

THE CITY OF EDMONTON
BYLAW 19340
FACILITIES OFF-SITE LEVIES BYLAW

Edmonton City Council enacts:

PART I - PURPOSE AND DEFINITIONS

PURPOSE	1	The purpose of this bylaw is to provide for the collection of Off-Site Levies to pay for the Construction Cost of new or expanded Facilities pursuant to Section 648 of the <i>Municipal Government Act</i> , RSA 2000, c M-26. Applicants for the subdivision of land located within a Catchment will be required to pay the Off-Site Levies in accordance with this Bylaw so as to proportionately share the cost of applicable Facilities.
DEFINITIONS	2 (1)	Unless otherwise specified, words used in this bylaw have the same meaning as defined in the <i>Municipal Government Act</i> , RSA 2000, c M-26.
	(2)	<p>In this bylaw:</p> <p>(a) “Appurtenances” means any infrastructure or equipment required for or in connection with a new or expanded Facility, including:</p> <ul style="list-style-type: none"> (i) provisions for parking, (ii) on-site and off-site utilities necessary to service the Facility, (iii) surface improvements within road right-of-way abutting the site on which the Facility is or will be located, including, but not limited to, roads, sidewalks, curbs, gutters, street lighting, and landscaping, and (iv) any vehicles, furniture, fixtures, equipment and apparatus required for the initial operation of the Facility. <p>(b) “Applicant” means any applicant for subdivision of land that is located within a Catchment.</p>

		<p>(c) “Assessable Area” means the gross area of land within a Catchment or subdivision, less the area of land designated or to be designated as:</p> <ul style="list-style-type: none"> (i) public utility lots, municipal, school or environmental reserves; (ii) land owned by a school board that is to be developed for a school building project within the meaning of the School Act; (iii) arterial roads, transit centres or park and ride facilities; (iv) titled pipeline rights of way or power transmission line rights of way or any land which, at the sole discretion of the City Manager, is sufficiently encumbered by a pipeline or power transmission line that no development may reasonably take place; (v) provincial highways; or (vi) highway penetrator roads as defined in the Arterial Roads for Development Bylaw No. 14380. <p>(d) “Catchment” means the land area that is served by a particular Facility as identified in Schedule A.</p> <p>(e) “City” means the Municipal Corporation of The City of Edmonton.</p> <p>(f) “City Manager” means the Chief Administrative Officer of the City or his/her designate.</p> <p>(g) “Construction Cost” means the estimated / actual cost of design, construction or expansion of a Facility, in accordance with all safety codes and City policies, including an amount for engineering and administration, the purchase price or the estimated market value of land required for the Facility, the estimated costs of any related Appurtenances, interest on any borrowed money, and contingency of 10%.</p>
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		<p>(h) “Facility” means a Fire Hall as listed in Schedule B.</p> <p>(i) “Fire Hall” means a facility that provides emergency response to fires and other emergencies, and is used for the storage of fire fighting equipment.</p> <p>(j) “Off-Site Levy” means the amount of money to be paid by the Applicant as a condition of subdivision, toward the Construction Cost of the Facility from which the Subject Lands will benefit, which amount is calculated in accordance with section 6.</p> <p>(k) “Off-Site Levy Rate” means the Construction Cost of a Facility divided by the Assessable Area within the Catchment.</p> <p>(l) “Servicing Agreement” means a legally binding contract between the City and a developer or landowner for the purposes of:</p> <ul style="list-style-type: none"> (i) ensuring that public infrastructure is constructed in accordance to the City of Edmonton Design and Construction Standards, and (ii) providing for the payment of fees, assessments and Off-Site Levies and receipt of recoveries, if applicable. <p>(m) “Subject Lands” means a parcel or parcels of land that are the subject of a subdivision application.</p>
RULES FOR INTERPRETATION	3	The marginal notes and headings in this bylaw are for ease of reference only.

PART II - CALCULATION OF THE OFF-SITE LEVY

AUTHORIZATION	4	The collection of an Off-Site Levy is hereby authorized.
	5	The City Manager is hereby authorized to create standards which set out how Off-Site Levies are set for the capital costs of Fire Halls within Catchment areas from which developments will benefit.

APPLICABLE FACILITIES	5	The list of applicable facilities is included in Schedule B and their Catchment boundaries are depicted in Schedule A .
CALCULATION METHODOLOGY	6	Off-Site Levy Rates are calculated by distributing the Construction Cost of each Facility uniformly over the total Assessable Area within the Catchment.
	7	Off-Site Levies are calculated by multiplying the Assessable Area of a subdivision by the applicable Off-Site Levy Rate.
CATCHMENT BOUNDARIES	8	Catchment boundaries for each Facility are based upon level of service, geographical proximity to the proposed Facility, accessibility, natural and constructed barriers and the location of other existing Facilities based on predetermined criteria of each relevant business area of the City's administration.
	9	Notwithstanding sections 5 & 8 and Schedule A, the City may adjust and refine the Catchment boundaries over time as there are refinements to the criteria on which the Catchment areas are based.

PART III - PAYMENT

PAYMENT OF LEVY	10	Any Off-Site Levy authorized under this bylaw may be imposed on the Subject Lands as a condition of subdivision, and paid by the Applicant to the City in accordance with a Servicing Agreement.
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PART IV - UPDATES AND REPORTING

OFF-SITE LEVY RATE UPDATES	11	The City Manager will refine and update all Off-Site Levy Rates annually.
	12	Notwithstanding section 11, the City Manager may undertake more frequent updates of Off-Site Levy Rates in accordance with the Facilities Off-Site Levies Standard.
ANNUAL REPORT	13	A report on the Off-Site Levies authorized in this bylaw will be prepared and published annually in accordance with the Facilities Off-Site Levies Standard.

PART V - IMPLEMENTATION

IMPLEMENTATION	14	This bylaw comes into effect on January 1, 2022.
	15	Off-Site Levies will be implemented in accordance with the Facilities Off-Site Levies Standard.

Read a first time

Read a second time

Read a third time

SIGNED AND PASSED

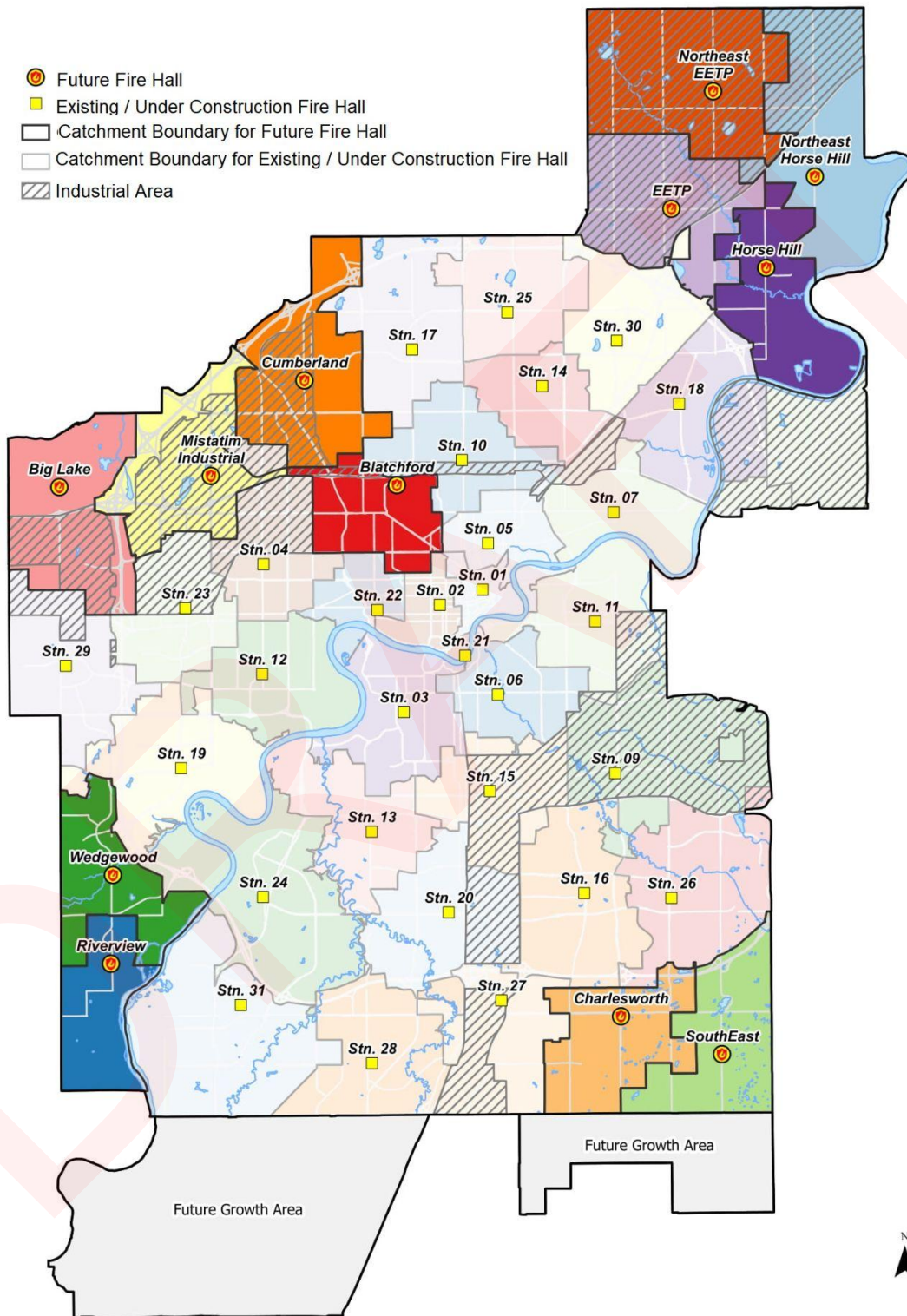
THE CITY OF EDMONTON

MAYOR

CITY CLERK

DRAFT

Schedule A - Fire Halls with Catchment Boundaries



Schedule B - List of Planned Future Fire Halls

Big Lake
Blatchford
Charlesworth
Cumberland
Edmonton Energy and Technology Park (EETP)
Horse Hill
Mistatim Industrial
Northeast EETP
Northeast Horse Hill
Riverview
Southeast
Wedgewood