

GLENMORE-ELLISON IMPROVEMENT DISTRICT

BYLAW #135

**A BYLAW TO FIX A CHARGE FOR CAPITAL EXPENDITURES ON
PARCELS OF LAND AND TO PROVIDE FOR THE TIME AND
MANNER OF PAYMENT.**

WHEREAS pursuant to the *Local Government Act* the Trustees may, by bylaw, fix capital expenditure charges under the terms and conditions as set out in the bylaw:

AND WHEREAS the capital expenditure charges may be fixed for the sole purpose of providing funds to the Improvement District to pay the capital cost of providing, constructing, altering, or expanding water facilities in order to service directly or indirectly, any developments in respect to which the charges are fixed;

AND WHEREAS in the opinion of the Trustees the charges fixed by this bylaw are related to capital costs attributable to projects identified in the "Capital Plan Update 2011" of the Improvement District;

The Trustees of the Glenmore-Ellison Improvement District **ENACT AS FOLLOWS:**

1. In addition to other charges applicable under other bylaws of the Improvement District, every person who develops land shall pay the applicable capital expenditure charge as set out in Schedule "A" attached to and forming part of this bylaw.
2. Every person who obtains:
 - a) approval of a subdivision of a parcel of land under the *Land Title Act* or the *Condominium Act*; or,
 - b) approval of an application for service

shall pay at the time of the approval of the subdivision or the approval of the application for service, as the case may be, to the Improvement District the applicable capital expenditure charges as set out in Schedule "A" attached to and forming part of this bylaw.

3. A capital expenditure charge is not payable where:
 - a) the development does not impose new capital cost burdens on the Improvement District; or,
 - b) a capital expenditure charge has previously been paid for the same development, unless as a result of further development new capital cost burdens will be imposed on the Improvement District.

4. In fixing capital expenditure charges in this bylaw, the Trustees have taken into consideration future land use patterns and development and phasing of works and services and whether the charges:
 - a) are excessive in relation to the capital cost of prevailing standards of service in the Improvement District; or,
 - b) will deter development in the Improvement District; or,
 - c) will discourage the construction of reasonably priced housing or the provision of reasonable priced serviced land in the Improvement District.

5. All sums of money collected under this bylaw shall be deposited in a special reserve account separate from all other accounts of the Improvement District. The Improvement District must use money in the reserve fund plus all interest or earnings thereon for the purposes for which it was deposited, namely to:
 - a) pay the capital costs of providing, constructing, altering or expanding water facilities included in the capital expenditure program on which the charge was based, in order to service directly or indirectly, the development in respect to which the charge was collected; or,
 - b) pay principal and interest on a debt incurred by an Improvement District as a result of expenditure referred to in section 5(a).

6. Monies shall be disbursed by bylaw passed by the Trustees.

7. The following bylaws are hereby repealed: Bylaw #84 and Bylaw #87.


8. This bylaw may be cited as the "Capital Expenditure Charge Bylaw 2011".

INTRODUCED and given first reading by the Trustees on the 20th day of July, 2011.

RECONSIDERED and finally passed by the Trustees on the 20th day of July, 2011.



 Bob Fugger - Chair of the Trustees



 Linda O'Neil – Administrative Treasurer

I hereby certify under the seal of the Glenmore-Ellison Improvement District that this is a true copy of Bylaw # 135 of the Glenmore-Ellison Improvement District passed by the Trustees on the 20th day of July, 2011.



 Linda O'Neil – Administrative Treasurer

*A true copy of Bylaw No. 135
 registered in the office of the
 Inspector of Municipalities this
 6th day of September 20 11*



Glenmore Ellison Improvement District - CAPITAL EXPENDITURE CHARGE RATES - SCHEDULE A

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CITY ZONING	RDCO ZONING	LAND USE DESIGNATION	RECOMM. RATE DRY LAND \$/ UNIT	UNIT	COMMENTS
GEID EXISTING ZONES					
		C-1 GEID Designation	\$ 4,800.00	lot	Allows water for a home and up to 1/3 of an acre. Buy in at hectare price thereafter
		C-2 GEID Designation	\$ 4,800.00	lot	Allows water for a home and up to 1/3 of an acre. Buy in at hectare price thereafter
		A GEID Designation (Domestic)	\$ 4,800.00	lot	Allows water for a home and up to 1/3 of an acre. Buy in at hectare price thereafter
		A GEID Designation (Irrigation Regrade)	\$ 7,200.00	ha.	For lots 1.0 acre in size and larger. Applies for irrigation only, no housing forms.
AGRICULTURAL ZONES					
A1	A1	Agricultural	\$ 7,200.00	ha.	Same as GEID Grade "A" designation.
	F1	Forest Resource	\$ 7,200.00	ha.	Same as GEID Grade "A" designation.
		Agricultural Building, other uses	\$ 4,800.00	building	Default charge, onus on applicant to prove lower water use category
		Agricultural Building, Pickers Cabin > 50 m ²	\$ 2,400.00	building	Applies to Agricultural bldgs. For bldgs larger than 50 m2, add \$10/m2 of floor area
		Agricultural Building, Pickers Cabin 25 to 50 m ²	\$ 2,000.00	building	
		Agricultural Building, Pickers Cabin < 25 m ²	\$ 1,600.00	building	
		Agri-tourism campsite (with water hookup)	\$ 1,600.00	unit	
		Secondary Suite	\$ 1,200.00	each	All zones, any add'l suite charge amount, all zones, within existing structure
RESIDENTIAL ZONES - URBAN AND RURAL					
RR1 - RR3s	RU1 - RU6	Rural Residential 1	\$ 4,800.00	lot	See applicable GEID zone designation based on area
RU1 - RU1hs	R1	Large Lot housing	\$ 4,800.00	lot	See applicable GEID zone designation based on area
RU2-RU5	R1 & R1M	Low, Small & Med. & Low Density Cluster housing including Bareland Strata and Manufactured Home subdivision	\$ 4,800.00	lot	See applicable GEID zone designation based on area
RU6, RM1-4	R2, R3, R3A, RC1	Two Dwelling Housing, 4-plex and Low Density row housing, Low Density multiple housing and transitional Low Density housing	\$ 3,840.00	unit	2 units per duplex, 4 units per fourplex, etc.
All	All	Carriage Home on Existing Lot, all zones	\$ 3,840.00	building	Second home on a parcel
RM7	RMP	Mobile Home Park	\$ 3,200.00	MH pad	Mobile home pad
RM5	R3B	Medium Density Multiple Housing	\$ 3,200.00	unit	2, 3 and 4 storey MF units
RM6	R3C	High Rise Apartment Housing	\$ 2,400.00	unit	Rate for MF 5 stories high and above
	R3D	Congregate Housing	\$ 1,200.00	unit	Rate for Single person residences such as congregate care
COMMERCIAL ZONES					
C1-10		All commercial zones	\$ 4,800.00	bldg area	No Sprinklers, Rate for first 250 m2 of floor area, \$10/m2 rate thereafter Fire Sprinklers, Rate for first 250 m2 of floor area, \$8/m2 rate thereafter
	C5	Campground (with Water Hookup), Cabin	\$ 1,600.00	unit	
	C7, C8	Hotel, Motel, tourist commercial	\$ 2,400.00	unit	
INDUSTRIAL ZONES					
I1-5	I1 to I5	All Industrial zones	\$ 4,800.00	unit	No sprinkler rate, and sprinklered rate, same as Commercial rates
PUBLIC AND INSTITUTIONAL ZONES					
P3	P1	Parks and Open Space	\$ 7,200.00	ha.	base on Irrigated area per hectare
P-5, W1	P3	Municipal District Park, Recreational Water Use	\$ 7,200.00	ha.	hectare Irrigated
P1, P2	P2	Major Institutional, Education and Minor Institutional	\$ 4,800.00	bldg area	No Fire Sprinklers. Rate for first 250 m2 of floor area, \$10/m2 rate thereafter
P4		Utilities	\$ 4,800.00	bldg area	Fire Sprinklers installed. Rate for first 250 m2 of floor area, \$8/m2 rate thereafter
		Institutional Housing - student residences	\$ 1,200.00	bed unit	Per unit charge, same as congregate care unit
W2		Intensive Water Use			Special case to be assessed on an individual basis based on Max. day water use

NOTES

FOR DEVELOPMENT PROPERTIES WITH EXISTING WATER RIGHTS, A CREDIT IS TO BE PROVIDED FOR THE WATER USE CATEGORY AND APPLIED TO THE REDEVELOPMENT AT THE CURRENT CEC RATE