

TOWN OF PONOKA

BY-LAW NO. 288-Z-78

A BY-LAW OF THE TOWN OF PONOKA IN THE PROVINCE
OF ALBERTA TO PROVIDE FOR AN OFF-SITE COST LEVY
FOR WATER AND SANITARY SEWER PURPOSES.

WHEREAS The Planning Act, 1977 provides authority to a Municipal Council to pass by-laws for the imposition of an off-site cost levy on undeveloped land that is to be developed for Residential, Commercial, Industrial or any other purposes to provide for expansion of municipal water supply, treatment and storage facilities, and/or municipal sanitary sewerage treatment and disposal facilities; and

WHEREAS an Infrastructure Study of the Town of Ponoka prepared by Stanley Associates Engineering Ltd. during 1975 for the General Plan of the Town of Ponoka being prepared by the Battle River Regional Planning Commission indicates that the Town of Ponoka will have to expend substantial sums to upgrade its municipal water supply and storage facilities and municipal sanitary sewer treatment and storage facilities in the immediate or near future; and

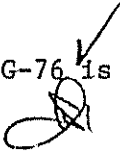
WHEREAS the Council of the Town of Ponoka deems it expedient to pass a By-Law imposing an off-site levy on all applicable land effective on and after the date of passing of this By-Law;

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NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF PONOKA IN COUNCIL DULY ASSEMBLED ENACTS AS FOLLOWS:

1. That an off-site cost levy is hereby imposed on all undeveloped land in the Town of Ponoka on the following basis:
 - (a) \$500.00 for each unit of housing, whether built separately or as part of a duplex, row housing or otherwise.
 - (b) For apartment buildings larger than duplexes -
- \$400.00 for each apartment.
 - (c) For Commercial, Industrial and other buildings -
-50¢ a square foot for all floors based on the external dimensions of the building intended for a use which could result in a high water consumption or which could create an unusual load or maintenance problem on the municipal sanitary sewerage system. Without limiting the generality of the foregoing, buildings intended for the following uses shall come within this category: Hotels, Motels, Restaurants, Garages, Service Stations, Car Washes, Laundries, etc.

- 25¢ a square foot for all floor area based on the external dimensions of the building for any building intended for a use which could result in low water consumption or which will not create an unusual load or maintenance problem on the municipal sanitary sewerage system. Without limiting the generality of the foregoing, buildings intended for the following uses shall fall into this category: Retail stores, Small offices, Municipal buildings, Recreational buildings, Schools, etc.
2. All levies imposed under this By-Law shall be paid prior to the issuance of either a development permit or a building permit, the determination of which shall be at the discretion of the Municipal Secretary of the Town of Ponoka or as may be directed by resolution of the Council of the Town of Ponoka, and such levy shall be in addition to any fee required for a development permit or a building permit.

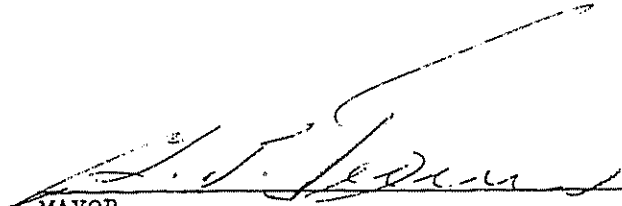
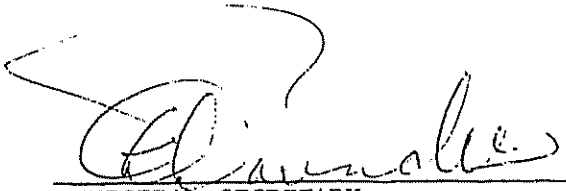
3. That all funds derived from the application of this By-Law shall be accounted for in a special fund and expended only for the purpose of expansion of the municipal water supply, treatment and storage facilities for the Town of Ponoka and/or municipal sanitary sewerage treatment and disposal facilities for the Town of Ponoka.
4. By-Law No. 244-G-76 is hereby recinded.



Read a first time this 10th day of August, A.D. 1978.

Read a second time this 10th day of August, A. D. 1978.

Read a third and final time this 10th day of August, A. D. 1978.


MAYOR
MUNICIPAL SECRETARY

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