

GLENMORE-ELLISON IMPROVEMENT DISTRICT

BYLAW #162

**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 Expenditure Program (identified as the “*2015-2019 Capital Plan*”) 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 *Strata Property Act*; or,
 - b) approval of an application for service

will 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 the 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 reasonably priced serviced land in the Improvement District.

5. All sums of money collected under this bylaw shall be deposited in a special reserve fund separate from all other accounts of the Improvement District. The Improvement District must use money deposited 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).

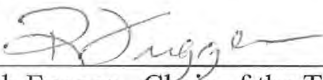
6. Monies shall be disbursed by bylaw passed by the Trustees.

7. The following bylaw is hereby repealed: Bylaw #135.

8. This bylaw may be cited as the "2015 Capital Expenditure Charge Establishment Bylaw".

INTRODUCED and given first reading by the Trustees on the 15th day of April, 2015.

RECONSIDERED and finally passed by the Trustees on the 15th day of April, 2015.



 Bob Fugger - Chair of the Trustees



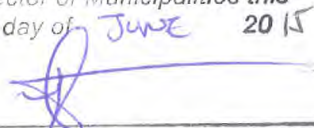
 Linda O'Neil – Administrative Treasurer

I hereby certify under the seal of the Glenmore-Ellison Improvement District that this is a true copy of Bylaw # 162 of the Glenmore-Ellison Improvement District passed by the Trustees on the 15th day of April, 2015.



 Linda O'Neil – Administrative Treasurer

Bylaw # 162

*A true copy of Bylaw No. 162
 registered in the office of the
 Inspector of Municipalities this
 16 day of JUNE 20 15*


 Deputy Inspector of Municipalities

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

CITY ZONING	RDCO ZONING	LAND USE DESIGNATION	RECOMM. RATE DRY LAND \$ / UNIT	UNIT	COMMENTS
AGRICULTURAL ZONES					
A1	A1	Agricultural	\$ 7,950	ha.	Grade "A" designation. (BCA farm status).
		Irrigation Regrade	\$ 7,950	ha.	For lots 1.0 acre in size and larger. Applies for irrigation only, no housing forms.
		Agricultural Building, other uses up to 250 m ²	\$ 5,300	building	For over 250 m ² see Commercial zones
		Agri-tourism campsite (with water hookup)	\$ 1,770	unit	
RESIDENTIAL ZONES - URBAN AND RURAL					
RR1 - RR3	RU1 - RU6	Rural Residential	\$ 5,300	lot	Applicable to first house on parcel. See below for carriage home.
All RU1 All RH1	R1	Large Lot housing	\$ 5,300	lot	Applicable to first house on parcel. See below for carriage home.
All RU2-RU5	R1 & R1M	Low, Small & Medium & Low Density Cluster housing including Bareland Strata and Manufactured Home subdivision	\$ 5,300	lot	Applicable to first house on parcel. See below for carriage home.
All RU6 All RM1-RM4 RH2, RH3	R2, R3A, RC1	Low Density row housing, Low Density multiple housing and transitional Low Density housing	\$ 4,240	unit	2 units per duplex, 4 units per fourplex, etc.
All	All	Carriage Home on Existing Lot, all zones	\$ 4,240	building	Second home on a parcel
RM7	RMP	Mobile Home Park	\$ 3,535	MH pad	Mobile home pad
RM5	R3B	Medium Density Multiple Housing	\$ 3,535	unit	2, 3 and 4 storey MF units
RM6	R3C	High Rise Apartment Housing	\$ 2,650	unit	Rate for MF 5 stories high and above
RM1 - RM7		Multifamily residential units less than 35 m ²	\$ 1,325	unit	Micro units
All	R3D	Congregate Housing	\$ 1,325	unit	Bed units
COMMERCIAL ZONES					
All C1 - C10	C1 - C4	All commercial zones	\$ 5,300	bldg area	No Sprinklers, rate for first 250 m ² of floor area, \$11/m ² rate thereafter. Fire Sprinklers, rate for first 250 m ² of floor area, \$9/m ² rate thereafter. Hotel/Campground category is subject to a rate per unit plus the commercial zone rate per building area; commercial zone rate is applicable to areas open for use by the general public.
All C1 - C10	C5	Campground (with Water Hookup)			
All C1 - C10	C7, C8	Hotel, Motel, tourist accommodation	\$ 1,770	unit	
MIXED USE					
All	All	Mixed use			Commercial Zone charges applicable to commercial use area plus Residential Zone charges applicable to residential units. RM5 for 2 to 4 storey building, RM6 for 5 stories high and above or RM1 - RM7 for residential units less than 35 m ² .
INDUSTRIAL ZONES					
I1-5	I1 to I5	All Industrial zones	\$ 5,300	unit	No Sprinklers, rate for first 250 m ² of floor area, \$11/m ² rate thereafter. Fire Sprinklers, rate for first 250 m ² of floor area, \$9/m ² rate thereafter.
PUBLIC AND INSTITUTIONAL ZONES					
P3	P1	Parks and Open Space	\$ 7,950	ha.	Base on irrigated area per hectare
P-5, W1	P3	Municipal District Park, Recreational Water Use	\$ 7,950	ha.	Hectare irrigated
P1, P2	P2	Major Institutional, Education and Minor Institutional	\$ 5,300	bldg area	No Sprinklers, rate for first 250 m ² of floor area, \$11/m ² rate thereafter. Fire Sprinklers, rate for first 250 m ² of floor area, \$9/m ² rate thereafter.
P4		Utilities	\$ 5,300	bldg area	No Sprinklers, rate for first 250 m ² of floor area, \$11/m ² rate thereafter. Fire Sprinklers, rate for first 250 m ² of floor area, \$9/m ² rate thereafter.
		Institutional Housing	\$ 1,325	bed unit	Per unit charge, as congregate care or student residences.
W2		Intensive Water Use			Special case to be assessed on an individual basis based on maximum 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. 1/3 ACRE CREDIT DESIGNATED FOR SECOND HOME ON AGRICULTURAL PROPERTY.

** ZONING CODES IN EFFECT AT THE TIME OF THIS REPORT. GEID RETAINS THE RIGHT TO ASSESS CATEGORY AND USE.