

BYLAW 1363/16
AMENDMENT TO STURGEON INDUSTRIAL PARK AREA OFF-SITE LEVY BYLAW 1320/14
STURGEON COUNTY, MORINVILLE, ALBERTA

BYLAW 1363/16 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA, FOR THE PURPOSE OF AMENDING THE STURGEON INDUSTRIAL PARK AREA OFF-SITE LEVY BYLAW 1320/14

WHEREAS, the *Municipal Government Act*, R.S.A. 2000 C.M-26, and amendments thereto authorize council to establish and amend the Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, enacts as follows:

1. That Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14 be amended as follows:
 - (a) Delete Schedule "A" Development Areas and replacing it as attached hereto to this Bylaw;
 - (b) Delete Schedule "B" Transportation Infrastructure replacing it as attached hereto to this Bylaw; and
 - (c) Delete Schedule "C" Off-Site Levy Rates for the Benefitting Area replacing it as attached hereto to this Bylaw.

2. That this Bylaw shall come into force and take effect upon the date of third reading.

Read a first time this 26th day of April, 2016.

Read a second time this day of , 2016.

Read a third time this day of , 2016.

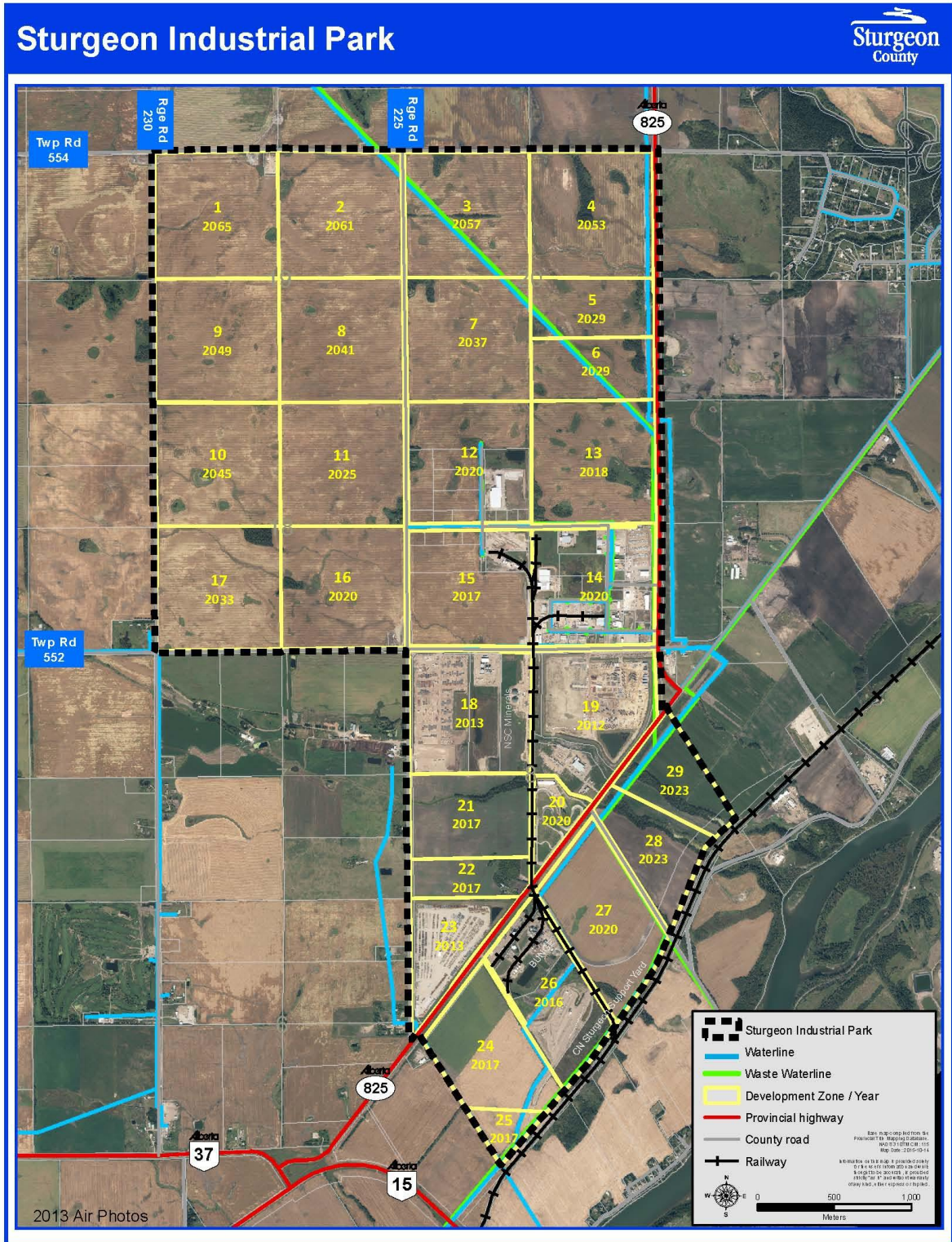
MAYOR

COUNTY COMMISSIONER

<p>If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.</p>
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Schedule "A"

Development Areas

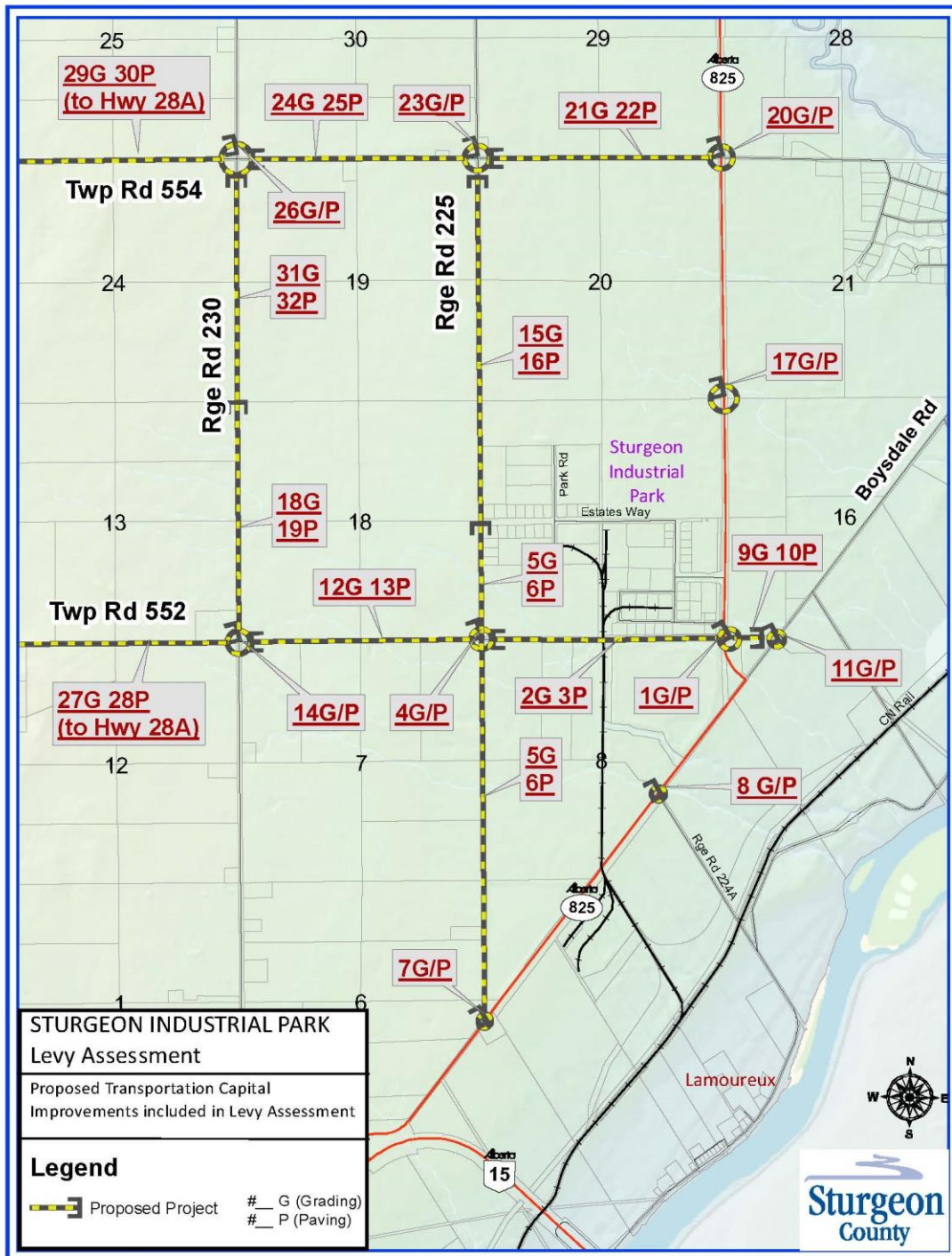


Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area Remaining (ha.)
1	NW-19-55-22-4	53.81
2	NE-19-55-22-4	54.72
3	NW-20-55-22-4	52.34
4	NE-20-55-22-4	55.17
5	SE-20-55-22-4 (North Half)	26.56
6	SE-20-55-22-4 (South Half)	22.23
7	SW-20-55-22-4	53.27
8	SE-19-55-22-4	55.72
9	SW-19-55-22-4	53.86
10	NW-18-55-22-4	53.75
11	NE-18-55-22-4	55.06
12	NW-17-55-22-4	36.09
13	NE-17-55-22-4	53.05
14	SE-17-55-22-4	11.61
15	SW-17-55-22-4	47.16
16	SE-18-55-22-4	55.47
17	SW-18-55-22-4	55.07
18	NW-8-55-22-4	29.40
19	NE-8-55-22-4	0.00
20	SE-8-55-22-4	0.00
21	SW-8-55-22-4 (North Portion)	36.98
22	SW-8-55-22-4 (South Portion)	17.48
23	NW-5-55-22-4	0.00
24	RL22-55-22-4 (North Portion)	43.13
25	RL22-55-22-4 (South Portion)	7.36
26	RL16&18-55-22-4	24.51
27	RL14-55-22-4	46.70
28	RL12-55-22-4 (West Portion)	24.54
29	RL12-55-22-4 (East Portion)	19.60

Schedule "B"

Transportation Infrastructure Map



Transportation Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	Twp 552/Hwy 825 (Grading and Paving)	\$ 1,091,073	\$ 2,352,561	\$ 3,720,628	\$ 2,896,503	All
2	Twp 552 from Hwy 825 - RR 225 (Grading)	\$ 643,911	\$ 438,105	\$ 1,184,088	\$ 947,270	All
3	Twp 552 from Hwy 825 - RR 225 (Paving)	\$ 2,826,204	\$ -	\$ 3,018,755	\$ 2,415,004	All
4	Twp 552/RR 225 (Grading and Paving)	\$ 52,276	\$ 436,968	\$ 489,244	\$ 391,395	All
5	RR 225 from Hwy 825 - Estates Way (Grading)	\$ 1,916,601	\$ 1,329,448	\$ 3,246,049	\$ 2,596,839	All
6	RR 225 from Hwy 825 - Estates Way (Paving)	\$ -	\$ 3,462,451	\$ 3,462,451	\$ 2,769,961	All
7	Hwy 825/RR 225 (Grading and Paving)	\$ 2,374,210	\$ 1,069,514	\$ 3,443,724	\$ 2,714,979	All
8	Hwy 825/RR 224A (Grading and Paving)	\$ -	\$ 3,443,724	\$ 3,443,724	\$ 2,754,979	All
9	Twp 552 from Boysdale Rd to Hwy 825 (Grading)	\$ -	\$ 187,272	\$ 187,272	\$ 149,818	All
10	Twp 552 from Boysdale Rd to Hwy 825 (Paving)	\$ -	\$ 216,403	\$ 216,403	\$ 173,123	All
11	Boysdale Road/Twp 552 (Grading and Paving)	\$ -	\$ 436,968	\$ 436,968	\$ 349,574	All
12	Twp 552 from RR 225 to RR 230 (Grading)	\$ -	\$ 1,498,176	\$ 1,498,176	\$ 1,198,541	All
13	Twp 552 from RR 225 to RR 230 (Paving)	\$ -	\$ 1,731,226	\$ 1,731,226	\$ 1,384,980	All
14	Twp 552/RR 230 (Grading and Paving)	\$ -	\$ 436,968	\$ 436,968	\$ 349,574	All
15	RR 225 from Estates Way - Twp 554 (Grading)	\$ -	\$ 2,247,264	\$ 2,247,264	\$ 1,797,811	All

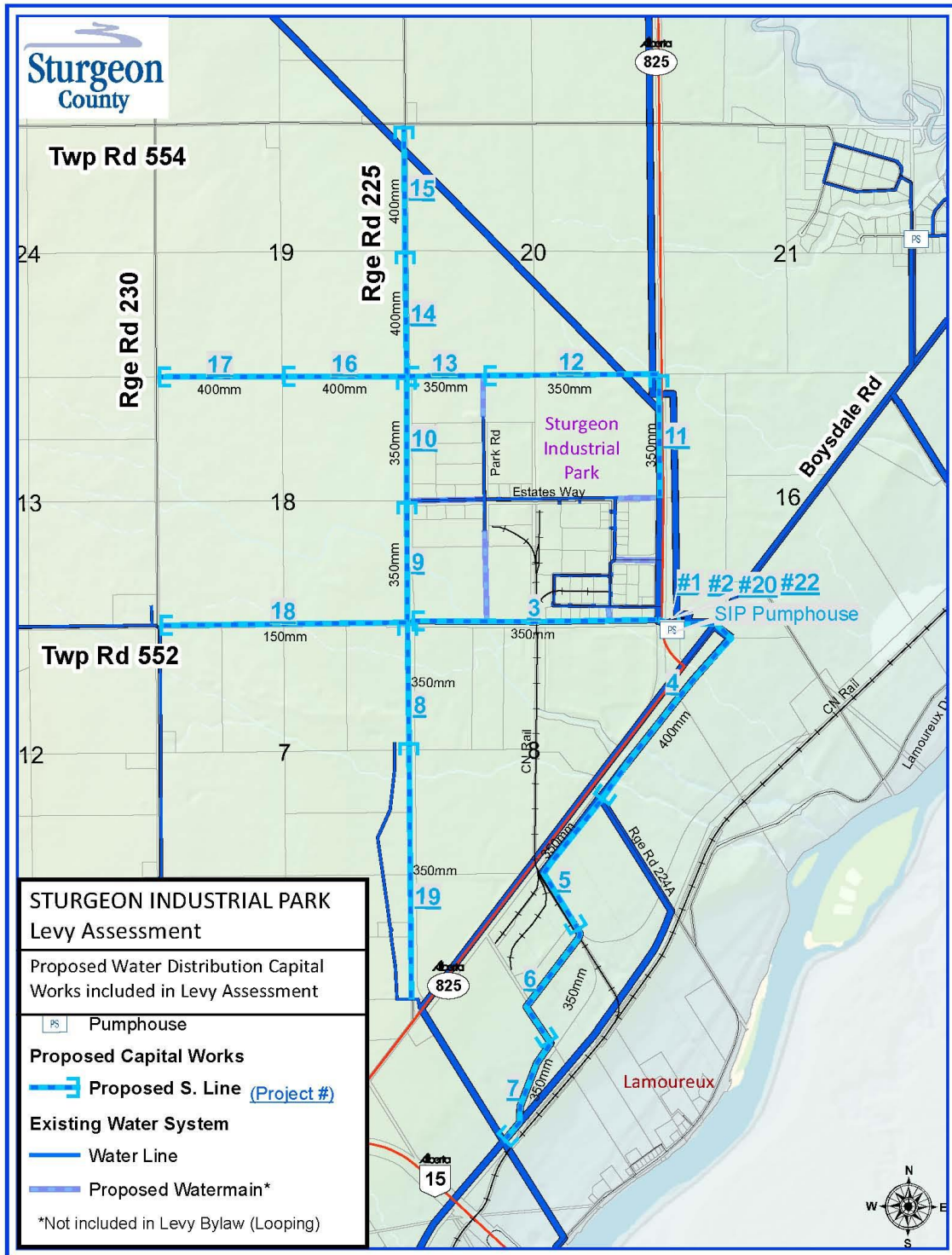
Transportation Infrastructure Facilities – Continued

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
16	RR 225 from Estates Way - Twp 554 (Paving)	\$ -	\$ 2,596,838	\$ 2,596,838	\$ 2,077,471	All
17	Hwy 825/Twp 553 (Grading and Paving)	\$ -	\$ 3,443,724	\$ 3,443,724	\$ 2,754,979	All
18	RR 230 from Twp 552 - Twp 553 (Grading)	\$ -	\$ 1,498,176	\$ 1,498,176	\$ 1,198,541	All
19	RR 230 from Twp 552 - Twp 553 (Paving)	\$ -	\$ 1,731,226	\$ 1,731,226	\$ 1,384,980	All
20	Hwy 825/Twp 554 (Grading and Paving)	\$ -	\$ 3,443,724	\$ 3,443,724	\$ 2,754,979	All
21	Twp 554 from RR 225 - Hwy 825 (Grading)	\$ -	\$ 1,498,176	\$ 1,498,176	\$ 1,198,541	All
22	Twp 554 from RR 225 - Hwy 825 (Paving)	\$ -	\$ 1,731,226	\$ 1,731,226	\$ 1,384,980	All
23	Twp 554/RR 225 (Grading and Paving)	\$ -	\$ 436,968	\$ 436,968	\$ 349,574	All
24	Twp 554 from RR 230 - RR 225 (Grading)	\$ -	\$ 1,498,176	\$ 1,498,176	\$ 1,198,541	All
25	Twp 554 from RR 230 - RR 225 (Paving)	\$ -	\$ 1,731,226	\$ 1,731,226	\$ 1,384,980	All
26	RR 230/Twp 554 (Grading and Paving)	\$ -	\$ 436,968	\$ 436,968	\$ 349,574	All
27	Twp 552 from RR 230 - Hwy 28A (Grading)	\$ -	\$ 4,494,528	\$ 4,494,528	\$ 3,595,622	All
28	Twp 552 from RR 230 - Hwy 28A (Paving)	\$ -	\$ 5,193,677	\$ 5,193,677	\$ 4,154,941	All
29	Twp 554 from RR 230 - Hwy 28A (Grading)	\$ -	\$ 4,494,528	\$ 4,494,528	\$ 3,595,622	All
30	Twp 554 from RR 230 - Hwy 28A (Paving)	\$ -	\$ 5,193,677	\$ 5,193,677	\$ 4,154,941	All

Transportation Infrastructure Facilities – Continued

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviabale Costs)	Areas Benefitted
31	RR 230 from Twp 553 - Twp 554 (Grading)	\$ -	\$ 1,498,176	\$ 1,498,176	\$ 1,198,541	All
32	RR 230 from Twp 553 - Twp 554 (Paving)	\$ -	\$ 1,731,226	\$ 1,731,226	\$ 1,384,980	All
	Contributions collected under old development agreements	\$ -	\$ -	\$ -	\$ (654,003)	All
		\$ 8,904,275	\$ 61,939,286	\$ 71,415,177	\$ 56,358,138	

Water Infrastructure Map



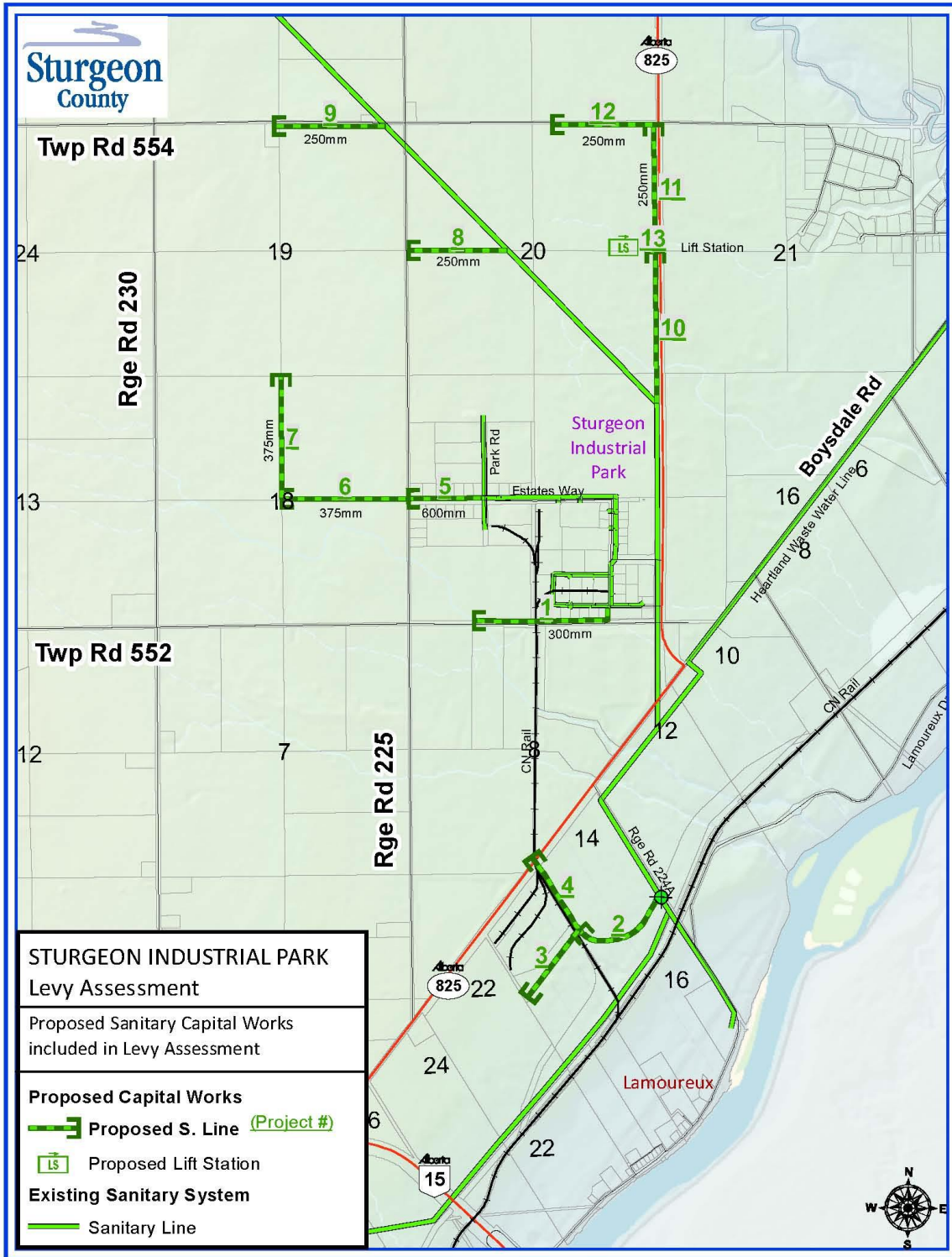
Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	SIP Pumpstation Improvement	\$ 1,486,042	\$ -	\$ 1,486,042	\$ 1,188,833	All
2	SIP Reservoir Expansion 3000m3	\$ 2,058,813	\$ -	\$ 2,058,813	\$ 1,647,050	All
3	Twp Road 552 350mm Boundary (Hwy 825-RR225)	\$ 1,986,179	\$ -	\$ 1,986,179	\$ 1,588,943	All
4	South Of Hwy 825 350mm Pipe (SIP Reservoir to RR224A)	\$ 185,773	\$ -	\$ 275,258	\$ 167,907	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
5	South of Hwy 825 350mm Pipe (RR224A to Rail Crossing)	\$ 140,737	\$ -	\$ 208,529	\$ 127,202	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30
6	South of Hwy 825 350mm Pipe (Railcrossing to CN Lands)	\$ 61,924	\$ -	\$ 91,753	\$ 55,969	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31
7	South of Hwy 825 350mm Pipe (CN Lands to Existing Pipe)	\$ 112,589	\$ -	\$ 166,823	\$ 101,762	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 32
8	RR225 350mm Pipe (South of Twp Rd 552 to Existing Pipe)	\$ 412,450	\$ -	\$ 412,450	\$ 251,594	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 33
9	RR225 350mm Pipe (North of Twp Rd 552 to Estate Way)	\$ 412,450	\$ -	\$ 412,450	\$ 362,956	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
10	RR225 350mm Pipe (North of Estate Way to Twp 553)	\$ -	\$ 711,967	\$ 711,967	\$ 626,531	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
11	Highway 825 350mm Pipe (North of Estate Way to Twp 553)	\$ -	\$ 711,967	\$ 711,967	\$ 626,531	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
12	Twp 553 350mm Pipe (Highway 825 to Park Road)	\$ -	\$ 1,067,950	\$ 1,067,950	\$ 939,796	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
13	Twp 553 350mm Pipe (Park Road to RR225)	\$ -	\$ 355,983	\$ 355,983	\$ 313,265	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

Water Infrastructure Facilities - Continued

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
14	RR225 400mm Pipe (Twp 553 North 0.5 mile)	\$ -	\$ 711,967	\$ 711,967	\$ 683,488	1, 2, 3, 4, 5, 6, 7, 8, 9
15	RR225 400mm Pipe Twp 553 (North 0.5 to 1 mile)	\$ -	\$ 711,967	\$ 711,967	\$ 683,488	1, 2, 3, 4, 5, 6, 7, 8, 9
16	Twp 553 400mm Pipe (RR225 West 0.5 miles)	\$ -	\$ 711,967	\$ 711,967	\$ 690,608	1, 2, 8, 9, 10, 11, 16, 17
17	Twp 553 400mm Pipe (West 0.5-1.0 mile)	\$ -	\$ 711,967	\$ 711,967	\$ 690,608	1, 2, 8, 9, 10, 11, 16, 17
18	Twp 552 150mm Pipe (RR225 to RR230)	\$ -	\$ 711,967	\$ 711,967	\$ 690,608	10, 11, 16, 17
19	RR225 350mm Pipe(South replacing Herder Co-op Line)	\$ -	\$ 1,601,925	\$ 1,601,925	\$ 977,174	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
20	SIP Reservoir Expansion	\$ -	\$ 5,200,000	\$ 5,200,000	\$ 4,160,000	All
21	Replace CRNWSC Line Projects 4-7 Oversizing	\$ -	\$ 3,960,314	\$ 3,960,314	\$ 2,415,791	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
22	SIP Reservoir Expansion - Stage 3	\$ -	\$ 5,200,000	\$ 5,200,000	\$ 5,200,000	All
	Contributions collected under old development agreements	\$ -	\$ -	\$ -	\$ (50,500)	
		\$ 6,856,956	\$ 22,369,937	\$ 29,468,232	\$ 24,139,604	

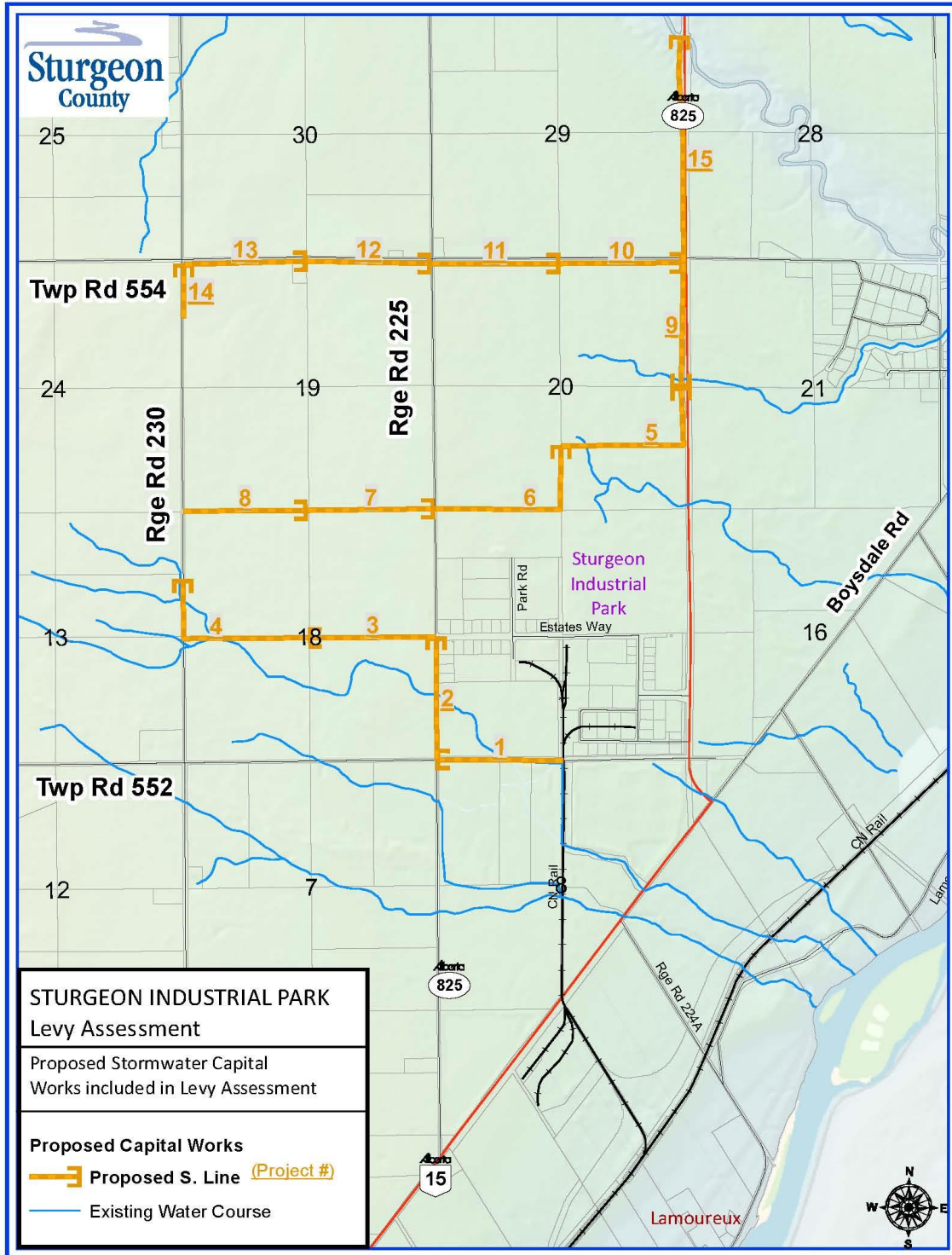
Sanitary Infrastructure Map



Sanitary Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	300mm Twp Rd 552 (1)	\$ 642,704	\$ -	\$ 642,704	\$ 642,704	18, 19
2	250mm South of Hwy 825 (2)	\$ 560,122	\$ -	\$ 680,504	\$ 680,504	20, 21, 22, 23, 24, 25, 26, 27
3	250mm South of Hwy 825 (3)	\$ 325,314	\$ -	\$ 398,767	\$ 398,767	24, 25, 26, 27
4	250mm South of Hwy 825 (4)	\$ 361,460	\$ -	\$ 443,075	\$ 443,075	20, 21, 22, 23, 27
5	600mm Estate Way across RR225	\$ 764,702	\$ -	\$ 764,702	\$ 764,702	8, 9, 10, 11, 12, 15, 16, 17
6	375mm West of Estate Way	\$ -	\$ 816,922	\$ 816,922	\$ 816,922	8, 9, 10, 11, 16, 17
7	375mm North 3-10 to 3-09	\$ -	\$ 816,922	\$ 816,922	\$ 816,922	8, 9, 10, 11,
8	250mm West	\$ -	\$ 673,961	\$ 673,961	\$ 673,961	2, 3, 7, 8
9	250mm NorthWest	\$ -	\$ 684,172	\$ 684,172	\$ 684,172	1, 2
10	Forcemain North	\$ -	\$ 1,391,153	\$ 1,391,153	\$ 1,391,153	3, 4, 5
11	250mm Gravity North of Forcemain	\$ -	\$ 1,112,922	\$ 1,112,922	\$ 1,112,922	3, 4
12	250mm Gravity Far North	\$ -	\$ 612,692	\$ 612,692	\$ 612,692	3, 4
13	Lift Station along Highway 825	\$ -	\$ 1,352,520	\$ 1,352,520	\$ 1,352,520	3, 4, 5
	Contributions collected under old development agreements	\$ -	\$ -	\$ -	\$ (20,556)	
		\$ 2,654,301	\$ 7,461,263	\$ 10,391,015	\$ 10,370,459	

Storm Water Infrastructure Map



Storm Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	Storm Ditch Twp 552 (1)	\$ 300,961	\$ -	\$ 300,961	\$ 300,961	10, 11, 12, 15, 16, 17, 18
2	Storm Ditch RR 225 (2)	\$ 78,096	\$ 84,207	\$ 162,302	\$ 162,302	10, 11, 12, 15, 16, 17, 18
3	Storm Ditch Twp 552A (3)	\$ -	\$ 266,342	\$ 266,342	\$ 266,342	10, 11, 12, 15, 16, 17, 18
4	Storm Ditch Twp 552A (4)	\$ -	\$ 399,514	\$ 399,514	\$ 399,514	10, 11, 12, 15, 16, 17, 18
5	Storm Ditch Twp 553A (5)	\$ -	\$ 399,514	\$ 399,514	\$ 399,514	1, 2, 3, 4, 5, 7, 8, 9
6	Storm Ditch Twp 553 (6)	\$ -	\$ 399,514	\$ 399,514	\$ 399,514	1, 2, 3, 4, 5, 7, 8, 9
7	Storm Ditch Twp 553 (7)	\$ -	\$ 266,342	\$ 266,342	\$ 266,342	1, 2, 3, 4, 5, 7, 8, 9
8	Storm Ditch Twp 553 (8)	\$ -	\$ 266,342	\$ 266,342	\$ 266,342	1, 2, 3, 4, 5, 7, 8, 9
9	Storm Ditch Hwy 825 (9)	\$ -	\$ 162,302	\$ 162,302	\$ 162,302	1, 2, 3, 4, 5, 7, 8, 9
10	Storm Ditch Twp 554 (10)	\$ -	\$ 162,302	\$ 162,302	\$ 162,302	1, 2, 3, 4, 5, 7, 8, 9
11	Storm Ditch Twp 554 (11)	\$ -	\$ 162,302	\$ 162,302	\$ 162,302	1, 2, 3, 4, 5, 7, 8, 9
12	Storm Ditch Twp 554 (12)	\$ -	\$ 162,302	\$ 162,302	\$ 162,302	1, 2, 3, 4, 5, 7, 8, 9
13	Storm Ditch Twp 554 (13)	\$ -	\$ 162,302	\$ 162,302	\$ 162,302	1, 2, 3, 4, 5, 7, 8, 9
14	Storm Ditch RR 230 (14)	\$ -	\$ 78,000	\$ 78,000	\$ 78,000	1, 2, 3, 4, 5, 7, 8, 9
15	Storm Ditch Hwy 825 (15)	\$ -	\$ 292,500	\$ 292,500	\$ 292,500	1, 2, 3, 4, 5, 7, 8, 9
		\$ 379,057	\$ 3,263,787	\$ 3,642,844	\$ 3,642,844	

Schedule "C"
Off-Site Levy Rates for the Benefitting Area

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
1.0	\$ 50,622	\$ 33,830	\$ -	\$ 11,326	\$ 95,777
2.0	\$ 50,622	\$ 33,830	\$ 8,259	\$ 11,326	\$ 104,036
3.0	\$ 50,622	\$ 28,960	\$ 58,934	\$ 11,326	\$ 149,842
4.0	\$ 50,622	\$ 28,960	\$ 50,658	\$ 11,326	\$ 141,566
5.0	\$ 50,622	\$ 28,960	\$ 50,658	\$ 11,326	\$ 141,566
6.0	\$ 50,622	\$ 28,960	\$ -	\$ -	\$ 79,582
7.0	\$ 50,622	\$ 28,960	\$ 8,259	\$ 11,326	\$ 99,167
8.0	\$ 50,622	\$ 33,830	\$ 19,482	\$ 11,326	\$ 115,259
9.0	\$ 50,622	\$ 33,830	\$ 11,206	\$ 11,326	\$ 106,984
10.0	\$ 50,622	\$ 27,270	\$ 11,206	\$ 786	\$ 89,885
11.0	\$ 50,622	\$ 27,270	\$ 11,206	\$ 786	\$ 89,885
12.0	\$ 50,622	\$ 19,966	\$ 1,507	\$ 786	\$ 72,881
13.0	\$ 50,622	\$ 19,966	\$ -	\$ -	\$ 70,588
14.0	\$ 50,622	\$ 19,966	\$ -	\$ -	\$ 70,588
15.0	\$ 50,622	\$ 12,740	\$ 1,507	\$ 786	\$ 65,656
16.0	\$ 50,622	\$ 20,044	\$ 3,928	\$ 786	\$ 75,380
17.0	\$ 50,622	\$ 20,044	\$ 3,928	\$ 786	\$ 75,380
18.0	\$ 50,622	\$ 23,969	\$ -	\$ 786	\$ 75,378
19.0	\$ 50,622	\$ 23,969	\$ -	\$ -	\$ 74,591
20.0	\$ 50,622	\$ 23,969	\$ 4,168	\$ -	\$ 78,759
21.0	\$ 50,622	\$ 23,969	\$ 4,168	\$ -	\$ 78,759
22.0	\$ 50,622	\$ 23,969	\$ 4,168	\$ -	\$ 78,759
23.0	\$ 50,622	\$ 23,969	\$ 4,168	\$ -	\$ 78,759
24.0	\$ 50,622	\$ 23,969	\$ 3,805	\$ -	\$ 78,397
25.0	\$ 50,622	\$ 23,969	\$ 3,805	\$ -	\$ 78,397
26.0	\$ 50,622	\$ 23,969	\$ 3,805	\$ -	\$ 78,397
27.0	\$ 50,622	\$ 23,969	\$ 5,954	\$ -	\$ 80,545
28.0	\$ 50,622	\$ 23,969	\$ -	\$ -	\$ 74,591
29.0	\$ 50,622	\$ 23,969	\$ -	\$ -	\$ 74,591
