

BYLAW 2024-01

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND OFF-SITE LEVY BYLAW 2020-27**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

- 1 This bylaw shall be known as Off-Site Levy Bylaw Amendment 2024-01.

INTERPRETATION

- 2 Words defined in Bylaw 2020-27 shall have the same meaning when used in this bylaw.

PROVISIONS

- 3 Bylaw 2020-27 is amended by this bylaw.
- 4 Section 3b) is amended by inserting “or” between “subdivided” and “developed” and striking out “or is to undergo a change of use or intensity of use in the Town of Canmore”.
- 5 Section 3c) is repealed.
- 6 Section 3e) is amended by adding “as further referenced in section 10” to the end of the sentence.
- 7 Section 3f) is amended by striking out “service demand factor is” and substituting “Service Demand Factor(s)” and “SDF(s)” means”, and by adding “as further described in section 7 and Schedule 8” to the end of the sentence.
- 8 Section 3h) is amended by striking out “25.88” and substituting “37”.
- 9 Section 3i) is amended by inserting “and non-hotel” between “non-residential” and “development”.
- 10 Section 3k) is amended by striking out “commercial”.
- 11 Section 4 is amended by striking out “Chief Administrative Officer” and substituting “chief administrative officer”.
- 12 Section 5 is amended by striking out “seventeen” and substituting “fifteen” and by adding “Two additional zones are attributed to the Municipal District of Bighorn (MD).” after the first sentence.
- 13 Section 5 Table 1 is amended by adding “(MD)” to Zone 15 and Zone 16 descriptions.
- 14 Section 6 is repealed and replaced with the following:
 - 6 The MD benefits from infrastructure and services provided by the Town of Canmore but does not pay Off-Site Levies to the Town. Fees for Fire, Water and Sanitary infrastructure payable by

the MD to the Town, are calculated in separate servicing agreements based on various infrastructure master plans such the 2022 Utility Master Plan. These agreements are factored into the determination of Off-Site levies payable to the Town by the development community, by excluding the relevant project costs in the Off-Site Levy model which are attributable to the MD.

15 Section 7 is amended

- a) by adding “using SDFs. SDFs are presented as relative to Residential Low Density Development having an SDF of 1.0. SDFs for water and sanitary infrastructure are informed by utility design rates from the 2022 Utility Master Plan (UMP) as indicated in Schedule 8 and Table 2 below” to the end of the first sentence,
- b) by striking out “This results in each Zone in Table 1 containing four distinct Service Demand Factor rates for each of the four potential types of development, as indicated in Table 2 below.”,
- c) by repealing Table 2 and substituting the following:

Development Type	Service Demand Factors per Infrastructure Type				
	Transportation	Water	Sanitary	Storm	Fire
Commercial	2.0	1.3	1.3	2.0	2.0
Hotels	0.67	1.1	1.1	0.67	0.67
Residential - Low Density	1.0	1.0	1.0	1.0	1.0
Residential - Med / High Density	0.75	1.0	1.0	0.75	0.75

16 Sections 8a), 8b), 8c), and 8d) are amended by striking out “Zone .” and substituting “Type”.

17 Section 9 is amended

- a) by repealing Table 3 and substituting the following:

Zone & Dev Type	Transportation (\$/Unit)	Water (\$/Unit)	Sanitary (\$/Unit)	Storm (\$/Unit)	Fire (\$/Unit)	Total (\$/Unit)
1.1	1,333	2,295	8,018	-	2,309	13,954
1.2	446	1,942	6,785	-	774	9,946
1.3	666	1,765	6,168	-	1,155	9,754
1.4	500	1,765	6,168	-	866	9,299
2.1	1,333	2,729	8,075	1,017	2,309	15,462
2.2	446	2,309	6,832	341	774	10,702
2.3	666	2,100	6,211	508	1,155	10,640
2.4	500	2,100	6,211	381	866	10,058
3.1	1,333	2,010	8,018	-	2,309	13,669
3.2	446	1,700	6,785	-	774	9,705
3.3	666	1,546	6,168	-	1,155	9,534
3.4	500	1,546	6,168	-	866	9,079

4.1	1,333	2,010	8,018	-	2,309	13,669
4.2	446	1,700	6,785	-	774	9,705
4.3	666	1,546	6,168	-	1,155	9,534
4.4	500	1,546	6,168	-	866	9,079
5.1	1,333	2,010	8,387	-	2,309	14,039
5.2	446	1,700	7,097	-	774	10,018
5.3	666	1,546	6,452	-	1,155	9,819
5.4	500	1,546	6,452	-	866	9,363
6.1	1,333	3,965	14,818	849	2,309	23,273
6.2	446	3,355	12,538	285	774	17,397
6.3	666	3,050	11,398	425	1,155	16,693
6.4	500	3,050	11,398	319	866	16,132
7.1	1,333	7,621	12,189	22,936	2,309	46,388
7.2	446	6,448	10,314	7,684	774	25,666
7.3	666	5,862	9,376	11,468	1,155	28,527
7.4	500	5,862	9,376	8,601	866	25,205
8.1	1,333	2,010	8,387	-	2,309	14,039
8.2	446	1,700	7,097	-	774	10,018
8.3	666	1,546	6,452	-	1,155	9,819
8.4	500	1,546	6,452	-	866	9,363
9.1	1,333	4,131	10,660	849	2,309	19,283
9.2	446	3,496	9,020	285	774	14,021
9.3	666	3,178	8,200	425	1,155	13,624
9.4	500	3,178	8,200	319	866	13,063
10.1	1,333	2,729	9,501	-	2,309	15,872
10.2	446	2,309	8,039	-	774	11,568
10.3	666	2,100	7,308	-	1,155	11,228
10.4	500	2,100	7,308	-	866	10,773
11.1	1,333	1,843	8,181	-	2,309	13,666
11.2	446	1,560	6,922	-	774	9,702
11.3	666	1,418	6,293	-	1,155	9,532
11.4	500	1,418	6,293	-	866	9,077
12.1	1,333	1,843	8,181	-	2,309	13,666
12.2	446	1,560	6,922	-	774	9,702
12.3	666	1,418	6,293	-	1,155	9,532
12.4	500	1,418	6,293	-	866	9,077
13.1	1,333	2,747	8,181	-	2,309	14,570
13.2	446	2,324	6,922	-	774	10,467
13.3	666	2,113	6,293	-	1,155	10,227
13.4	500	2,113	6,293	-	866	9,772
14.1	1,333	14,801	11,510	-	2,309	29,953
14.2	446	12,524	9,739	-	774	23,483

14.3	666	11,386	8,854	-	1,155	22,060
14.4	500	11,386	8,854	-	866	21,605
15.1	MD Bighorn: Subject to Alternate Servicing Agreements					
15.2						
15.3						
15.4						
16.1	MD Bighorn: Subject to Alternate Servicing Agreements					
16.2						
16.3						
16.4						
17.1	1,333	3,965	12,672	849	2,309	21,128
17.2	446	3,355	10,723	285	774	15,582
17.3	666	3,050	9,748	425	1,155	15,043
17.4	500	3,050	9,748	319	866	14,482

b) by striking out “(*) Zones not subject to this bylaw”.

18 Section 10 is repealed and replaced with the following:

10 The rates contained in Table 3 were determined in accordance with an independent, third-party Off-Site Levy model developed by CORVUS Inc. This model ensures Off-Site Levy rates are based on current infrastructure cost estimates, consistent with legislative and regulatory requirements, and include the full impact of infrastructure staging, land development staging, financing costs, inflation, and reserve interest impacts.

19 The following are added after section 10:

10.1 The interest rate methodologies used in the determination of Off-Site Levy rates typically include:

- a) annual project and levy escalation rates: Bank of Canada median CPI,
- b) interest earned if reserve has a surplus: Bank of Canada prime rate, minus 1.75%,
- c) interest charged if reserve has a deficit: Treasury Board of Alberta 25-year lending rate.

10.2 The Off-Site Levy rates shall be reviewed following updates to the Utility Master Plan and other master plans for municipal infrastructure, facilities, development, or services intended to be used as inputs into the Off-Site Levy model.

20 Section 11 is repealed and replaced with the following:

11 The following Schedules form part of this bylaw and shall be used in the determination of Off-Site levies:

- a) Schedule 1 – Off-Site Levy Cost Recovery Zones,
- b) Schedule 2 - Summary of Projects and Cost Recovery,
- c) Schedule 3 – Summary of Project Benefitting Areas,

- d) Schedule 4 – Summary of Planned Project Staging,
- e) Schedule 5 – Rolling 25 Year Development Plan,
- f) Schedule 6 – 2023 UMP Project Cost Share Summary,
- g) Schedule 7 – 2023 UMP WWTP Project Cost Share Summary,
- h) Schedule 8 - Service Demand Factors.

21 Section 14 is amended:

- a) in the third sentence of the first paragraph, by striking out “25.88” and substituting “37”, and
- b) by striking out the third indented paragraph and substituting

$$\text{Commercial} = 0.4 \text{ (ha)} \times 25\% \text{ Total Floor Area} \times 37 \text{ (Units/ha)} \times \$13,954/\text{Unit} = \$51,629.80$$

$$\text{Residential} = 20 \text{ Med-High Density Residential Units} \times \$9,299/\text{Unit} = \$185,980.00$$

$$\text{Total Off-Site Levy} = \$51,629.80 + \$185,980.00 = \underline{\underline{\$237,609.80}}$$

22 Section 15 is repealed.

23 Section 18 is amended by striking out “Subsequent to s.17, credit” and substituting “Credit”.

24 Section 20 is repealed.

ENACTMENT/TRANSITION

25 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

26 This bylaw comes into force on the date it is passed.

FIRST READING: February 13, 2023

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Manager, Municipal Clerk's Office

Date