

**CITY OF DRUMHELLER
POLICY #1-90**

OFF SITE LEVIES

THE PURPOSE OF THIS POLICY IS TO:

ESTABLISH THE METHOD OF CHARGING OFF SITE LEVIES FOR DEVELOPMENTS WITHIN THE CITY OF DRUMHELLER, PURSUANT TO BY-LAW #5-90.

POLICY STATEMENT

THE DEVELOPMENT CONTROL OFFICER SHALL ADMINISTER THE CHARGING AND ENSURE PAYMENT OF OFF SITE LEVIES WITHIN THE CITY OF DRUMHELLER PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT.

ADOPTED BY COUNCIL
DATED APRIL 9, 1990

1. **GENERAL**

1.1 An off-site levy is to be assessed in accordance with the By-law and paid before a Development Permit is issued for the construction of any new residential or commercial/industrial buildings except as provided herein.

2. **PREVIOUSLY UNDEVELOPED PROPERTY - RESIDENTIAL, COMMERCIAL OR INDUSTRIAL**

2.1 If the lot has never contained a building, an off-site levy is payable.

3. **SINGLE FAMILY PROPERTY - RESIDENTIAL**

3.1 If the lot has previously contained a residence that was not connected to water and sewer, an off-site levy is payable.

3.2 If the lot has previously contained a residence which has been disconnected from water and/or sewer for more than 5 years, an off-site levy is payable.

3.3 If the lot contained a residence connected, within the past 5 years, to either water or sewer but not both, 50% of the off-site levy is payable.

4. **MULTIPLE FAMILY RESIDENTIAL/COMMERCIAL/INDUSTRIAL PROPERTY**

4.1 If the lot has previously contained a building that was not connected to water or sewer, an off-site levy is payable.

4.2 If the lot has previously contained a building which has been disconnected from water and/or sewer for 5 years, an off-site levy is payable.

4.3 If the previous building was connected to water and sewer service less than 5 years prior to the application for the Development Permit and:

4.3.1 is of the same or smaller floor area, no off-site levy is payable; or,

4.3.2 is of greater size, then a levy is payable using the following formula:

4.3.2.1 levy payable calculated in accordance with the By-law less the levy that would have been payable on a building of the size of the previous building.

4.4 If the previous building was connected to either water or sewer service but not both, less than 5 years prior to the application for the Development Permit, and:

4.4.1 contains the same or smaller floor area, 50% of off-site levy is payable; and

4.4.2 contains a greater floor area, the levy is payable using the following formula:

4.4.2.1 levy payable calculated in accordance with the By-law less 50% of the levy that would have been payable on a building of the size of the previous building.

5. **NEW SUBDIVISIONS**

5.1 These lots will rarely contain previous buildings which were connected to sewer or water in the last 5 years and the off-site levy will then variably be payable.

6. **TITLE SPLIT**

6.1 One, invariably, and possibly both lots will of been previously vacant and the off-site levy will be payable with respect to each such lot. If one of the lots previously contained an existing building, follow the guideline above.