

BYLAW 1650/24
AMENDMENT TO STURGEON INDUSTRIAL PARK AREA OFF-SITE LEVY BYLAW 1548/21
ADDING A PORTION OF SW 5-55-22-4 (Plan 4595NY, Lot A)
STURGEON COUNTY, ALBERTA

A BYLAW OF STURGEON COUNTY, ALBERTA FOR THE PURPOSE OF AMENDING STURGEON INDUSTRIAL PARK AREA OFF-SITE LEVY BYLAW 1548/21.

WHEREAS, section 648 of the Municipal Government Act, RSA 2000, c M-26, as amended (the MGA), provides that a Council of a municipality may enact a bylaw to provide for the imposition and payment of Off-Site Levies in respect to lands that are to be developed or subdivided and to authorize agreements to be entered into in respect of the payment of those levies;

AND WHEREAS, the Council of Sturgeon County deems it necessary to establish Off-Site Levies to pay for the capital costs of new and expanded roads, for new or expanded water and wastewater facilities, and for new or expanded stormwater facilities, and the land required in connection with those facilities, all of which will be required as a result of anticipated subdivision and development within the Sturgeon Industrial Park Area;

AND WHEREAS, Sturgeon County has and continues to consult in good faith with affected landowners and representatives of the development industry in order to address and define existing and future infrastructure and facility requirements within the Sturgeon Industrial Park Area and the benefit to new development from such infrastructure and facilities;

AND WHEREAS, the Council of Sturgeon County has received advice and reports respecting existing and future infrastructure and facility requirements within the Sturgeon Industrial Park Area and the benefit to new development from such infrastructure and facilities, which advice and reports set out a fair and equitable calculation of Off-Site Levies in relation to benefit, in accordance with the purpose of the MGA and the principles of the Off-Site Levies Regulation, Alta Reg 187/2017;

AND WHEREAS, the Council of Sturgeon County has adopted Bylaw 1548/21 to be the Sturgeon Industrial Park Area Off-site Levy Bylaw;

AND WHEREAS, the Council of Sturgeon County deems it desirable to amend Sturgeon Industrial Park Area Off-site Levy Bylaw 1548/21;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Title

- 1.1. This Bylaw may be referred to as the “Amendment to Sturgeon Industrial Park Area Off-site Levy Bylaw 1548/21 - Adding a portion of SW 5-55-22-4 (Plan 4595NY, Lot A).”

2. Purpose

- 2.1. The purpose of this Bylaw is to incorporate a Portion of SW-5-55-22-4 (Lot A, Plan 4595NY) into the Sturgeon Industrial Park Area.

3. Application

- 3.1. Sturgeon Industrial Park Area Off-site Levy Bylaw 1548/21 is amended as follows:
 - a. Schedule A is deleted and replaced with Schedule A.1 of this Bylaw.

4. Severability

- 4.1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

Effective Date

- 4.2. This Bylaw shall come into force upon being passed.

Read a first time this ___ day of _____, 2024.

Read a second time this ___ day of _____ 2024.

Read a third time this ___ day of _____ 2024.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER

DATE SIGNED

Schedule A.1

