

BYLAW NO. 1324-24

**BEING A BYLAW OF THE
MACKENZIE COUNTY**

FOR THE IMPOSITION OF AN OFFSITE LEVY FOR THE HAMLET OF LA CRETE

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000 c. M-26, as amended, enables Council by Bylaw to provide for the imposition and payment of an off-site levy in respect of land to be developed or subdivided and to authorize agreements to be entered into in respect of the payment of the levy;

WHEREAS, an off-site levy may be used to pay for all or part of the capital cost of new or expanded facilities or land required for or in connection with any new or expanded facilities for:

- (a) the storage, transmission, treatment or supplying of water;
- (b) the treatment, movement or disposal of sanitary sewage;
- (c) storm sewer drainage; or
- (d) roads required for or impacted by a subdivision or development.

WHEREAS, the County, landowners and developers have agreed to share the cost of infrastructure to support continued growth;

WHEREAS, the County will fund Twenty Percent (20%) of the capital costs to support and incentivize development and to lower cost to landowners and developers;

AND WHEREAS, Mackenzie County has created the off-site levies based on the principles and criteria set out in the Off-Site Levies Regulation, Alberta Reg 187/2017;

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

1. This Bylaw may be referred to as the “La Crete Off-Site Levy Bylaw”.

Definitions

In this bylaw, the following definitions apply:

- a) **Act** means the Municipal Government Act, RSA 2000, Chapter M-26, and amendments thereto;
- b) **Benefiting Lands** means those areas located within Mackenzie County which will benefit from the Off-Site Infrastructure or Improvements subject of this Bylaw;
- c) **Council** means the Municipal Council of Mackenzie County in the Province of Alberta, as duly elected and defined in the Municipal Government Act, RSA 2000, Chapter M-26 and amendments thereto;

- d) **County** means the municipal district of Mackenzie County in the Province of Alberta;
- e) **Land Owner/Developer** – means a person or entity who submits a Subdivision or Development Permit Application, pursuant to this Bylaw;
- f) **Off-Site Infrastructure or Off-Site Improvements** means the projects specified in Schedule “A” of this Bylaw for the purposes of utility management in the Hamlet of La Crete.
- g) **CAO** means the Chief Administrative Officer of Mackenzie County, a person duly appointed pursuant to the Municipal Government Act and the Municipality’s Chief Administrative Officer Bylaw.

Off-Site Levies

- 2. The off-site levy rates are set out in Schedule A.
- 3. The existing off-site levy rates for water and sanitary sewer will be increased per annum until they meet the new levy rate as described in Schedule A.
- 4. The new off-site levies have been calculated as described in Schedule B.
- 5. Any proposed development on lands outside of the defined areas identified in Schedule B that desires to connect to municipal infrastructure that is subject to a levy as set out in Schedule A and Schedule B shall be required to contribute to the applicable levies. A connection fee will be required for each unit and set by Council in the Fee Schedule Bylaw.

Subsidies

- 6. The Council may by resolution direct that the County subsidize the payment of any levy imposed under this Bylaw, from one or more funding sources identified in the resolution, in any amount up to and including the whole amount of the levy.

Payment of Levies

- 7. The Administration of Mackenzie County may enter into an agreement in respect to payment of the off-site levy with all affected landowners.
- 8. A levy imposed on a subdivision shall form a part of the developer’s agreement. The off-site levy payment shall be made in full prior to Final Acceptance Certificate.
- 9. A levy imposed on a development shall be paid prior to release of the water meter.

10. Notwithstanding section 6 above, the following payment deferment option is made available to developers in accordance with the following:
- a) 25% of the calculated levy amount shall be paid in accordance with section 6 above at time of subdivision approval;
 - b) the remaining calculated levy amount shall be paid annually in equal portions until time of Final Acceptance Certificate or within three (3) years from the payment date made in accordance with section 6 above;
 - c) Adequate security as determined by the CAO shall be provided by the developer for the deferred payment of Off-site Levies.
11. Any Off-site Levies pursuant to this bylaw that are not paid when due will prevent a deferred payment option in the future. The County may use any remedy available to the County for the collection of late or non-payment of levies.

Annual Report

12. The County shall report annually to Council regarding the levies in a format acceptable to the CAO.

Annual Inflation/Interest

13. The amount of levies outlined in Schedule 'A' for the sanitary sewer and water levies will be automatically adjusted every year on January 1 by Mackenzie County by 1.5%.

Enactment

14. The following bylaws are hereby repealed: Bylaw 223/00; Bylaw 338/02; Bylaw 440/04; Bylaw 474/04; Bylaw 651/07; Bylaw 739/09; Bylaw 763/10; Bylaw 780/10; Bylaw 1222-21 and Bylaw 1225-21.
15. This bylaw comes into force at the beginning of the day of third and final reading thereof.

READ a first time this 13th day of February, 2024.

READ a second time this 13th day of February, 2024.

READ a third time and finally passed this 13th day of February, 2024.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Darrell Derksen
Chief Administrative Officer

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SCHEDULE "A"

1. The off-site levy rates are set out in the table below and apply to the areas outlined in Schedule B:

Levy	Rate(\$/acre)
Transportation Catchment 1	\$378
Transportation Catchment 2	TBD
Water	\$2,304
Sanitary Sewer Catchment 1	\$3,547
Sanitary Sewer Catchment 2	\$6,018
Sanitary Sewer Catchment 3	\$5,826
Storm Sewer Catchment 1	\$2,633
Storm Sewer Catchment 2	TBD
LPS Connection	\$1,095

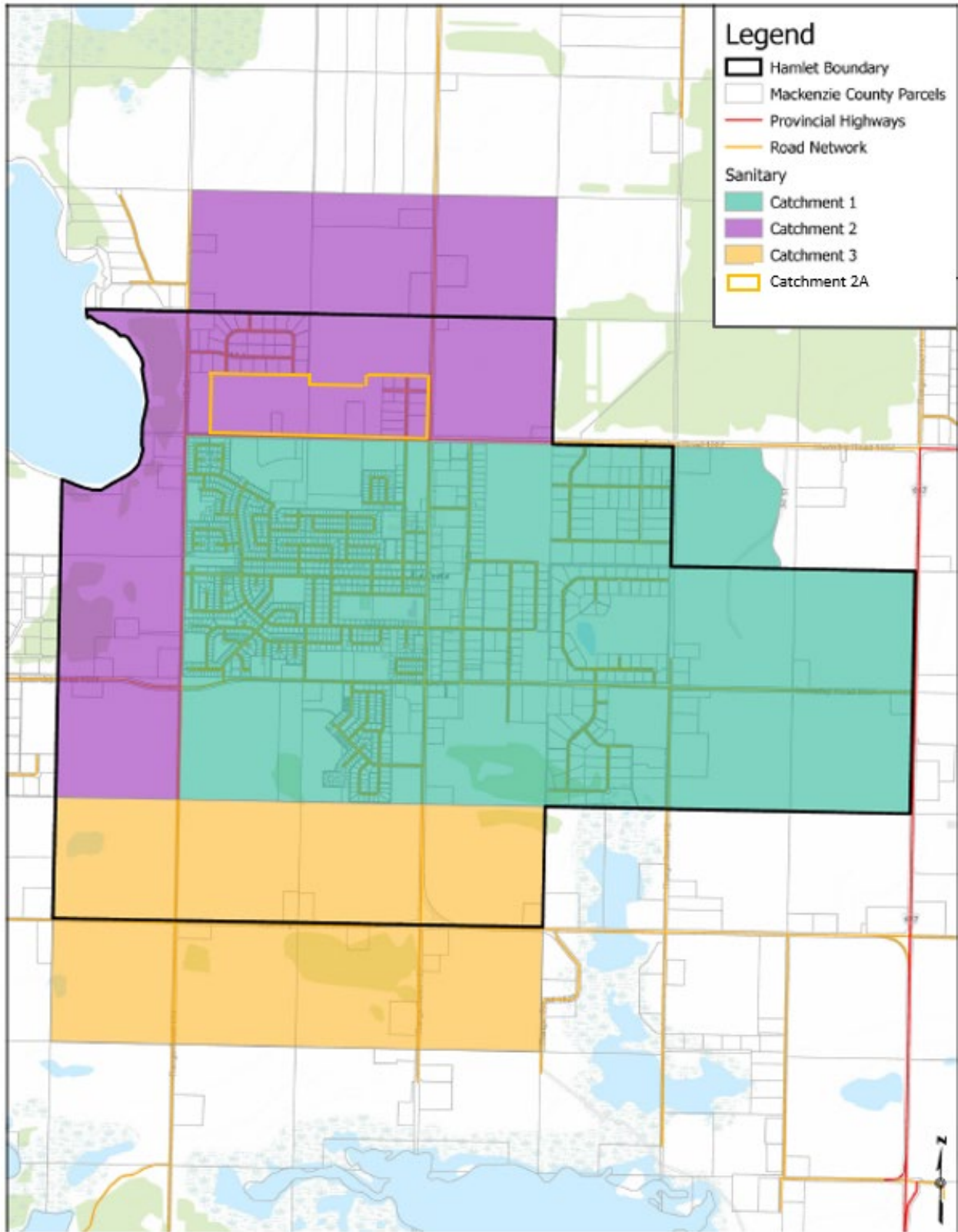
2. The off-site levy rates are set out in the table below and apply to the areas outlined in the attached map:

Levy Adjustments - Water	Year	Rate (\$/acre)
Water	2024	\$1,000
	2025	\$1,326
	2026	\$1,652
	2027	\$1,978
	2028	\$2,304

Levy Adjustments - Sanitary	Year	Rate (\$/acre)
Catchment 1	2024	\$3,015
	2025	\$3,148
	2026	\$3,281
	2027	\$3,414
	2028	\$3,547

Levy Adjustments - Sanitary	Year	Rate (\$/acre)
Catchment 2A	2024	\$3,015
	2025	\$3,766
	2026	\$4,517
	2027	\$5,267
	2028	\$6,018

Sanitary Catchment Areas



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SCHEDULE "B"

Executive Summary

This background report forms part of the Off-site Levy Bylaw. It also supplements the Fee Schedule Bylaw.

The report provides background information and transparency on the growth assumptions, infrastructure projects and costs, and the rationale for the methods used for the purpose of calculating the appropriate distribution of development fees and charges.

Mackenzie County, land owners and developers have shared in the costs of infrastructure to support growth. Over the last twenty years, the County has contributed a much larger share of the costs of infrastructure as a method to help spur economic activity. Moving forward over the next twenty years the County is currently prepared to continue to contribute towards a greater share of the costs of infrastructure to support growth.

This Report includes the following types of infrastructure:

- (a) the storage, transmission, treatment or supplying of water;
- (b) the treatment, movement or disposal of sanitary sewage;
- (c) storm sewer drainage; or
- (d) roads required for or impacted by a subdivision or development.

The County at this time has determined no community services as listed in s.648(2.1) of the Municipal Government Act will be included in the Off-site Levy Bylaw, and are therefore excluded from consideration in this report.

This Report and corresponding Off-site Levy Bylaw was created following the principles and criteria as set out in the Off-Site Levies Regulation AR 187/2017.

Principles

The following principles guided the development of this Report:

Financial Sustainability

Mackenzie County has historically contributed a larger proportion of funding for infrastructure improvements that benefit growth than developers and land owners. Over time this has created a greater burden on the municipality. This Report helps Mackenzie County become financially more sustainable.

Clear and Transparent

The method used to calculate development fees and levies should be transparent and easy to understand. This applies to the financial reporting and periodic review of the fees and levies.

Fairness and Equity

The equitable allocation of benefit and cost is a key principle these fees and levies has been developed under. Current and future development considerations have been considered that allocate the benefit of new infrastructure to the current hamlet population and to future residents of La Crete.

Efficiency

A bylaw that is easily administered and can be easily updated through a review is beneficial to both Mackenzie County and land owners/developers.

Allocation of Benefit

The allocation of benefit for each infrastructure type has been determined by assessing the benefit that the new or upgraded infrastructure will provide to existing development, to new urban growth and in the case of sanitary sewer infrastructure, the benefit provided to rural residential development that connects through a low pressure sanitary connection into the urban sanitary sewer system.

The allocation of benefit has been further determined by assessing the geographical area the new or upgraded infrastructure provides a benefit to in the case of new growth areas. For the Transportation and Storm Sewer infrastructure included in this bylaw, determining the exact area of benefit has been relatively simple with only one infrastructure project identified under each type. For the water and sanitary sewer infrastructure, the allocation of benefit among growth areas is partly dependent on timing of growth in different geographic areas.

Hamlet-wide Versus Catchment Based Fees & Levies

There are two main methods of calculating the distribution of fees and levies. The first method is to develop a catchment system where particular areas are defined and the infrastructure necessary to service those areas is determined. Fees and levies are then charged based on the benefit that catchment is receiving from the infrastructure.

A second method is to charge one rate for each piece of infrastructure across La Crete. The benefit of this method is it can provide a more sustainable system to the County and to developers by allowing funds for a particular infrastructure type to be used across many projects of the same type. This allows the County to

put funds toward infrastructure where it is needed. Levies and fees constructed in this manner creates efficiencies to County Administration.

In this report, several fees and the water levy is calculated hamlet-wide and the sanitary, transportation and storm water levies have been calculated using a catchment method. Details about the fee calculation for each infrastructure type is described under the applicable sections.

Unit of Calculation

For the water, sanitary sewer, storm water and transportation infrastructure types, the levies have been calculated on a per hectare amount. This creates an efficient method of calculation and is the most representative of the cost to benefit. Should a water and wastewater treatment levy be incorporated in the future, it should be calculated on a capacity basis.

In addition to the calculation of levies, this report considers other options for the distribution of development fees and levies, such as increased connection fees.

Growth Analysis

The purpose of fees and levies is to have new growth help pay for the infrastructure that is required to service new development. If new growth is not occurring or not desired in a particular area, then fees and levies may not be required at that time.

The La Crete Area Structure Plan and the Mackenzie County Municipal Development Plan were reviewed to understand identified growth patterns in the statutory plans. In addition, work that had been completed in the creation of a new Municipal Development Plan was also considered. Due to the age of the La Crete Area Structure Plan, population trends and future population projections of La Crete were determined from the 2018 Municipal Census. The 2018 Municipal Census is used as the base for the last known population of La Crete and is 3,643 people. Since the 2006 Federal Census, the population of La Crete has grown an average of 3.4 per cent per year from the 2006 census. Comparing the 2018 population to the municipal census results from 2010 and 2015 demonstrate that the population growth rate has declined to an average annual growth rate of approximately 2.9 per cent.

To determine the population projections an annual growth rate of 3 per cent, 3.5 per cent and 4 per cent was projected out to a 20-year time horizon. These growth rates can be categorized as a low, medium and high growth scenario respectively.

Table 1 – Projected population growth for La Crete

Year	3%	3.5%	4%
2018	3643	3643	3643
2021	3981	4039	4098
2026	4615	4797	4986
2031	5350	5697	6066
2036	6202	6767	7380
2041	7190	8037	8979

A second view of growth is taken from analyzing the hectares of development that occur every year. To determine how many hectares of growth are likely to occur over the course of the off-site levy, a review of the last 10 years subdivision absorption was completed. Over the last 10 years approximately 131 hectares of development occurred and over the last 5 years, there was approximately 47 hectares of development. The hectares of development significantly vary year to year. A review of the hectares of development over the course of the last 10 years coincides with the population information whereby there is a modest decline in the rate of growth in La Crete.

Looking out to 2041, this bylaw has used an assumption of 300 hectares of land being absorbed over the next twenty years.

A review of lot absorption was also conducted because some of the existing off-site levy bylaws are charged on a per lot basis and this may be a desirable option moving forward to charge in this manner for certain infrastructure types. Over the last 10 years 302 lots were created, 120 of those lots being created in the last 5 years.

Balance Carried Forward

In Mackenzie County eight off-site levy bylaws currently exist and are still collecting levies for infrastructure constructed by the County in the 2000's. The outstanding balance will carry forward to the sanitary sewer and water fees and levies.

Time Frame

This report uses a revolving timeframe to calculate the levies. The levies have been calculated using a 20 year build out horizon. A 20-year time horizon was chosen in large part to coincide with the existing engineering reports and in part as a reasonable time period to plan for growth. Uncertainty increases as projections go beyond this period and a shorter time period increases the difficulty of long-term planning and implementing of large-scale infrastructure upgrades.

Exempted Lands

In accordance with the legislation, lands that have previously contributed to off-site levies for specific infrastructure shall be exempt from levies for the same infrastructure.

The Off-site Levies shall be applied to the Gross Developable Area of a parcel excluding Environmental Reserve.

Fees & Levy Breakdown

There are various mechanisms that the county can utilize to recoup infrastructure costs that support new development. The primary method that this report contemplates is offsite levies, and smaller contributions will be provided directly by builders and the County.

The cost breakdown is provided in Table 2, below.

Table 2 – Distribution of Fees and Levies

		% contribution
	Land Developer Fees	(60%)
Land Developer	1. Up-front levy payment (at subdivision approval)	25%
Land Developer	2. Deferral of levies (payment plan for developer)	35%
	Builder Fees	(20%)
Builder	Utility Connection Fees (water/sewer application)	20%
	Residential (per dwelling unit)	20%, split evenly by 3.8 = 5.26% / unit
	Non-Residential (per unit)	20% / unit
County	County Contribution (tax levy)	20%

Converting the Builder Fees from a price per acre to a price per unit is not an exact science. The rationale utilized in this report is as follows:

As stated previously in this report, 300 hectares (741 acres) are projected to be utilized for development over the next 20 years.

The current Area Structure Plan (ASP) for La Crete estimates a residential density of 9.4 dwellings/hectare (3.8 dwelling units/acre). The Infrastructure Master Plans (MPE, 2016) utilize this anticipated density for the servicing and upgrade considerations.

Non-residential density varies considerably, from roughly 0.3 acres on the small side, and increasing all the way to 10 or more acres per title. The majority of commercial/industrial properties are roughly 1 acre in size. For the purpose of this report we will assume 1 non-residential unit per acre.

This report was developed with the intent of the general tax base covering 20% of the cost of new infrastructure. This exact percentage will likely not be achieved due to items such as cost overruns, interest rates and other factors. The general tax base is liable for these costs. This report will be reviewed regularly and rates will be adjusted in order to ensure the contribution distribution remains as intended and does not deviate too far from the intended distribution.

Transportation

The transportation levy was calculated using a catchment method. This method is best suited for this infrastructure type to maintain the principle that the benefiting lands contribute to the infrastructure costs that are providing the benefit. At this time the report does not include future transportation infrastructure to support growth.

There is an existing transportation off-site levy bylaw for the Range Road 15-2 project that has a well-defined benefiting area. To maintain the principle that those land owners/developers who pay the levy are the land owners/ developers who receive the benefit of the infrastructure, the transportation levy has been divided into two catchment areas, illustrated in Map 1.

If transportation infrastructure is identified in the future for catchment 2, it can be added into the levy at that time.

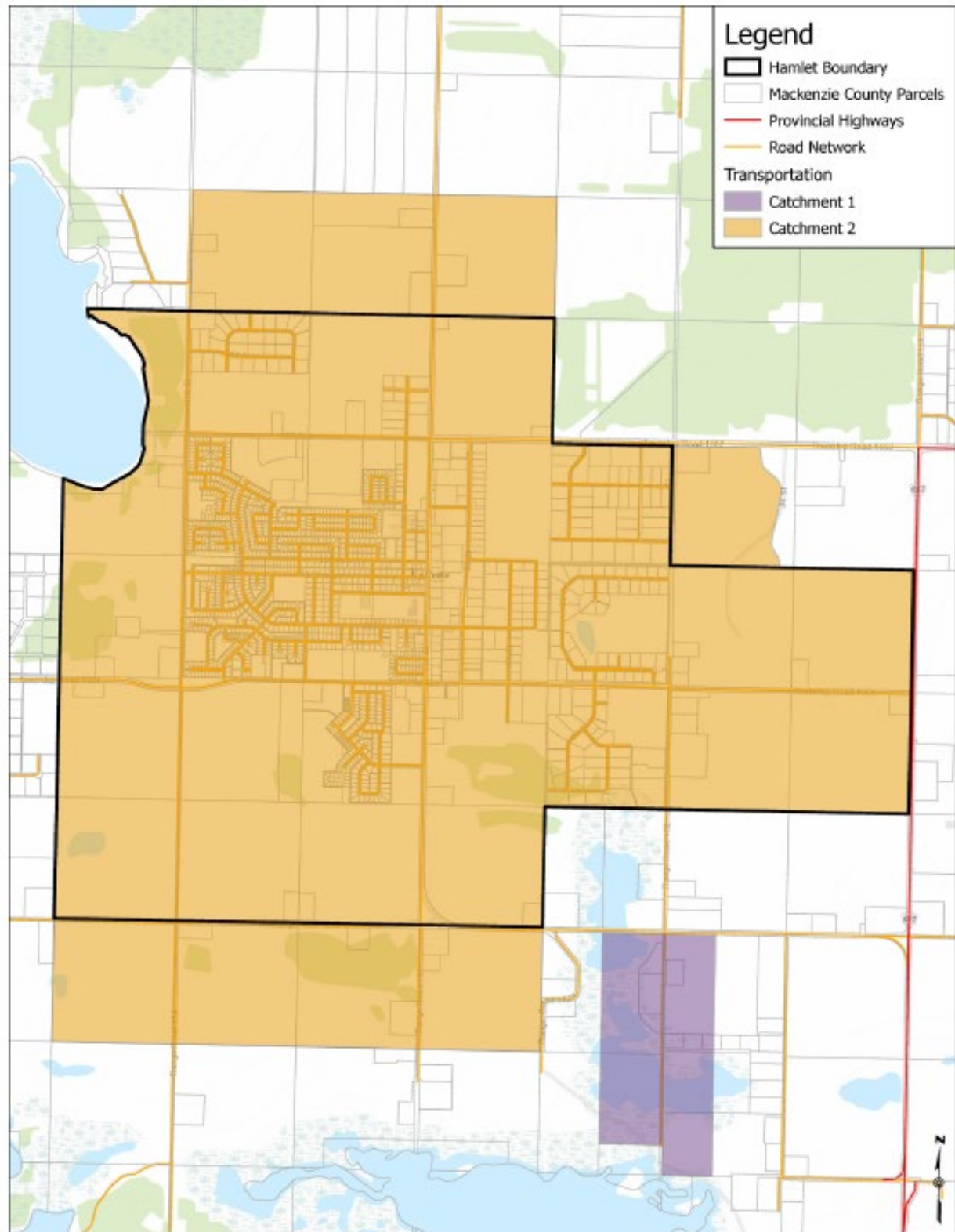
Table 3 – Transportation Infrastructure

Category	Project	Pre-paid Contribution	Growth Contribution	Total
Transportation Infrastructure	Range Road 15-2	\$50,000	\$70,000	\$120,000

$$\text{Levy Calculation} = \frac{\text{Infrastructure Cost} - \text{Pre-paid contribution}}{\text{Remaining Benefitting Area in Hectares}} = \$ \text{ per hectare}$$

$$\text{Levy Calculation} = \frac{\$70,000}{75 \text{ ha}} = \$933 \text{ per hectare}$$

Map 1 – Transportation Levy Catchments



Water

The water levy includes linear distribution infrastructure upgrades and extensions as well as the balance carried forward of \$279,869 from the existing off-site levy bylaws. The allocation of benefit has been determined through the modeling work performed by MPE Engineering Ltd. as outlined in the 2016 Infrastructure Master Plan for La Crete. The allocation of benefit has been assigned to existing development if applicable and new growth. The costs included in the levy calculation for new construction includes only the costs attributed to new growth. The water levy has been developed using a revolving timeframe of 20 years and is implemented hamlet-wide as illustrated in Map 2. It is anticipated that 300 hectares of development will be absorbed over the next 20 years. This method was chosen to calculate the water levy for the reason that upgrades to water flow in the looped system will be required to support continued growth. Population growth beyond 20 years will require additional infrastructure as growth continues.

Table 4 – Water Infrastructure

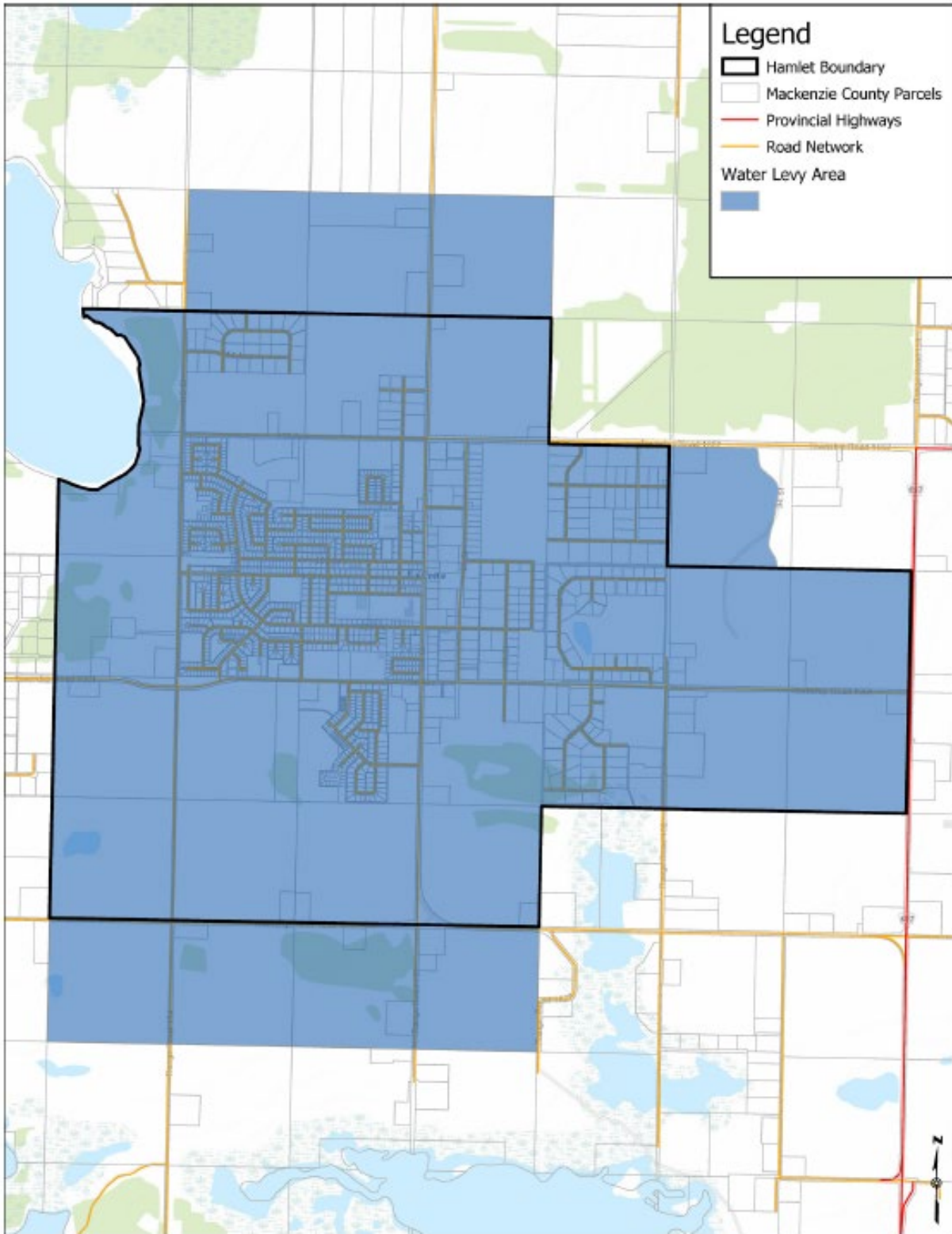
Category	Project	Existing Contribution	Growth Contribution	Total
Water Linear Infrastructure	W5 200/300mm – 750/240m	\$0	\$1,431,000	\$1,431,000
Water Linear Infrastructure	Carry Forward Levies		\$279,869	\$276,869
Total =				\$1,707,869

Table 5 – Water Infrastructure Fees & Levies

		% contribution	Water Infrastructure	Cost per unit
	Land Developer Fees	(60%)	\$1,024,721	\$1,383/acre
Land Developer	1. Up-front levy payment (at subdivision approval)	25%		
Land Developer	2. Deferral of levies (payment plan for developer)	35%		
	Builder Fees	(20%)		
Builder	Utility Connection Fees (water/sewer application)	20%	\$341,574	\$461/acre
	Residential (per dwelling unit)			\$300/unit
	Non-Residential (per unit)			\$1,139/unit
County	County Contribution (tax levy)	20%	\$341,574	\$461/acre

$$\text{Levy Calculation} = \frac{\text{Outstanding Balance} + \text{New Infrastructure}}{\text{Anticipated Hectares of Development}} = \$ \text{ per hectare}$$

Map 2 – Water Levy Area



Sanitary Sewer

The sanitary sewer levy includes the linear sewer collection infrastructure upgrades and extensions, new and upgraded lift stations and the balance carried forward of \$1,349,865 from the existing off-site levies. The infrastructure requirements used to determine the sanitary sewer levy were determined through the 2016 Infrastructure Master Plan for La Crete report by MPE Engineering Ltd and by the 2020 North Sanitary Trunk Sewer Design report by Helix Engineering Ltd and infrastructure identified in the 2020 South Sanitary Trunk Sewer Design Report by Helix Engineering Ltd. The allocation of benefit has been assigned to existing development and new growth. The costs included in the levy calculation for new construction includes only the costs attributed to new growth. The sanitary sewer levy has been developed using a catchment method with three catchments identified that represent the areas of benefit that new infrastructure has been allocated to. The three catchments are identified in Map 3. The balance carried forward has been allocated to catchment 1, as this is the area that has received the benefit of the previously constructed infrastructure.

A portion of the North Sanitary Trunk and South Sanitary Trunk has been designed to accommodate Low Pressure Sewer (LPS) flows from rural country residential development that may tie into La Crete’s sanitary system. The north and south sanitary LPS levy has been combined for efficiency and is not geographically identified due to the unknown certainty of which specific parcels may subdivide and have rural development occur on. The LPS levy calculations would be similar for each sanitary trunk. The LPS levy has been developed through a cost allocation of \$2,858,000 spread over 1,056 hectares resulting in a levy rate of \$2706 per hectare.

Low Pressure Sewer levy = \$2706/ha, or \$1095/acre

The growth contribution less the Low Pressure Sewer portion of costs has been used to calculate the levy rates for the three catchments.

Category	Project	Existing Contribution	Growth Contribution	Total
Sanitary Linear Infrastructure - Catchment 1	S4 300mm - 580m	\$542,762	\$65,238	\$608,000
	S5 525mm - 730m	\$1,058,549	\$933,451	\$1,992,000
	S6 600mm - 350m	\$898,178	\$105,822	\$1,004,000
	S7 250mm - 130m	\$198,033	\$85,967	\$284,000
	S9 375mm, 300mm, 250mm - 210m, 70m, 40m	\$506,099	\$155,901	\$662,000
	S10 450mm - 70m	\$748,073	\$156,927	\$905,000
	S11 675mm - 40m	\$21,753	\$91,248	\$113,000
Sanitary Linear Infrastructure - Catchment 1	Lift Station #5 Capacity Upgrade	\$64,000	\$186,000	\$250,000
	Lift Station #5 Forcemain Upgrade	\$183,000	\$537,000	\$720,000
Sanitary Linear Infrastructure	Carry Forward Levies		\$1,349,865	\$1,349,865
Catchment 1 Total =				\$7,887,865

Table 7 – Sanitary Catchment 2 Costs				
Category	Project	Existing Contribution	Growth Contribution	Total
Sanitary Linear Infrastructure - Catchment 2	NorthSanitaryPh1	\$0	\$8,889,000 See Note 1	\$8,889,000
	NorthSanitaryPh2	\$0	\$5,601,000 See Note 2	\$5,601,000
Note 1 & 2				(\$1,751,000)
Catchment 2 Total =				\$12,739,000

Note 1: \$580,244 is allocated to country residential development outside of the levy catchment map.

Note 2: \$1,170,756 is allocated to country residential development outside of the levy catchment map.

Table 8 – Sanitary Catchment 3 Costs				
Category	Project	Existing Contribution	Growth Contribution	Total
Sanitary Linear Infrastructure - Catchment 3	South Sanitary	\$0	\$13,391,000 See Note 3	\$13,391,000
Note 3				(\$1,107,000)
Catchment 3 Total =				\$12,284,000

Note 3: \$1,107,000 is allocated to country residential development outside of the levy catchment map.

The tables below provide the breakdown of fees and levies for the various stakeholders, separated by catchment area:

Table 9: Sanitary Catchment 1 Fees & Levies				
\$7,887,865 applied to 1334 acres				
		% contribution	Sewer Infrastructure	Cost per unit
	Land Developer Fees	(60%)	\$4,732,719	\$3,547/acre
Land Developer	1. Up-front levy payment (at subdivision approval)	25%		
Land Developer	2. Deferral of levies (payment plan for developer)	35%		
	Builder Fees	(20%)		
Builder	Utility Connection Fees (water/sewer application)	20%	\$1,577,573	
	Residential (per dwelling unit)			\$311/unit
	Non-Residential (per unit)			\$1,182/unit
County	County Contribution (tax levy)	20%	\$1,577,573	\$1,182/acre

Catchment 1 Levy Calculation

$$\text{Levy Calculation} = \frac{\text{Outstanding Balance} + \text{New Infrastructure}}{\text{Remaining Hectares of Development}} = \$ \text{ per hectare}$$

Table 10: Sanitary Catchment 2 Fees & Levies

\$12,739,000 applied to 1270 acres

		% contribution	Sewer Infrastructure	Cost per unit
	Land Developer Fees	(60%)	\$7,643,400	\$6,018/acre
Land Developer	1. Up-front levy payment (at subdivision approval)	25%		
Land Developer	2. Deferral of levies (payment plan for developer)	35%		
	Builder Fees	(20%)		
Builder	Utility Connection Fees (water/sewer application)	20%	\$2,547,800	
	Residential (per dwelling unit)			\$528/unit
	Non-Residential (per unit)			\$2,006/unit
County	County Contribution (tax levy)	20%	\$2,547,800	\$2,006/acre

Catchment 2 Levy Calculation

$$\text{Levy Calculation} = \frac{\text{New Infrastructure}}{\text{Remaining Hectares of Development}} = \$ \text{ per hectare}$$

Table 11: Sanitary Catchment 3 Fees & Levies

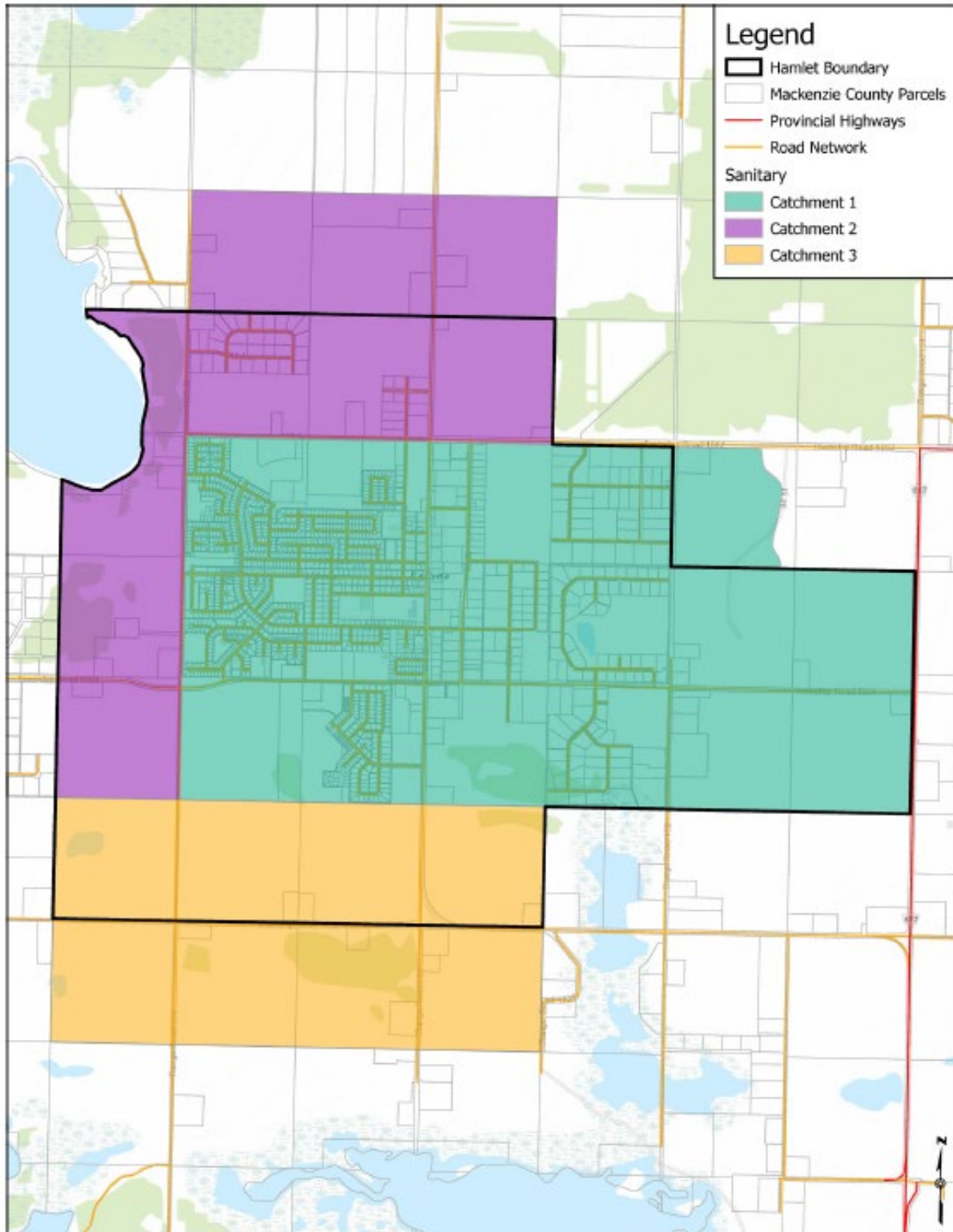
\$12,284,000 applied to 1265 acres

		% contribution	Sewer Infrastructure	Cost per unit
	Land Developer Fees	(60%)	\$7,370,400	\$5,826/acre
Land Developer	1. Up-front levy payment (at subdivision approval)	25%		
Land Developer	2. Deferral of levies (payment plan for developer)	35%		
	Builder Fees	(20%)		
Builder	Utility Connection Fees (water/sewer application)	20%	\$2,456,800	
	Residential (per dwelling unit)			\$511/unit
	Non-Residential (per unit)			\$1,942/unit
County	County Contribution (tax levy)	20%	\$2,456,800	\$1,942/acre

Catchment 3 Levy Calculation

$$\text{Levy Calculation} = \frac{\text{New Infrastructure}}{\text{Remaining Hectares of Development}} = \$ \text{ per hectare}$$

Map 3 – Sanitary Sewer Levy Catchments



* Low Pressure Sewer levies apply to areas outside the defined catchments that connect to municipal infrastructure via LPS. The LPS levy is \$1095/acre

Storm Water

A catchment based method, illustrated in Map 4, is used for the storm water levy to capture the lone storm water project, the North Storm project. There were no previous storm water levies and thus no levy deficit as part of the current levy calculation. As storm sewer infrastructure is identified in the future for growth, catchment 2 may be divided into smaller catchments.

Table 12 – Storm Water Costs

Category	Project	County Contribution	Growth Contribution	Total
Storm Water Infrastructure	North Storm Pond	\$311,453	\$2,041,747	\$2,353,200
Total =				\$2,353,200

Table 13: Storm Catchment 1 Fees & Levies				
\$2,353,200 applied to 536 acres				
		% contribution	Sewer Infrastructure	Cost per unit
	Land Developer Fees	(60%)	\$1,411,920	\$2,633/acre
Land Developer	1. Up-front levy payment (at subdivision approval)	25%		
Land Developer	2. Deferral of levies (payment plan for developer)	35%		
	Builder Fees	(20%)		
Builder	Utility Connection Fees (water/sewer application)	20%	\$470,640	
	Residential (per dwelling unit)			\$231/unit
	Non-Residential (per unit)			\$878/unit
County	County Contribution (tax levy)	20%	\$470,640	\$878/acre

Map 4 – Storm Water levy Catchments

