

**BYLAW 730-C-06-17**  
**TOWN OF COALDALE**  
**IN THE PROVINCE OF ALBERTA**

*Being a Bylaw of the Town of Coaldale in the Province of Alberta, to amend  
Bylaw No. 582-C-08-07, being the Town of Coaldale Off-site Levy Bylaw.*

WHEREAS it is advantageous to amend the Off-site Levy Bylaw (Bylaw No. 587-C-08-07) to provide additional clarity and flexibility regarding when the bylaw may be applied to a subdivision and/or development, in the context of the continued growth and development of the community and the increasing levels of complexity relating to such growth and development.

AND WHEREAS the bylaw is required to be advertised in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Coaldale in the Province of Alberta duly assembled does hereby enact the following:

1. Part 5 (Applicability) of Bylaw No. 582-C-08-07 be amended as follows:

**5. APPLICABILITY**

- a) *The levy imposed by this Bylaw applies to any land where application has been made for development within the corporate limits of the Town, where such land is:*

- i. *in excess of one (1) acre;*

*or*

- ii. *the result of subdivision of land in excess of one (1) acre.*

- b) *Notwithstanding (a), offsite levies may be deferred on land where:*

- i. *It can be proven that the land was previously connected to all municipal services including piped potable water, sanitary sewer, and storm sewer (where available),*

*and*

- ii. *There will be reasonable opportunity to collect offsite levies in the future, upon further subdivision and/or development of the land;*

*or*

- iii. *The land remains completely unserved;*

or

iv. *Other similar circumstances exist that would make deferring the levy a reasonable option*

c) *In an instance where 5(b) is enacted*

i. *the levies that may be deferred will be payable at a future date and will be calculated based on the per hectare amount that is imposed at the time the levies are required to be paid;*

and

ii. *the Town may require that a deferred services agreement or other agreement that is similar in intent be entered into with the landowner and the executed agreement be registered on the title of the property.*

d) *In an instance where a new service is provided to an existing residence but it is not appropriate to charge offsite levies, a separate connection charge will be assessed to allow the service connection, and the connection charge will consider the proportionate cost of the service being built to the point where it may be reasonable for the subject property to connect to the service.*

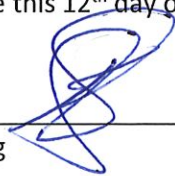
e) *The steps taken to determine whether a subdivision and/or development proposal is eligible for consideration of any or all aspects of 5(b, c, d) will include an assessment of the proposal by the Town, with the final recommendation, with reasons, being provided by the Manager, Infrastructure and Engineering, or a designate.*

2. Bylaw No. 582-C-08-07, being the Off-site Levy Bylaw, is here by amended.

3. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 12<sup>th</sup> day of June, 2017.

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Mayor – Kim Craig



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CAO – Kalen Hastings



Motion # 257.17

READ a SECOND time this 11<sup>th</sup> day of September, 2017.

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Mayor – Kim Craig



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CAO – Kalen Hastings



Motion # 314.17

READ a THIRD and final time this 11<sup>th</sup> day of September, 2017.

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Mayor – Kim Craig



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CAO – Kalen Hastings



Motion # 315.17