



BYLAW C-8547-2024

A bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing an off-site levy for regional stormwater infrastructure.

WHEREAS, in accordance with section 648 of the *Municipal Government Act*, Council may by bylaw provide for the imposition and payment of a levy, to be known as an off-site levy, in respect of land that is to be subdivided or developed and to authorize agreements to be entered into in respect of the off-site levy;

AND WHEREAS Rocky View County Council deems it desirable to establish an off-site levy for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm MPE Engineering Ltd. to prepare the following reports, to be known collectively as the reports, for the fair and equitable calculation and allocation of an off-site levy for regional stormwater infrastructure in accordance with the purposes of the *Municipal Government Act*:

- (1) *CSMI Water Modelling and Stage Development Report*, June 2020;
- (2) *Langdon Comprehensive Stormwater Review Report*, February 2016;
- (3) *East Stormwater Levies Technical Memorandum*, May 2024;
- (4) *Rocky View County Janet Master Drainage Plan*, June 2016; and
- (5) *Rocky View County Conrich Master Drainage Plan*, May 2024

AND WHEREAS the reports prepared by MPE Engineering Ltd. detail the regional stormwater infrastructure that is required to be constructed or upgraded a result of subdivision or development, or that is impacted by subdivision or development;

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the off-site levy established by this bylaw;

AND WHEREAS based upon the information and principles set out in the reports prepared by MPE Engineering Ltd., Rocky View County Council wishes to adopt a bylaw to impose and provide for the payment of an off-site levy, to set out the object of the off-site levy, to set the amount of the off-site levy, to indicate how the amount of the off-site levy was determined, and to authorize agreements to be entered into in respect of payment of the off-site levy;

NOW THEREFORE the Rocky View County Council, duly assembled, enacts as follows:

Title and Definitions

- 1 This bylaw may be cited as the *Regional Stormwater Off-Site Levy Bylaw*.



- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* and the *Land Use Bylaw*, except for the definitions provided in Schedule 'A' of this bylaw, as the context requires.

Purpose and Interpretation

- 3 The purpose of this bylaw is to:
- (1) impose and provide for the payment of an off-site levy in respect of lands that are to be subdivided or development and that will require new or upgraded regional stormwater infrastructure or that will impact regional stormwater infrastructure;
 - (2) set out the object of the off-site levy;
 - (3) indicate how the amount of the off-site levy was determined; and
 - (4) authorize Rocky View County to enter into agreements for the payment of the off-site levy.
- 4 The object of the off-site levy imposed and collected pursuant to this bylaw is to pay for all, or any portion, of the capital costs for any or all of the following:
- (1) new or expanded stormwater infrastructure comprising the regional stormwater infrastructure required for or impacted by subdivision or development; and
 - (2) land required for or in connection with the regional stormwater infrastructure described in this bylaw.
- 5 Nothing in this bylaw shall be interpreted as precluding Rocky View County's Subdivision Authority or Development Authority from requiring an owner or developer of lands to construct or pay for all or a portion of regional stormwater infrastructure having oversized capacity as a condition of a development permit approval or subdivision approval in accordance with the *Municipal Government Act*.
- 6 The following schedules and maps are attached to and form part of this bylaw:
- (1) Schedule 'A' – Definitions;
 - (2) Schedule 'B-1' / Map 'A' – CSMI Benefitting Area;
 - (3) Schedule 'B-2' / Map 'B' – Langdon Regional Drainage Benefitting Area;
 - (4) Schedule 'B-3' / Map 'C' – Janet Regional Drainage Benefitting Area;
 - (5) Schedule 'B-4' / Map 'D' – Conrich Regional Drainage Benefitting Area; and
 - (6) Schedule 'C' – Off-Site Levy Summary.



Imposition of the Off-Site Levy

- 7 Subject to sections 14 through 17 of this bylaw, an off-site levy as provided for under the *Municipal Government Act* is imposed in respect of all lands that are to be subdivided or developed within Rocky View County and that will require the construction or upgrade of regional stormwater infrastructure or that will benefit from regional stormwater infrastructure, except for any land where off-site levies have been previously imposed and collected in full for the same purpose as provided for in this bylaw.
- 8 The off-site levy is imposed at the rates and on the terms specified by this bylaw. The off-site levy amounts imposed by this bylaw will apply to all new development permit and subdivision approvals after the date of the coming into full force and effect of this bylaw.
- 9 The off-site levy will be imposed as a condition of a development permit or subdivision approvals in accordance with this bylaw when such approval occurs after the coming into full force and effect of this bylaw.

Imposition of Cooperative Stormwater Management Initiative (CSMI) Base Levy Rate

- 10 All lands located within the CSMI benefitting area, as shown on Map 'A' within Schedule 'B-1' of this bylaw, that are subject to the off-site levy imposed by this bylaw are subject to the imposition of the CSMI base levy rate as follows:
 - (1) \$20,592 per gross hectare (\$8,333 per gross acre) of the development area of the lands as detailed in Schedule 'B-1' of this bylaw, in addition to the applicable off-site levy detailed in sections 11 and 12 of this bylaw and Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' of this bylaw.

Imposition of the Off-Site Levy

- 11 In addition to the CSMI base levy rate imposed by section 10 of this bylaw, an off-site levy will be imposed as a condition of subdivision approvals as follows:
 - (1) subdivision approvals with respect to all lands located in the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw that will create residential parcels less than 4.00 hectares (9.88 acres);
 - (2) subdivision approvals with respect to all lands located in the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw that will create residential parcels equal to or greater than 4.00 hectares (9.88 acres) where, in the opinion of Rocky View County, further subdivision or development is unlikely to occur due to technical limitations;
 - (3) subdivision approvals with respect to all lands located in the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw that will create business or institutional parcels of any size; and



- (4) subdivision approvals with respect to any lands outside of the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw where the subdivision or development will directly benefit from the regional stormwater infrastructure.
- 12 In addition to the CSMI base levy rate imposed by section 10 of this bylaw, an off-site levy will be imposed as a condition of development permit approvals as follows:
- (1) development permit approvals for any agricultural, business, residential or institutional uses for all lands located in the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw; and
- (2) development permit approvals for any agricultural, business, residential, or institutional uses for all lands outside of the areas indicated on Schedule 'B-2', Schedule 'B-3', and Schedule 'B-4' and corresponding Map 'B', Map 'C', and Map 'D' of this bylaw where the development will directly benefit from the regional stormwater infrastructure.
- 13 Despite any other provision in this bylaw, Rocky View County may impose further or different off-site levies, duly imposed by bylaw, on any portion of lands that are the subject of a development permit or subdivision approval and which the County has not already collected off-site levy imposed by this bylaw or any previous off-site levy bylaw authorized by the *Municipal Government Act* or predecessor legislation for the same purpose as provided for in this bylaw.

Exemptions to the Off-Site Levy

- 14 Despite any other provision of this bylaw, when the owner or developer of lands is required by a condition of a development permit or subdivision approval to construct or upgrade any stormwater infrastructure component included within the scope of the regional stormwater infrastructure, Rocky View County will not impose the portion of the off-site levy related to the construction or upgrade of that particular stormwater infrastructure component as a condition of the development permit or subdivision approval for the lands.
- 15 Despite any other provision of this bylaw, the off-site levy will not be imposed on subdivision approvals as follows:
- (1) subdivision approvals in an agricultural district for agricultural use when the parcel(s) created as a result of the subdivision exceed 4.00 hectares (9.88 acres) and where, in the opinion of Rocky View County, further subdivision or development is likely to occur;
- (2) subdivision approvals for first parcels out; or
- (3) subdivision approvals for the sole purpose of a boundary adjustment.



- 16 Despite any other provision of this bylaw, the off-site levy will not be imposed on development permit approvals for lands that are located within a residential or agricultural district and the approval is:
- (1) directly associated with the construction of a dwelling;
 - (2) directly associated with a construction of an accessory building; or
 - (3) is issued on a temporary basis and is subject to renewal.
- 17 Council, in its sole and unfettered discretion, may defer the imposition of the off-site levy under this bylaw, in whole or in part, to the next development permit or subdivision approval affecting the lands:
- (1) if Council determines that it is appropriate to defer the imposition of the off-site levy on the lands as a condition of the development permit or subdivision approval; and
 - (2) subject always to receipt of a report from Rocky View County or consultation with the County.

Off-Site Levy Payments

- 18 Rocky View County may enter into agreements, including development agreements, with owners of lands subject to the imposition of the off-site levy for the payment of the off-site levy imposed on those lands by this bylaw.
- 19 The off-site levy imposed by this bylaw must be paid upon the earlier of the following dates:
- (1) the issuance of the development permit in respect of the lands if no development agreement is required as a condition of the development permit approval;
 - (2) prior to the endorsement of a plan of subdivision in respect of the lands if no development agreement is required as a condition of the subdivision approval; or
 - (3) the date(s) required for payment of the off-site levy as set forth within a development agreement pursuant to the conditions of a development permit or subdivision approval in respect of the lands.
- 20 Any payment of the off-site levy imposed by this bylaw that is not paid when due and owing is a debt owing to Rocky View County and will be subject to interest as determined by the County's policies. This provision does not affect any other remedy available to Rocky View County for late or non-payments of the off-site levy.
- 21 When the owner of lands subject to the off-site levy imposed by this bylaw fails, neglects, or refuses to pay the off-site levy imposed on the lands, to execute a required development agreement addressing payment of the off-site levy imposed on the lands, or to provide sufficient security for the payment of the off-site levy imposed on the lands, Rocky View County may, in addition to any other rights or remedies available:



- (1) refuse to issue a development permit or endorse a plan of subdivision until the owner of the lands had paid the off-site levy imposed on the lands, has executed the required development agreement address the payment of the off-site levy imposed on the land, or has provided sufficient security for the payment of the off-site levy imposed on the lands to the satisfaction of the Chief Administrative Officer, as the context requires; or
 - (2) commence court proceedings for the recovery of the off-site levy as an amount due and payable to Rocky View County.
- 22 The Chief Administrative Officer may authorize and enter into development agreements that provide a credit to an owner or developer to be applied towards payment of the off-site levy payable by the owner or developer in an amount equivalent to all or a portion of the cost of construction incurred by the owner or developer in relation to the construction of the stormwater infrastructure that is within the scope of this bylaw.

Determination of the Off-Site Levy

- 23 The off-site levy imposed by this bylaw was determined in accordance with the information and calculations from the reports prepared by MPE Engineering Ltd., which are incorporated into this bylaw by reference and will be disclosed by Rocky View County upon request in accordance with section 30 of this bylaw.
- 24 The basis and determination of the off-site levy amount for each of the separate regional stormwater infrastructure components for which an off-site levy has been imposed is shown in Schedules 'B-1' through 'B-4' of this bylaw and corresponding Maps 'A' through 'D' of this bylaw.
- 25 The total off-site levy amount imposed on lands that will require the construction or upgrade of regional stormwater infrastructure, or that will benefit from the regional stormwater infrastructure, is shown in Schedule 'C' of this bylaw.
- 26 With respect to the cost of borrowing incurred by Rocky View County to fund the construction or upgrade of regional stormwater infrastructure pursuant to this bylaw:
- (1) the cost of borrowing that accrued up to and including December 31, 2023 is included in the calculation of the off-site levy within the schedules attached to and forming part of this bylaw; and
 - (2) the cost of borrowing accruing after December 31, 2023 will be calculated by Rocky View County and be required as part of the off-site levy imposed and payable under this bylaw.

Off-Site Levy Administration and Off-Site Levy Fund

- 27 Council delegates to the Chief Administrative Officer the power and responsibility to administer and enforce this bylaw.



- 28 The Chief Administrative Officer must establish, maintain, and administer an off-site levy fund in accordance with the *Municipal Government Act*.

Annual Report to Council and Information Requests

- 29 The Chief Administrative Officer must, at least once per calendar year, provide Council with a report detailing all off-site levies imposed under this bylaw, collections and expenditures during the previous calendar year, unpaid off-site levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction or upgrade of regional stormwater infrastructure for which the off-site levy has been imposed by this bylaw.
- 30 Rocky View County must disclose full information regarding off-site levy calculations, allocations, impositions, collections, costs, and payments upon request by an owner or ratepayer.

Severability

- 31 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Repeal and Effective Date

- 32 Despite any other provision of this bylaw, all development permits or subdivision approved prior to:
- (1) June 9, 2020 will be imposed the off-site levy amount prescribed by Bylaw C-7535-2015; or
 - (2) the coming into full force and effect of this bylaw will be imposed the off-site levy amount prescribed by Bylaw C-8008-2020.
- 33 Bylaw C-8008-2020 will remain in full force and effect until the payment of any amounts imposed by Bylaw C-8008-2020, including as provided for in section 32 of this bylaw, have been fully paid or satisfied, whereupon the bylaw is repealed.
- 34 This bylaw is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING
this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



Bylaw C-8547-2024

Schedule 'A' – Definitions

- 1 **"Accessory building"** has the same meaning as in the *Land Use Bylaw*.
- 2 **"Agriculture"** or **"agricultural"** means any subdivision or development for an agricultural" or agriculture use as contemplated in the *Land Use Bylaw*.
- 3 **"Benefitting areas"** means those lands within the respective benefitting areas of the regional stormwater infrastructure as described in Schedules 'B-1' through 'B-4' of this bylaw.
- 4 **"Boundary adjustment"** means the adjustment of lot boundaries of parcels of lands without the creation of additional lots.
- 5 **"Building"** has the same meaning as in the *Land Use Bylaw*.
- 6 **"Business"** means any subdivision or development for a business use as contemplated in the *Land Use Bylaw*, which includes both commercial and industrial uses.
- 7 **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate.
- 8 **"Commercial"** means any subdivision or development for commercial use as contemplated in the *Land Use Bylaw*.
- 9 **"Cooperatives Act"** means the *Cooperatives Act*, SA 2001, c-28.1, as amended or replaced from time to time.
- 10 **"Council"** means the Rocky View County Council.
- 11 **"County"** means Rocky View County.
- 12 **"CSMI"** means the Cooperative Stormwater Management Initiative (CSMI) established pursuant to the *Cooperatives Act*, which consists of Rocky View County, the City of Calgary, the Town of Strathmore, and the Western Irrigation District, for the purpose of cooperatively managing stormwater runoff generated within their respective jurisdictions through a regional stormwater management system.
- 13 **"CSMI base levy rate"** means the base off-site levy rate reflecting the cost recovery associated with the CSMI regional stormwater management infrastructure referenced in section 10 of this bylaw and calculated in accordance with Schedule 'B-1' of this bylaw.
- 14 **"CSMI benefitting area"** means the area that will benefit from CSMI regional stormwater management infrastructure as described in Schedule 'B-1' of this bylaw and corresponding Map 'A' of this bylaw.
- 15 **"Development"** has the same meaning as provided for in the *Municipal Government Act*.



- 16 **"Development agreement"** means a development agreement as provided for in the *Municipal Government Act*.
- 17 **"Development area"** means the gross acreage of lands that are subject of the proposed subdivision or development, including:
- (1) all buildings and other structures;
 - (2) all driveway access areas;
 - (3) all storage and display areas directly associated with the development permit or subdivision approval;
 - (4) all parking areas required for the development permit or subdivision approval;
 - (5) all areas utilized for the growing of crops that are the subject of a development permit approval;
 - (6) all areas to be designated as reserve lands or subject to exclusions below as a condition of a subdivision approval; and
 - (7) any areas that will be dedicated for roads or utilities as a condition of development permit or subdivision approval.
- Despite the above, a development area does not include the following:
- (8) with respect to development permits issued for a golf course, any portion of the lands that are outside of the scope of the development area outlined above (i.e., fairways, hazards, roughs, greens, etc.).
 - (9) with respect to subdivisions involving an existing dwelling, the subdivided parcel that contains the existing dwelling;
 - (10) any unenclosed areas to be utilized for the growing of crops that are the subject of a development permit; or
 - (11) all areas designated environmental reserve or subject to an environmental reserve easement, each as defined within the *Municipal Government Act*, as a condition of subdivision approval.
- 18 **"Development permit"** has the same meaning as in the *Land Use Bylaw*.
- 19 **"Dwelling"** has the same meaning as in the *Land Use Bylaw*.
- 20 **"First parcel out"** has the same meaning as in the *Land Use Bylaw*.
- 21 **"Industrial"** means any subdivision or development for an industrial use as contemplated in the *Land Use Bylaw*.



- 22 **"Institutional"** means any subdivision or development for an institutional use as contemplated in the *Land Use Bylaw*.
- 23 **"Land Titles Act"** means the *Land Titles Act*, RSA 2000, c L-4, as amended or replaced from time to time.
- 24 **"Land Use Bylaw"** means Rocky View County's current *Land Use Bylaw*, as amended or replaced from time to time.
- 25 **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*.
- 26 **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 27 **"Off-site levy"** or **"off-site levies"** means the off-site levy imposed by this bylaw.
- 28 **"Off-Site Levies Regulation"** means the *Off-Site Levies Regulation*, AR 187/2017, as amended or replaced from time to time.
- 29 **"Regional stormwater infrastructure"** means the regional stormwater infrastructure identified in Schedules 'B-1' through 'B-4' of this bylaw.
- 30 **"Reports"** means the following reports prepared by MPE Engineering Ltd.:
- (1) *CSMI Water Modelling and Staged Development Report*, June 2020;
 - (2) *Langdon Comprehensive Stormwater Review Report*, February 2016;
 - (3) *East Stormwater Levies Technical Memorandum*, May 2024;
 - (4) *Rocky View County Janet Master Drainage Plan*, June 2016; and
 - (5) *Rocky View County Conrich Master Drainage Plan*, May 2024
- 31 **"Reserve land"** has the same meaning as provided for in the *Municipal Government Act*.
- 32 **"Residential"** means any subdivision or development for residential use as contemplated in the *Land Use Bylaw*.
- 33 **"Rocky View County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require.
- 34 **"Subdivision"** has the same meaning as provided for in the *Municipal Government Act*.



Bylaw C-8547-2024

Schedule 'B-1' – CSMI Benefitting Area

- 1 The rationale for and calculations of the CSMI base levy rate applicable to the portion of the CSMI benefitting area located within Rocky View County's boundaries, as shown on Map 'A' of this bylaw, to pay for the cost of new or expanded regional stormwater infrastructure required for or benefitting subdivision or development are based upon the CSMI regional stormwater management infrastructure capital costs detailed in the *CSMI Water Modelling and Stage Development Report* prepared by MPE Engineering Ltd. and dated June 2020 (the "CSMI report").

Rationale:

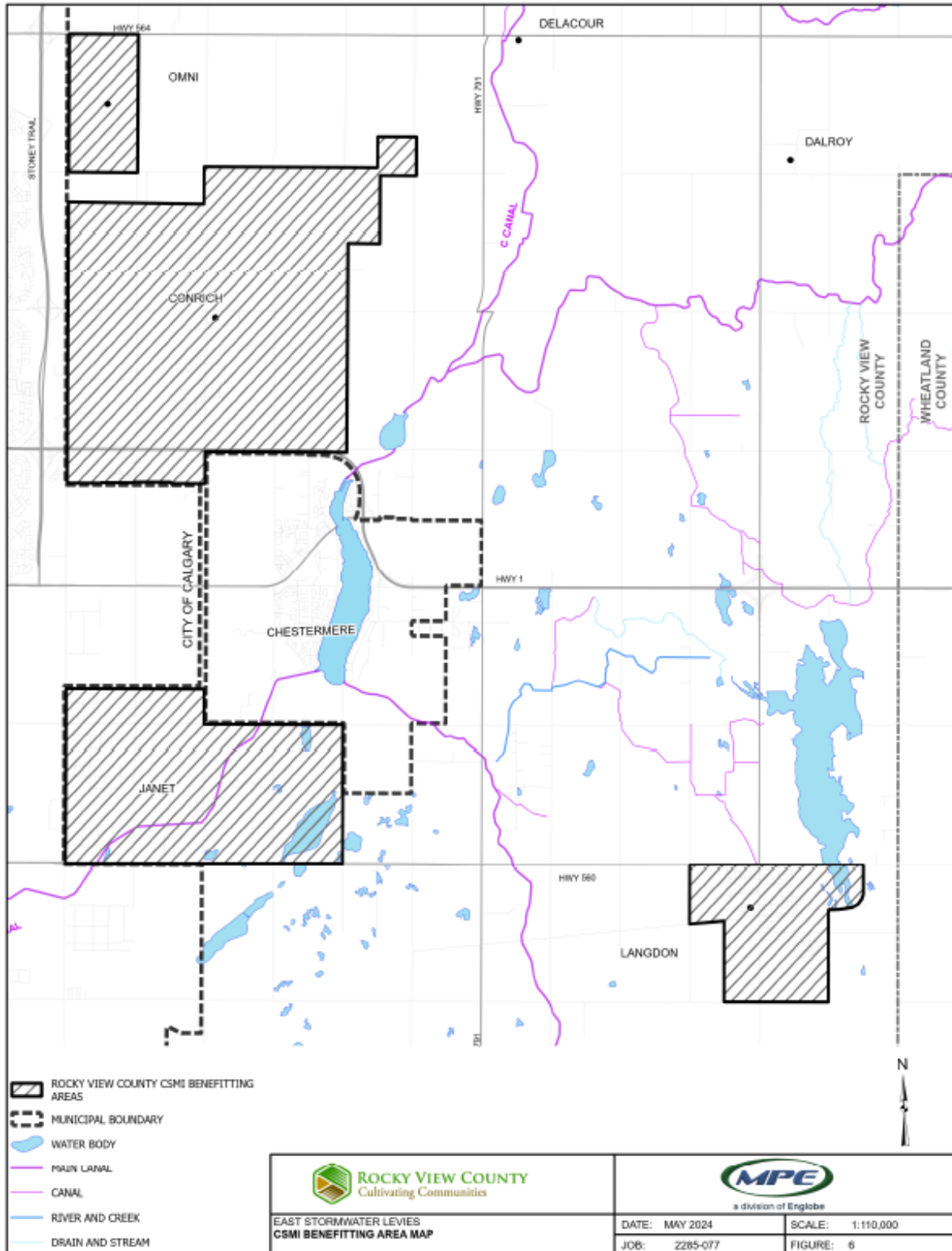
- 2 As a result of the anticipated increase of stormwater runoff within boundaries of Rocky View County due to newly created residential, business, and institutional subdivision and development, the County requires the development of the CSMI regional stormwater management infrastructure to efficiently treat and transport stormwater to the identified receiving water bodies.
- 3 As detailed in the CSMI report, the total remaining construction costs for Rocky View County's portion of the CSMI regional stormwater management infrastructure as of 2024 is approximately \$77,138,200 as follows, inclusive of infrastructure construction and land acquisition if required:
 - (1) the County's total portion of CSMI regional stormwater management infrastructure cost is \$79,913,700;
 - (2) the CSMI levies collected up until the end of 2023 is \$2,775,500; and
 - (3) the total remaining CSMI regional stormwater management infrastructure cost as of 2024 is \$77,138,200.
- 4 The total area of lands located within the CSMI benefitting area based upon a 25-year growth projection is 3,965 hectares (9,798 acres). Rocky View County's total contributing area consists of 3,746 hectares (9,257 acres) as follows:
 - (1) the total benefitting area is 3,965 hectares (9,798 acres);
 - (2) an estimated 219 hectares (541 acres) is existing developed lands; and
 - (3) the total CSMI contributing area is 3,746 hectares (9,257 acres).
- 5 The total area of benefitting lands located within Rocky View County that are also located within the CSMI benefitting area are outlined on Map 'A' of this bylaw.
- 6 The total CSMI base levy rate applicable to the contributing area within the CSMI benefitting area within Rocky View County is: **\$77,138,200/3,746 hectares = \$20,592/hectare or \$8,333/acre.**



Bylaw C-8547-2024

Schedule 'B-1' – CSMI Benefitting Area

Map 'A' – CSMI Benefitting Area Map



**Bylaw C-8547-2024****Schedule 'B-2' – Langdon Regional Drainage Benefitting Area**

- 1 The rationale and calculations of the applicable off-site levy to be imposed within the Hamlet of Langdon, as identified on Map 'B' of this bylaw, to pay for the cost of new or expanded regional stormwater infrastructure required for or benefitting subdivision or development within the Langdon Regional Drainage Benefitting Area are based upon the *Langdon Comprehensive Stormwater Review Report* prepared by MPE Engineering Ltd. and dated February 2016 (the "Langdon Stormwater Report").

Rationale:

- 2 The off-site levy calculations are based on the figures and recommendations provided in the Langdon Stormwater Report.
- 3 With the increase of stormwater runoff within the Hamlet of Langdon due to both existing and newly created residential, business, and institutional development, Rocky View County requires the development of regional stormwater infrastructure as identified in the Langdon Stormwater Report and Map 'B' of this bylaw to efficiently transport stormwater to the identified receiving water bodies (the "Langdon regional stormwater infrastructure").
- 4 The Langdon regional stormwater infrastructure is comprised of the following infrastructure projects:
 - (1) the Glenmore Redirection; and
 - (2) the Municipal Ditch Upgrades (Piped Option).
- 5 The estimated remaining costs for the Langdon regional stormwater infrastructure as of 2024 is \$10,665,700 as follows:
 - (1) the total construction costs of the Langdon regional stormwater infrastructure is \$10,717,300;
 - (2) an estimated amount of \$51,600 was paid prior to 2024; and
 - (3) the total remaining infrastructure cost for the Langdon stormwater infrastructure is \$10,665,700.
- 6 The lands benefitting from the Langdon regional stormwater infrastructure are indicated on Map 'B' of this bylaw and consist of the entire Hamlet of Langdon boundary of 990 hectares (2,446 acres).



- 7 The total contributing area for the Hamlet of Langdon consists of 407 hectares (1,006 acres) as follows:
 - (1) the total benefitting area is 990 hectares (2,446 acres)
 - (2) an estimated 583 hectares (1,440 acres) is existing developed lands; and
 - (3) the total contributing area is 407 hectares (1,006 acres)
- 8 The total Langdon regional stormwater infrastructure levy rate applicable to the contributing area within the Langdon regional drainage benefitting area within Rocky View County is: **\$10,665,700/407 hectares = \$26,206/hectare or \$10,602/hectare.**




Bylaw C-8547-2024


Schedule 'B-2' – Langdon Regional Drainage Benefitting Area

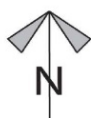
Map 'B' – Langdon Regional Drainage Benefitting Area Map




ROCKY VIEW COUNTY
 Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

 Langdon Regional Drainage Benefiting Area



 Printed: Jun 17, 2019



Bylaw C-8547-2024

Schedule 'B-3' – Janet Regional Drainage Benefitting Area

- 1 The rationale and calculations of the applicable off-site levy to be imposed within the Hamlet of Janet, as identified on Map 'C' of this bylaw, to pay for the cost of new or expanded regional stormwater infrastructure required for or benefitting subdivision or development within the Janet Regional Drainage Benefitting Area are based upon the Janet Master Drainage Plan prepared by MPE Engineering Ltd. and dated June 2016 and the updated costs.

Rationale:

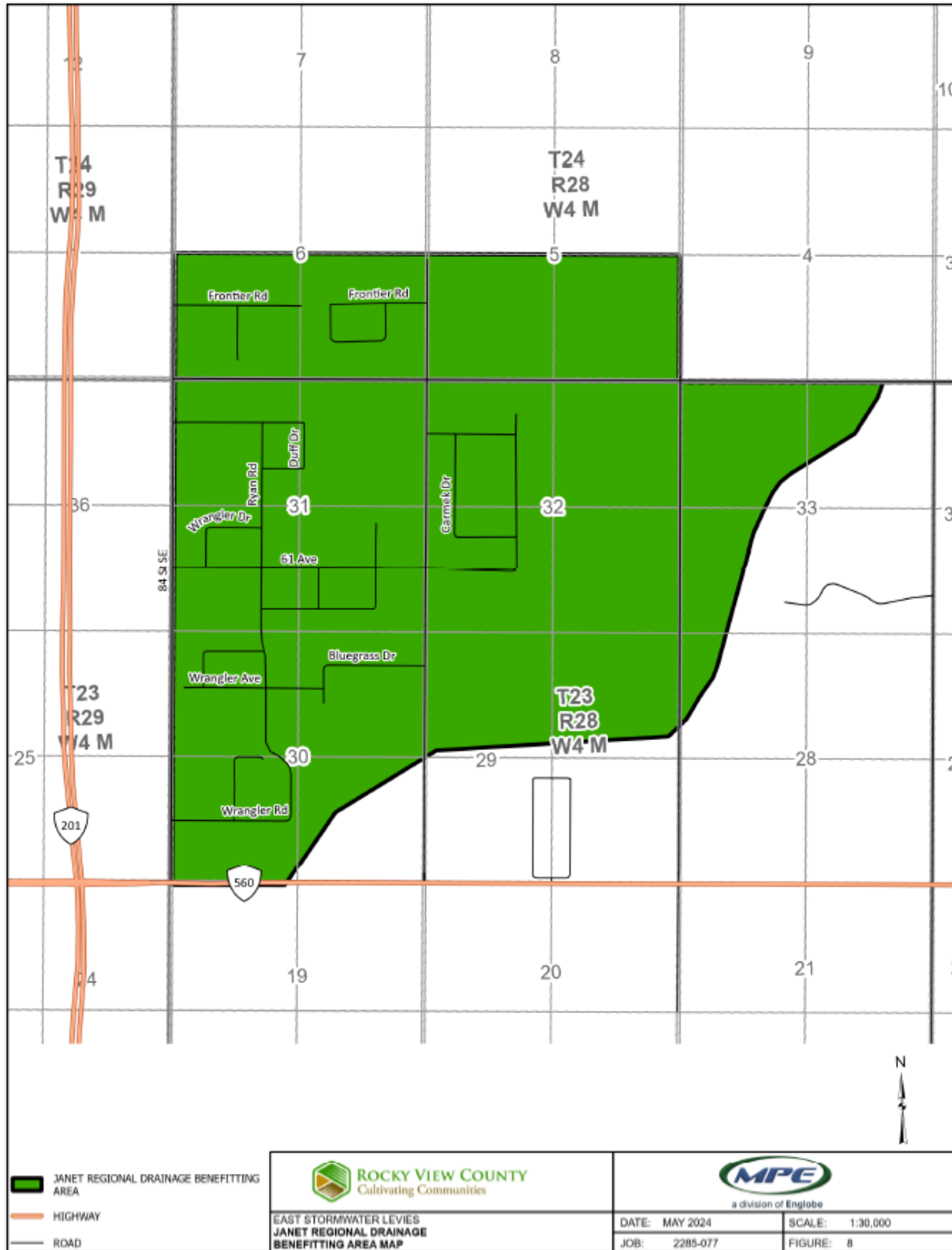
- 2 The off-site levy calculations are based on the figures and recommendations provided in the Janet Master Drainage Plan.
- 3 With the increase of stormwater runoff within the Hamlet of Janet due to both existing and newly created residential, business, and institutional development, Rocky View County requires the development of regional stormwater infrastructure as identified in the Janet Master Drainage Plan and Map 'C' to efficiently transport stormwater to the identified receiving conveyance system (the "West Janet regional stormwater infrastructure").
- 4 The West Janet regional stormwater infrastructure is comprised of approximately 3.6 km of regional pipe alignments and costs include estimated land acquisition.
- 5 As outlined in the Janet Master Drainage Plan and updated costs for a pipe option, the estimated construction costs for the West Janet regional stormwater infrastructure is \$11,898,700.
- 6 The Lands benefitting from the West Janet regional stormwater infrastructure are indicated on Map 'C' of this bylaw and consist of the entire Hamlet of Janet boundary north and west of the WH Canal of 1,218 hectares (3,010 acres).
- 7 The total contributing area for the Hamlet of Janet north and west of the WH Canal consists of 719 hectares (1,776 acres) as follows:
 - (1) the total benefitting area is 1,218 hectares (3,010 acres);
 - (2) an estimated 499 hectares (1,234 acres) of existing developed lands; and
 - (3) the total contributing area of 719 hectares (1,776 acres).
- 8 The total West Janet regional stormwater infrastructure levy rate applicable to the contributing area within the Janet regional drainage benefitting area within Rocky View County is: **\$11,898,700/719 hectares = \$16,549/hectare or \$6,700/acre.**



Bylaw C-8547-2024

Schedule 'B-3' – Janet Regional Drainage Benefitting Area

Map 'C' - Janet Regional Drainage Benefitting Area Map



JANET REGIONAL DRAINAGE BENEFITTING AREA
 HIGHWAY
 ROAD

ROCKY VIEW COUNTY
 Cultivating Communities
 EAST STORMWATER LEVIES
 JANET REGIONAL DRAINAGE
 BENEFITTING AREA MAP

MPE
 a division of Englobe
 DATE: MAY 2024 SCALE: 1:30,000
 JOB: 2285-077 FIGURE: 8



Bylaw C-8547-2024

Schedule 'B-4' – Conrich Regional Drainage Benefitting Area

- 1 The rationale and calculations of the applicable off-site levy to be imposed within the Hamlet of Conrich, as identified on Map 'D' of this bylaw, to pay for the cost of new or expanded regional stormwater infrastructure required for or benefitting subdivision or development within the Conrich Regional Drainage Benefitting Area are based upon the Conrich Master Drainage Plan prepared by MPE Engineering Ltd. and dated May 2024.

Rationale:

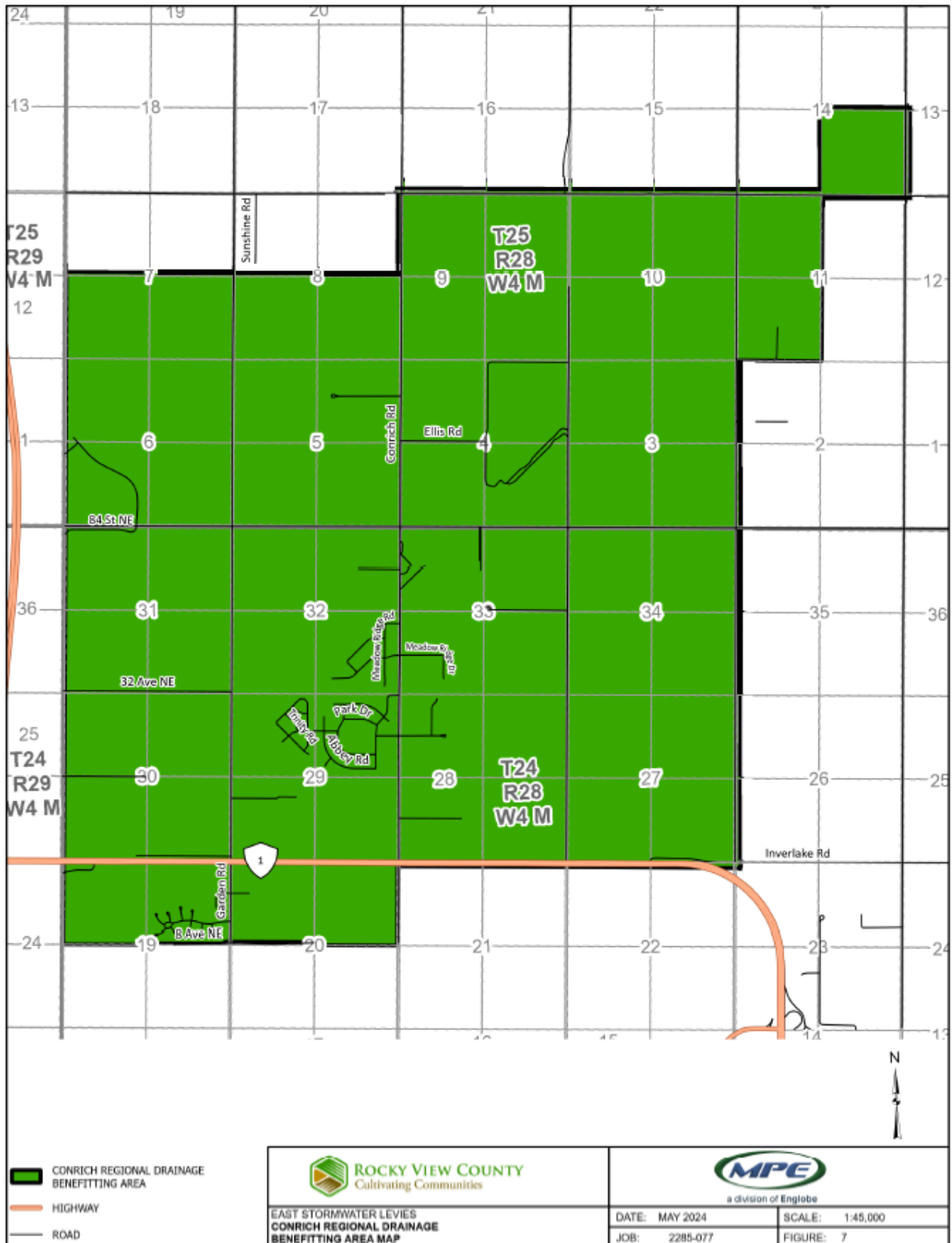
- 2 The off-site levy calculations are based on the figures and recommendations provided in the Conrich Master Drainage Plan.
- 3 With the increase of stormwater runoff within the Hamlet of Conrich due to both existing and newly created residential, business, and institutional development, Rocky View County requires the development of regional stormwater infrastructure as identified in the Conrich Master Drainage Plan and Map 'D' of this bylaw to efficiently transport stormwater to the identified receiving conveyance system (the "Conrich regional stormwater infrastructure").
- 4 The Conrich regional stormwater infrastructure is comprised of regional ditch and pipe alignments and costs include estimated land acquisition for segments 1 through 5.
- 5 As outlined in the Conrich Master Drainage Plan, the estimated construction costs for the Conrich regional stormwater infrastructure are \$25,630,800.
- 6 The lands benefitting from the Conrich regional stormwater infrastructure are indicated on Map 'D' of this bylaw and consist of the entire Hamlet of Conrich boundary of 4,410 hectares (10,897 acres).
- 7 The total contributing area for the Hamlet of Conrich consists of 4,017 hectares (9,926 acres) as follows:
 - (1) the total benefitting area is 4,410 hectares (10,897 acres);
 - (2) an estimated 393 hectares (971 acres) is existing developed lands; and
 - (3) the total contributing area is 4,017 hectares (9,926 acres)
- 8 The total Conrich regional stormwater infrastructure levy rate applicable to the contributing area within the Conrich Regional Drainage Benefitting Area within Rocky View County is: **\$25,630,800/4,017 hectares = \$6,381/hectare or \$2,582/acre.**



Bylaw C-8547-2024

Schedule 'B-4' – Conrich Regional Drainage Benefitting Area

Map 'D' – Conrich Regional Drainage Benefitting Area Map





Bylaw C-8547-2024

Schedule 'C' – Off-Site Levy Summary

Off-Site Levy Schedule	Cost	Service Area Map
Schedule 'B-1' – CSMI Base Levy	\$20,592/hectare (\$8,333/ acre)	Map A
Schedule 'B-2' – Langdon Regional Drainage Levy	\$26,206/hectare(\$10,602/acre)	Map B
Schedule 'B-3' – Janet Regional Drainage Levy	\$16,549/hectare (\$6,700/acre)	Map C
Schedule 'B-4' – Conrich Regional Drainage Levy	\$6,381/hectare (\$2,582/acre)	Map D