE AND
LEGAL SERVICES

SCHEDULE "A"
MAP OF BENEFITING AREAS WITHIN THE ARDROSSAN
DEVELOPMENT REGION



SCHEDULE "B"
OFF-SITE LEVY RATES

The Off-Site Levies payable pursuant to the Bylaw shall be in accordance with the following table:

ARDROSSAN OFF-SITE LEVY RATES	Amount Per Developable Hectare
Water	\$86,350
Wastewater	\$63,893
Stormwater	n/a
Transportation	<u>\$86,708</u>
TOTAL	\$236,951

SCHEDULE "C"
SUMMARY OF LEVIABLE INFRASTRUCTURE REPORT

ARDROSSAN
2023



INFORMATION COMPILED BY:

PLANNING AND DEVELOPMENT SERVICES
FINANCIAL AND STRATEGIC SERVICES
UTILITIES
TRANSPORTATION ENGINEERING AND OPERATIONS

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SECTION 1 - General Criteria

1.1 CAPITAL COST FUNDING ALLOCATIONS

A summary of developer and capital funding allocations for new development is as follows:

1.1.1 On-site Water Distribution, Wastewater, Stormwater collection (including Stormwater Management Facilities) & Local/Collector Transportation Systems

- a. Funded by developer
- b. Developer designs and constructs

1.1.2 Oversizing of on-site Water, Wastewater, Stormwater & Local/Collector Transportation Systems

- a. Funded by developer
- b. Developer designs and constructs
- c. Developer costs recovered from adjacent undeveloped benefiting lands when they develop, based on cost of oversizing
- d. Oversizing is typically identified at the detailed subdivision design stage and the cost would be recoverable under the associated Agreement
- e. For clarity, oversizing is defined as the extra cost over and above what is required to service the adjacent local development area

1.1.2 Water Storage, Pumping and Treatment Facilities

- a. Funded by the County
- b. County designs and constructs
- c. Capital costs recovered through utility rates

1.1.3 Off-Site Water Supply Main

- a. Funded by developer based on proportional share of usage (by design water usage percentage)
- b. County funds remaining proportion for benefit by existing residents/users
- c. County constructs and recovers proportional developer and capital costs through Off-Site Levies and utility rates, respectively

1.1.4 Water Transmission Lines

- a. Typically funded by developer, however can be based on proportional share by area if distinct benefit can be demonstrated for existing residents/users

- b. Design and construction to be negotiated closer to trigger for its construction; and
 - i) If County constructs, capital costs are recovered through Off-Site Levies, and utility rates if applicable; or
 - ii) If Developer constructs, costs are recovered through water levy account balances of collected Off-Site Levies and/or held as an over-expenditure for recovery through future Off-Site Levy credits and if applicable, a proportional capital budget contribution, subject to approval by Council

1.1.5 Wastewater Conveyance (from Ardrossan lagoon to the ACRWC system)

- a. Shared funding by developer and provincial grant
- b. County designed and constructed with capital costs recovered through Off-Site Levies

1.1.6 Off-Site Wastewater Collection Systems

- a. Funded by developer
- b. Developer designs and constructs
- c. Developer costs are recovered through wastewater levy account balances of collected Off-Site Levies and/or held as an over-expenditure for recovery through future Off-Site Levy credits

1.1.7 Off-Site Wastewater Upgrades (to the existing system)

- a. Funded by developer based on proportional share of area
- b. County funds remaining proportion for benefit by existing residents/users
- c. County constructs and recovers proportional developer and capital costs through Off-Site Levies and utility rates, respectively

1.1.8 Off-Site Stormwater Management Systems

- a. Not currently applicable to the Hamlet of Ardrossan

1.1.9 Off-Site Transportation Systems - Grid Road Upgrades

- a. Funded by developer based on proportional share of projected traffic generation
- b. County funds remaining proportion for benefit of existing residents/background traffic
- c. Design and construction for each project to be negotiated prior to the requirement for its associated construction; and

- i) If County constructs, capital costs are proportionally recovered through Off-Site Levies; or
- ii) If Developer constructs, costs are recovered proportionally through;
 - A. applicable transportation levy account balances of collected Off-Site Levies and/or held as an over-expenditure for recovery through future Off-Site Levy credits; and
 - B. capital budget contribution, subject to approval by Council

1.1.10 Council Approval

All capital projects to be designed, constructed and/or funded by the County are subject to Council approval in accordance with the Act.

1.2 LEVY ASSESSMENT

1.2.1 Levy Calculations

Levy calculations are based upon actual costs, if available, or engineering cost estimates for proposed developer and capital projects.

Once projects are complete, Off-Site Levy calculations to be updated prior to the next Off-Site Levy review and Bylaw amendment, to include actual costs of completed work, including County financing costs if applicable.

1.3 DETERMINATION OF BENEFITING AREA

1.3.1 Ardrossan Development Region

The Ardrossan Development Region is the benefiting area of the Off-Site Levies (See Schedule "A" of the Bylaw) comprising of approximately 249 hectares of gross area, of which approximately 148 hectares are identified as developed or developable. This area has been determined on the basis of the inclusion of the Ardrossan Area Structure Plan, comprising of approximately 150 hectares of gross area and 72 hectares of developed or developable lands, and the Ardrossan East Area Structure Plan, comprising of approximately 99 hectares of gross area and 76 hectares of developed or developable lands. It is the developed or developable lands that require the construction of the identified Off-Site Infrastructure to service new subdivision and development.

Of this total area, approximately 70 hectares have been developed since 2014 and have paid contributions for the Off-Site Infrastructure to the County, which have been credited and noted as such within this Report. There also exists approximately 24 hectares of land which was developed prior to 2014, which were not required to pay levies at the time of their development.

1.3.2 Levy Payment Policies

Except as otherwise included within an Agreement, each Agreement entered into by the County in respect of any of the Developable Land shall make provision for payment of all Off-Site Levies imposed by this Bylaw at the following times:

- a. Levies shall be paid on a parcel by parcel basis at the time of title transfer by the developer or as otherwise required in accordance with a condition of a subdivision approval or development permit issued by the County. The calculation of the charge for each parcel shall be calculated by taking the gross hectares of the development area multiplied by Off-Site Levies and divided by the number of saleable lots within that particular stage.
- b. All levies shall be paid by the developer to the County no later than one year following the date of execution of the Agreement. Caveats protecting the County's financial interest shall be registered on all applicable titles at the developer's expense.
- c. Interest on overdue Off-Site Levies shall be calculated from 12 months following the date of execution of the Agreement or as otherwise required in accordance with a condition of a subdivision approval or development permit, at a rate per annum equal to the Bank of Canada prime lending rate plus 2%, and such interest rate shall be adjusted from time to time in accordance with any change to such prime rate. For purposes of such interest calculation, the prime rate established on the first business day of a particular calendar month shall be utilized and deemed the prime rate for that entire calendar month.
- d. Any developer or its representative, who has been issued a notice of default with the County or has failed to pay any off-site levies, fees or contributions within 30 days of the invoiced date shall be subject to the following:
 - i) For the first documented default or payment failure, they shall be required to pay 50% of the Off-Site Levies or contributions payable prior to registration of the plan of subdivision. The remainder of the unpaid Off-Site Levies shall be paid no later than one year following the date of execution of the Agreement.
 - ii) For the second documented default or payment failure, that developer shall be required to pay 100% of the Off-Site Levies and contributions owing prior to registration of the plan of subdivision.
 - iii) For the third documented default or payment failure, that developer shall be required to pay 100% of all the Off-Site Levies and contributions owing in conjunction with the execution of the Agreement.
 - iv) Where a developer who has been subject to clauses i) through iii) above, and has made all payments of levies and contributions as required for the greater of, a minimum of two associated

Agreements or five years, that developer may be eligible to the payment method in subsection i) above, at the County's discretion.

**** Recognizing that individuals and corporations operate under many different legal entities, the developer shall include individuals, corporations, employees or representative associated with the developer and shall not be tied to a specific corporation or entity.**

- e. Where any developer or its representative is currently in default of any of its obligations related to any previous Agreement, subdivision approval or development permit, the County may, in its sole discretion, defer entering into new Agreements or addendums until such time as all defaults have been rectified to the satisfaction of the County.

SECTION 2 - Water Facilities

2.1 OVERVIEW

The County will provide a safe, reliable supply of potable water at an acceptable level of service to the Hamlet.

Water Transmission Main costs will be shared equitably within the entire service area on a gross development area basis.

2.2 WATER FACILITIES FUNDED BY OFF-SITE LEVIES

2.2.1 Interim Water Supply Line (rural water connection)

- a. This project connected a rural watermain to the existing Ardrossan reservoir through the Four Ridges country residential subdivision, to increase the reservoir filling capacity to delay the ultimate supply line construction;
- b. The connection was completed by the County for a total cost of \$258,831
- c. The entire cost of this project is attributed to the Development Lands and will be fully recovered by Off-Site Levies, as it is required to support continued development prior to construction of the ultimate dedicated water supply line
- d. This project does not benefit existing development

2.2.2 Ardrossan Reservoir Expansion (phase 1)

- a. This project was constructed by the County for a total cost of \$8,722,612 and was required to provide adequate levels of service for continued development in Ardrossan
- b. This facility will not be levied, but rather capital costs will be recovered through water utility rates, similar to the Urban Service Area

2.2.3 Off-site Transmission Main (north)

- a. This main was constructed by the County at a total cost of \$2,548,586 to provide fire flows to the Ardrossan school site, as well as to provide adequate water looping for continued development in Ardrossan
- b. The costs of this main will be shared between developers and the County based on proportion of Development Land (79%) and existing area developed prior to 2014 within the Hamlet of Ardrossan (21%)
- c. The County will recover its proportion of capital costs (21%) through water utility rates to capture the benefit to existing development and the school
- d. The remaining capital costs (79%) will be recovered through Off-Site Levies, equal to the proportion of benefit to the Development Lands

2.2.4 Off-Site Transmission Main (south)

- a. This future main will provide adequate water servicing to the ultimate Ardrossan development area
- b. Transmission mains are typically constructed by the County; however, the design and construction will be negotiated closer to the trigger for its construction
- c. The entire costs for this project will be recovered through Off-Site Levies, as the off-site transmission main is only required to provide servicing for the Development Lands
- d. This project has no benefit to existing development

2.2.5 Dedicated Supply Line

- a. This future dedicated supply line will connect the Sherwood Park urban water system, running generally along Baseline Road, to the Ardrossan water reservoir
- b. This line will provide adequate supply for full build-out of Ardrossan, including the municipal truck fill and existing users on this system (Josephburg and the Lindale Park country residential subdivision)
- c. The cost of this facility and its required land, will be shared between developers and the County, based on the design capacity proportions
- d. The County will recover its proportion of capital costs through water utility rates for the proportion of existing and municipal benefit (44%) encompassing
 - the County truck fill
 - Lindale Park country residential subdivision
 - the Hamlet of Josephburg
- e. The remaining capital costs will be recovered through Off-Site Levies, equal to the proportion of benefit to the Development Lands (56%)

2.2.6 Ardrossan and Josephburg Reservoir Expansion (phase 2)

- a. Phase 2 of the Ardrossan reservoir expansion will be required to provide adequate levels of service for full build-out of Ardrossan, including those lands in the Ardrossan East ASP area
- b. This facility will not be levied, but rather capital costs will be recovered through water utility rates, similar to the Urban Service Area of Sherwood Park
- c. This project is anticipated to be required in approximately 2032, depending on the pace of development, before the storage requirement approaches the current capacity of 6,088 m³ of the two existing reservoirs.

Table 2.1

**Ardrossan
2023 Water Facilities Cost Estimates**

Project Description	Project Cost Estimates	Total Leviable Costs
Interim Water Supply Line (rural water connection)	\$258,831*	\$258,831
Ardrossan Reservoir Expansion - phase 1 (design & construction)	\$8,365,753*	n/a
Ardrossan Reservoir Expansion - phase 1 (site servicing)	\$356,859*	n/a
Offsite Transmission Main – north (design & construction)	\$2,548,586*	\$2,015,932
Offsite Transmission Main - south (design & construction)	\$2,500,000	\$2,500,000
Dedicated Supply Line (design & land)	\$500,857	\$279,979
Dedicated Supply Line (construction)	\$8,000,000	\$4,472,000
Ardrossan Reservoir Expansion – phase 2 (design & construction)	\$3,500,000	n/a
Debenture Interest	\$30,478*	\$30,478

**Actual costs of construction incurred by the County*

Table 2.2

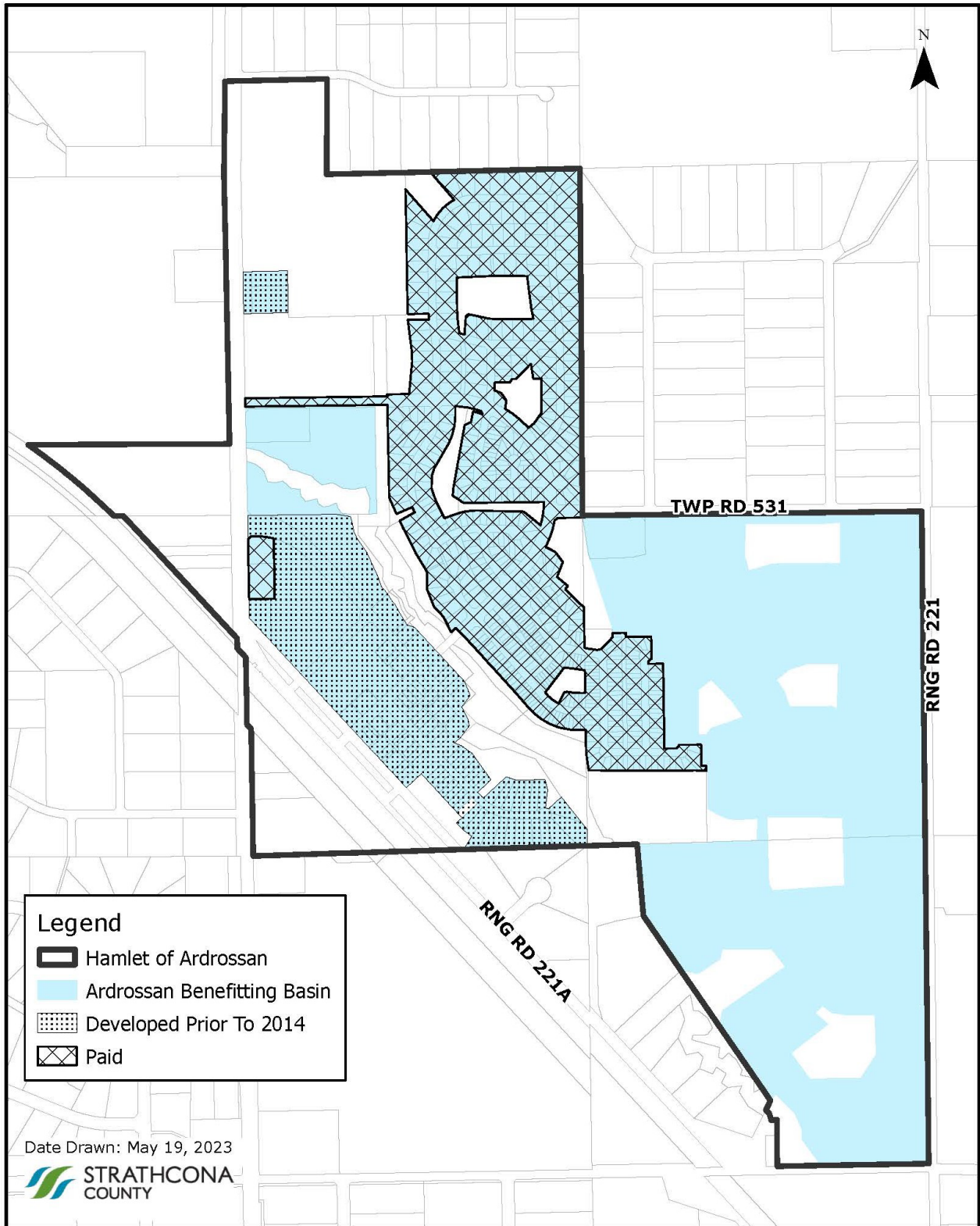
Total Leviable Costs	Total Leviable Hectares within Benefiting Area	Remaining Leviable Hectares	Off-Site Levy Rate
\$9,557,219	124 ha	73.24 ha	\$86,350/ha

Table 2.3

Total Leviable Costs	Total Collected Levies	Remaining Leviable Costs
\$9,557,219	\$3,227,854	\$6,329,365

Figure 2.1

Ardrossan Water Levy Basin



SECTION 3 - Wastewater

3.1 OVERVIEW

The County will provide a safe, reliable wastewater collection system at an acceptable urban level of service.

The cost of wastewater facilities are to be shared equitably by the benefiting area.

3.2 WASTEWATER FACILITIES FUNDED BY OFF-SITE LEVIES

3.2.1 Ardrossan Lagoon Discharge System (Forcemain and Gravity Trunk to the ACRWC system)

- a. This project provides a discharge connection for liquids from the existing Ardrossan wastewater lagoon to the ACRWC system
- b. This system consists of a lift station and 300mm wastewater forcemain constructed west from the lagoon to the east side of Range Road 223, to north of Highway 16 where it parallels the highway and subsequently the CN rail tracks to a manhole located on the west of Range Road 231 where it transitions to a 525mm gravity wastewater trunk to the ACRWC system located at Range Road 232
- c. This project was constructed by the County at a total cost of \$9,520,584
- d. Funding for this project included a mix of provincial grant in the amount of \$7,414,728, developer contributions from outside of the Ardrossan Development Region in the amount of \$472,550 and the remaining balance of \$1,633,306 via Off-Site Levies

3.2.2 Ardrossan Hamlet Lift Station to Lagoon

- a. This project includes replacement of an existing lift station that was near the end of its lifecycle, to continue providing servicing to existing customers and to provide capacity for the ultimate Ardrossan development area
- b. This project includes two pumps in total, with staged installation dependent on rate of growth
- c. The ultimate project including the replacement lift station and the future pump will be shared between developers and the County, based on proportion of Development Land (80%) and existing area developed prior to 2014 within the Hamlet of Ardrossan (20%)
- d. The existing replacement lift station project was completed by the County at a total cost of \$3,708,136

- e. County financing using a mix of utility reserve for the County portion and debenture for the leviable portion was used for construction of the replacement lift station
- f. The County will recover its proportion of capital costs through utility rates for the proportion of benefit assigned to existing areas

3.2.3 Main Street Wastewater Upgrades

- a. This future project is required to provide adequate wastewater capacity to the ultimate development
- b. The entire cost of this project is attributed the Development Lands and, so will be fully recovered through Off-Site Levies
- c. This project has no benefit to any existing development
- d. This project will be constructed by the County with financing costs to be recovered through Off-Site Levies

Table 3.1

**Ardrossan
2023 Wastewater Facilities Cost Estimates**

Project Description	Project Cost Estimates	Total Leviable Costs
Lagoon Discharge System	\$9,520,584*	\$1,633,306
Lift Station to Lagoon	\$3,708,136*	\$2,953,932
Main Street Pipe Upgrades	\$714,000	\$714,000
Additional Lift Station Pump	\$189,000	\$149,882
Debenture Interest	\$185,961*	\$185,961

**Actual costs of construction incurred by the County*

Table 3.2

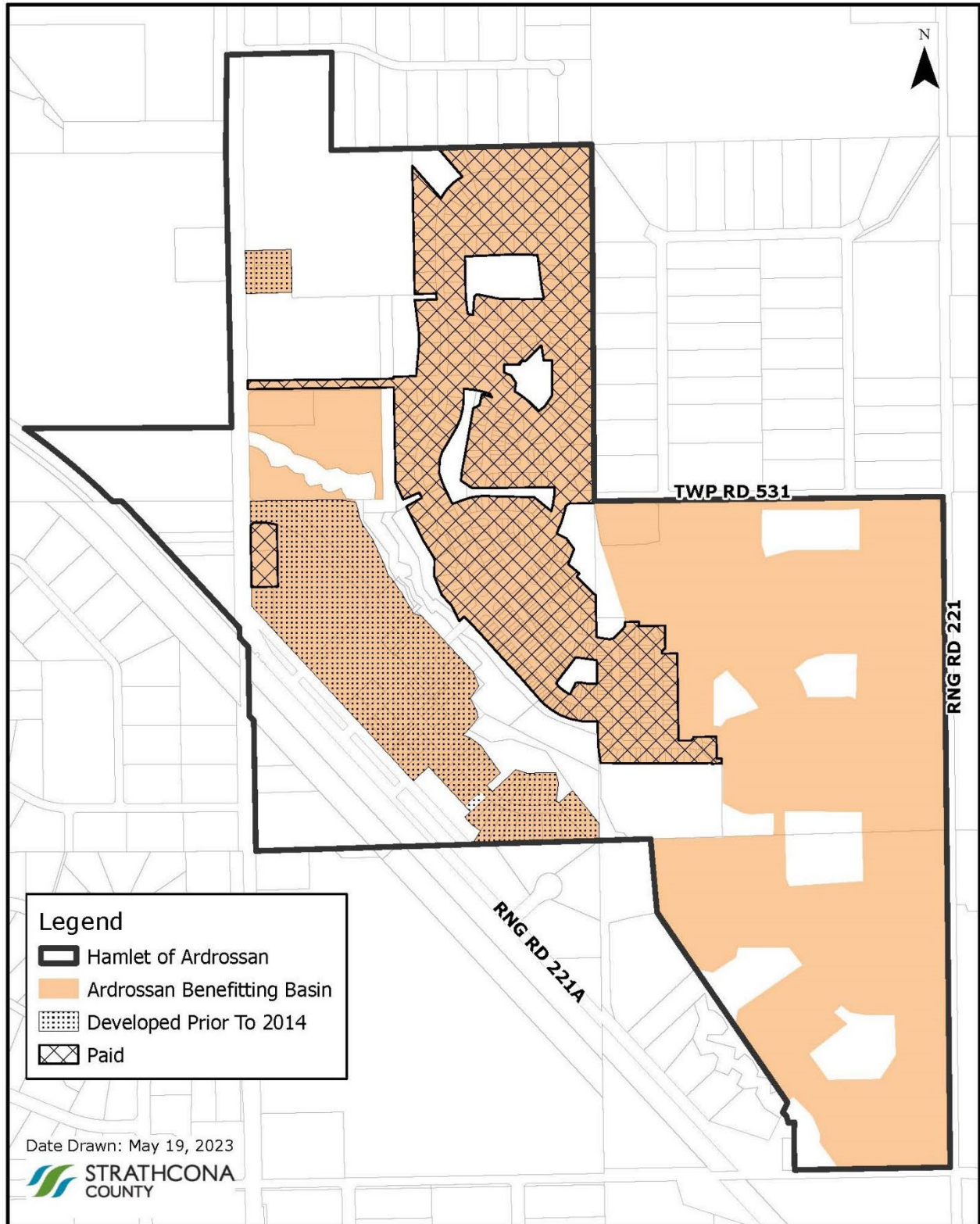
Total Leviable Costs	Total Leviable Hectares within Benefiting Area	Remaining Leviable Hectares	Off-Site Levy Rate
\$5,637,080	124 ha	73.24 ha	\$63,893/ha

Table 3.3

Total Leviable Costs	Total Collected Levies	Remaining Leviable Costs
\$5,637,080	\$1,772,458	\$3,864,622

Figure 3.1

**Ardrossan
Wastewater Levy Basin**



SECTION 4 – Stormwater

4.1 OVERVIEW

In general, the topography of the hamlet and surrounding area slopes to Pointe Aux Pins Creek, a natural drainage course which traverses the hamlet in a southeast to northwest direction.

All stormwater management within the Hamlet of Ardrossan is to be designed and constructed as on-site infrastructure, without any associated Off-Site Levies being applicable at this time.

SECTION 5 – Transportation

5.1 OVERVIEW

Since the development of lands creates a demand for new arterial roadways and an increase in capacities of existing arterial roads, these costs are to be recovered proportionately from benefiting developments.

The Off-Site Levies contained herein are based on projected traffic volumes for the land use and projected development pursuant to Bylaw 31-2019 Ardrossan Area Structure Plan and Bylaw 24-2019 Ardrossan East Area Structure Plan, with full-built out assumed to be in 2038.

Proportionate share is assigned based on percentage of total projected traffic generation attributed to development in relation to total traffic volumes at full-build out, which also encompasses background traffic. Funding for the above proportionate shares will be by Off-Site Levies and the County, respectively.

For the purpose of defining arterial roads for the Ardrossan development area, being within a rural setting, the County has assigned all impacted rural grid roads (range and township roads) adjacent to the hamlet as leviable infrastructure, which, if requiring improvements, are considered leviable improvements proportionally funded by Off-Site Levies.

5.2 ROAD RIGHT-OF-WAY REQUIREMENT

New development will require arterial roadways and such roadways are considered to benefit all new development. The construction of arterial roads and the cost of land purchased for arterial road right-of-way is included in the levy calculations as costs to be shared equitably by new development.

Where the arterial road traverses any parcel, the owner/developer of the land will be required to dedicate land up to 24 metres in width for the purpose of constructing the road. Where the arterial road is located on the boundary between two parcels, each parcel will be required to dedicate 12 metres of land, in addition to any existing road allowances. Where there is a requirement for a second left turn lane at the arterial/arterial intersection, the owner/developer will be required to dedicate land equal in width to the additional wider road surface required to accommodate the second left turn lane. Typically, the additional left turn requires a 3.5-metre-wide lane with a taper on both sides of the intersection for transition of the arterial road right-of-way back to its nominal width.

Further requirements at arterial/arterial intersections for parallel widening of the rights-of-ways for the deceleration lane and acceleration lane, as well as the corner cut-off for the arterial roads, will be purchased from the owners at fair market values, and such costs included in the levy calculations. Road right-of-way widths are as prescribed for each specific arterial roadway.

5.3 TRANSPORTATION GRANTS

The application of grants for arterial road projects are reviewed annually and annual levy calculations for arterial roads may reflect current grant applications as determined by the County. Designation of grants to arterial road projects shall be determined at the County's discretion.

5.4 NOISE ATTENUATION FACILITIES

Developers are responsible to construct required noise attenuation on a project specific basis, in accordance with the County's [Traffic Noise Policy SER-009-027](#), and amendments thereto.

5.5 ARTERIAL ROAD ACCESSES AND INTERSECTIONS

Developers are responsible for the construction cost of intersections to arterial roads required for access to their development, including acceleration, deceleration, and median left turn bays, and related costs.

The cost of arterial road signals, will be shared in the following manner:

- i) Arterial/Arterial Road Intersections: The cost of signals at arterial/arterial road intersections will be included in the Off-Site Levies.
- ii) Residential Arterial/Collector Road Intersections: The cost of signals at arterial roads/collector road intersections will be included in the Off-Site Levies on a proportionate basis associated with the section of the road infrastructure and the adjacent development.

Where arterial roads have been constructed by the County prior to development of contiguous lands, the County may have constructed components of intersections with the arterial road. These intersection costs will be recovered from the adjacent property when it develops, at the time of execution of a subdivision agreement or issuance of a development permit.

5.6 ARTERIAL ROADWAY LANDSCAPING AND PEDESTRIAN LINKAGES

Arterial roadway landscaping and pedestrian linkages required for new development are included in calculations of Off-Site Levies.

5.7 SUBDIVISION IDENTIFICATION FEATURES

Developers and landowners are responsible for 100% of the capital costs of subdivision identification features and related land requirements, pursuant to the County's New Development Major Entrance Features Directive SER-008-018D, and amendments thereto.

5.8 UNDERGROUND POWER COSTS

Underground power costs have been added to the estimated construction costs of applicable arterial roads and will be incorporated into the Off-Site Levies.

5.9 CONSTRUCTION COST ESTIMATES

Construction costs are based on estimated unit rates for similar projects applied to estimated construction quantities per kilometre of arterial road built.

Construction cost estimates include all site preparation, earthwork, base and surface construction, concrete work, markings, signage, utilities, landscaping, land requirements, engineering, and related facilities.

5.10 TRANSPORTATION FACILITIES FUNDED BY OFF-SITE LEVIES

5.10.1 Range Road 221 Upgrades

- a. This project is identified as future, and includes two segments from Township Road 530 north to Collector Road B, as outlined in Table 5.1
- b. An additional upgrade of the segment from Collector Road B to Township Road 531 is currently being contemplated in the County's existing road rehabilitation plan, which has not been reflected in the Off-Site Levies at this time

5.10.2 Range Road 221A Upgrades

- a. This project is identified as future, and includes four segments from Township Road 530, north to Main Street, as outlined in Table 5.1

5.10.3 Range Road 222 Upgrades

- a. This project is identified as future, and includes two segments from Third Avenue to the north boundary of Ardrossan, including the roundabout at the intersection with Main Street and all associated street lighting, as outlined in Table 5.1
- b. Some interim upgrades have been completed by the developer at the existing intersection with Main Street, and the costs applied as a leviable contribution for the portion anticipated to directly reduce future roundabout construction costs

5.10.4 Township Road 530

- a. This project is identified as future, and includes two roundabouts, one at each intersection with Range Road 221 and Range Road 222, as shown in Table 5.1

5.10.5 Township Road 531

- a. This project is identified as future, and extends from the boundary between the Ardrossan Area Structure Plan and the Ardrossan East Area Structure Plan, east to Collector Road A, as shown in Table 5.1
- b. The east segment from Collector Road A to Range Road 221 is currently being contemplated in the County's existing road rehabilitation plan and has not been reflected in the Off-Site Levies at this time

Table 5.1

**Ardrossan
2023 Transportation Facilities Cost Estimates**

Project Description	Project Cost Estimate	Total Leivable Costs
Rge Rd 221 - Collector Rd A to Collector Rd B (incl. roundabouts)	\$2,044,000	\$1,716,960
Rge Rd 221 - Twp Rd 530 to Collector Rd A	\$511,000	\$495,670
Rge Rd 221A - King St to south boundary of Ardrossan	\$406,756	\$184,260
Rge Rd 221A - Main St to King St	\$366,898	\$178,312
Rge Rd 221A & Main St and Rge Rd 221A & King St - intersections	\$554,455	\$266,139
Rge Rd 221A - south boundary of Ardrossan to Twp Rd 530 (including intersection tie-in at Twp Rd 530)	\$1,338,340	\$567,456
Rge Rd 222 & Main St – Roundabout (St.2)	\$1,811,555	\$1,199,250
Rge Rd 222 & Main St – Roundabout (St.1)	\$58,258	\$38,567
Rge Rd 222 & Main St - Streetlights	\$527,182	\$331,598
Rge Rd 222 - Main St to north boundary of Ardrossan	\$2,212,059	\$842,794
Rge Rd 222 - Third Ave to Main St	\$22,387	\$14,081
Rge Rd 222 - Streetlights (Main St to north boundary of Ardrossan)	\$54,184	\$20,644
Rge Rd 222 - Streetlights (Third Ave to Main St)	\$337,539	\$223,451
Twp Rd 530 & Rge Rd 221 - Roundabout	\$2,112,600	\$1,630,927
Twp Rd 530 & Rge Rd 222 - Roundabout	\$2,075,100	\$1,189,032
Twp Rd 531 - East/West ASP boundary to Collector Rd A (including intersection at Collector Rd A)	\$411,578	\$389,353

Table 5.2

Total Leivable Costs	Total Leivable Hectares within Benefiting Area	Remaining Leivable Hectares	Off-Site Levy Rate
\$9,288,495	124 ha	73.24 ha	\$86,708/ha

Table 5.3

Total Leviable Costs	Total Collected Levies	Remaining Leviable Costs
\$9,288,495	\$2,772,011	\$6,516,484

Figure 5.1

Ardrossan Transportation Levy Basin

