

B Y - L A W #385

A BY-LAW OF THE TOWN OF ELK POINT, IN THE PROVINCE OF ALBERTA, SETTING FORTH CONDITIONS FOR DEVELOPMENT COSTS AND DEVELOPMENT AGREEMENTS.

PURSUANT

to the Planning Act 1980, Chapter P-9 under the provisions of Section 76 and Section 77 thereof, the Council of the Town of Elk Point duly assembled enacts as follows:

1. THAT any person, persons, or corporations desirous of developing lands, whether as a parcel or as subdivided lots must provide payment of a levy to be known as development levy.
2. THE development levy imposed shall be calculated on the basis of \$3,500.00 per net acre of development, and in the case of multiple dwellings, \$500.00 for each additional unit of housing.
3. THE development levies imposed shall be used only to pay for all or any part of the cost of new or expanded
 - a) Water supply, treatment and storage facilities = 60%
 - b) Sanitary sewage treatment, disposal facilities
storm drainage facilities, = 40%
 or for land in connection with all or any of the aforesaid.
4. FURTHER any person, persons, or corporations prior to development of the lands in question, must enter into a development agreement with the Town of Elk Point to do all or any of the following, at the Developer's cost:
 - a) Construct streets and lanes to standards as specified in the agreement;
 - b) Install water and sewer mains and storm drains necessary to serve the development to standards as specified in the agreement;
 - c) Construct sidewalks, curbs, and gutters to standards as specified in the development agreement;
 - d) Provide the necessary lighting to serve the development areas to standards as specified in the development agreement;
 - e) And any further services that may be required for the well-being of the development area.
5. ALL levies imposed under this By-Law shall be paid prior to the issuance of either a development permit or a building permit.
By-Law #304 is hereby repealed.

FURTHER, THIS BY-LAW SHALL TAKE EFFECT ON THE FINAL PASSING THEREOF.

1st. Reading READ a FIRST TIME this 12 day of MARCH A.D. 1984.

2nd Reading READ a SECOND TIME this 12 day of MARCH A.D. 1984.

3rd Reading READ a THIRD TIME this 26 day of MARCH A.D. 1984.

MAYOR

MUNICIPAL ADMINISTRATOR