

MACKENZIE COUNTY REQUEST FOR DECISION

Meeting:	Special Council Budget Meeting
Meeting Date:	December 18, 2013
Presented By:	Byron Peters, Director of Planning & Development
Title:	North West La Crete (Vanguard) Storm Sewer

BACKGROUND / PROPOSAL:

Vanguard Realty has been developing in La Crete for many years. They have regularly requested that the County assist in constructing/funding the storm sewer infrastructure that is required in what is currently north west La Crete (Area D, attached).

According to policy DEV001 – Urban Development Standards, the County will pay for the construction of storm sewer trunk main (policy attached). A large portion of the storm sewer infrastructure that Vanguard is requesting would qualify as a trunk main.

Detailed engineering has not been completed regarding this potential project. The alignment has been designed based on minimum grades, but the alignment is subject to change. The latest price estimates are ten years old, but total costs would likely run up to the \$1 million range. The construction could be phased over several years though to reduce the upfront costs.

OPTIONS & BENEFITS:

The options include:

Option 1:

Commit to funding the trunk main portion of the storm sewer required for Vanguard Realty's next phase in 2014.

Option 2:

Commit to funding the trunk main portion of the storm sewer required for Vanguard Realty's next phase in future years, with Vanguard participating in the detail design and committing to further site development at the same time.

Author: B. Peters **Reviewed by:** _____ **CAO** _____

Option 3:

Revise policy DEV001, so the County only needs to cover the cost of upsizing storm trunk mains, and recovering a portion of these costs through offsite levies.

COSTS & SOURCE OF FUNDING:

The estimated cost for installing the trunk main is \$600,000 to \$1,000,000. A capital project with the required funding would need to be created in the 2014 Capital Budget.

COMMUNICATION:

N/A

RECOMMENDED ACTION:

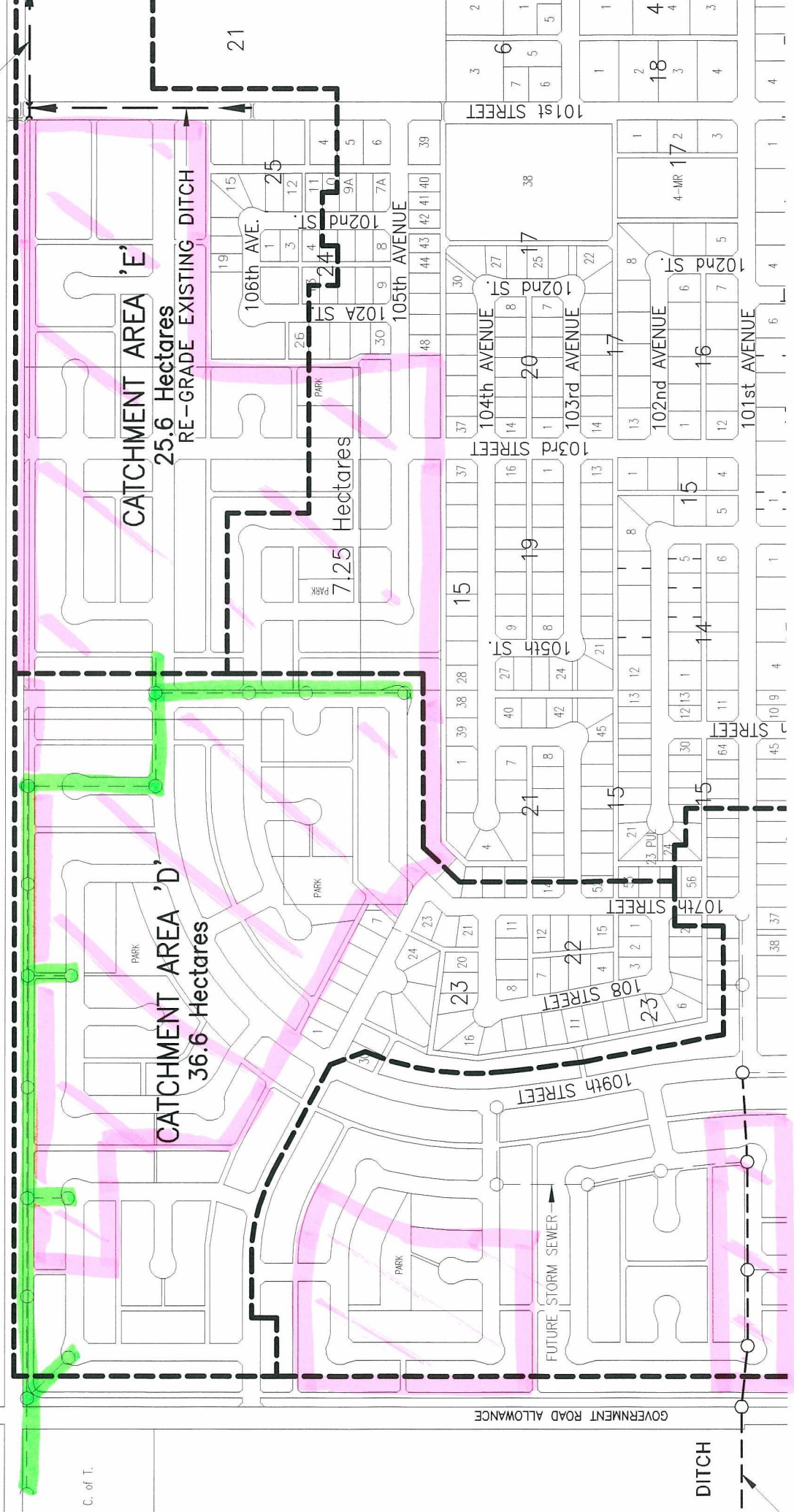
Option 3.
That administration revise policy DEV001, so the County only needs to cover the cost of upsizing storm trunk mains, and recover a portion of these costs through offsite levies.



 = undeveloped area

 = proposed storm sewer

PROPOSED DRAINAGE DITCH



MACKENZIE COUNTY

TITLE	Urban Development Standards	POLICY NO.	DEV001
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LEGISLATION REFERENCE	Municipal Government Act, Section 5
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PURPOSE

Establish urban development standards to ensure consistent development is maintained within the hamlets of Mackenzie County.

POLICY STATEMENT

Mackenzie County and developers have a shared responsibility for defining and addressing the existing and future needs of the community by creating development policies consistent with community objectives. These policies should be applied equitably and fairly to all within that community. All beneficiaries of development should participate in the cost of providing and installing infrastructure in the community on an equitable basis that relates to the degree of benefit. Municipal funded projects tend to encourage development while maintaining affordable lot prices.

GUIDELINES

1. Mackenzie County will:
 - a) adopt development standard requirements for individual urban zoning as indicated in this policy,
 - b) determine who is responsible for installation of the infrastructure as indicated in this policy,
 - c) determine who is responsible for the cost of installing the infrastructure as indicated in this policy,
 - d) pay for the difference in costs when requiring the Developer to oversize the water or sewer mains,
 - e) pay for the difference in costs when requiring the Developer to construct main arterial roads (proportionate to a standard road), and
 - f) pay for the storm sewer trunk main.
2. The developer will be responsible for all costs except where otherwise indicated in this policy.

FUNDING

1. Upon an administrative review of a proposed subdivision plan, the over-sizing of roads and/or servicing lines may be requested by the County. In this situation, the County shall reimburse the Developer for the costs of the over-sizing.
2. County Administration shall bring over-sizing requests to Council for review and approval during the annual budget deliberations.

URBAN DEVELOPMENT STANDARDS

The following chart indicates the minimum standards on new development.

Zoning	Curb & Gutter	Sidewalk	Under Ground Power	Street Lights (under ground power)	Street Lights (over head power)	Paved Roads (hot mix)	Storm Sewer Internal	Storm Sewer Trunk Main
MHP				√		√	√	County
MHS	√*	√*		√		√	√	County
HCR							√	County
All other Residential	√*	√*	√	√		√	√	County
Commercial	√*	√*	√	√		√	√	County
Industrial					√			County

Definitions

(√) – means the requirement

(*) – means Local Improvement

(County) – means Mackenzie County

(Zoning) – As per the Land Use Bylaw

(Storm Sewer Trunk Main) – means storm sewer that benefits either present or future development areas as determined by the County

(Storm Sewer Internal) – means storm sewer that only benefits the subdivision within the Developers Agreement

(Storm Sewer Collection System) – may, include but is not limited to, ditches, ponds and underground piping

	Date	Resolution Number
Approved	18-Jun-02	02-460
Amended	13-Jan-04	04-009
Amended	23-Jun-04	04-510
Amended	10-May-05	05-255
Amended	13-Dec-05	05-674
Amended	26-Mar-09	09-03-227
Amended	13-Oct-10	10-10-855
Amended	23-Feb-11	11-02-199