

**BY-LAW NO. 3121 OF THE  
COUNTY OF GRANDE PRAIRIE NO. 1**

A By-law of the County of Grande Prairie No. 1, in the Province of Alberta, to amend By-law No. 2702 being the Offsite Transportation Levies.

**WHEREAS** the Council of the County of Grande Prairie No. 1 has adopted By-law No. 2702;

**AND WHEREAS** the Council has the authority pursuant to the provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, to amend the said By-law.

**NOW THEREFORE** the Council of the County of Grande Prairie No. 1, duly assembled, enacts as follows:

1. Bylaw 2702 is hereby amended as follows:
- a. In **SCHEDULE “B” – Bylaw 2702 RURAL ROADS LEVIES – PRINCIPLES** the fourth, fifth and sixth paragraphs shall be deleted and replaced with:

“The estimated 2019 identified road and intersection improvements that are required over the next 30 to 50 years is in excess of \$361,132,083.

The estimated cost of upgrading (regrades) the subgrade, base and geometric aspects of a rural road to a gravel standard is approximately \$756,260 per mile. It is expected that this cost will be funded through current transportation budgeting on a divisional basis.

The estimated cost to pave a road is \$1,394,560 per mile. Expenses in the Clairmont area are expected to be higher due to the potential need for more urban standard road systems. Collector and Arterial road networks may be more expensive. The length of road associated with providing access to every two sections of land is three miles, or 4.8 km.”

- b. In **SCHEDULE “B” (CONTINUED)**
- I. The table entitled **Zone 1 – Clairmont Centered Area Identified Costs** shall be deleted and replaced with

Zone 1 – Clairmont Centered Area			
Total Area: (Acres)			17,660.68
Levies Collected: (Acres)			1,446.26
Area Unlikely to be Collected (Acres)			136.5
Gross Developable Acres			16,077.92
Improvement	Cost/Kilometer	Road Length (Km)	Cost
Arterial4Lane*	\$2,236,000.00	41.78	\$93,414,937.20
Collector2Lane*	\$1,040,000.00	52.47	\$54,566,574.40
Clairmont Parkway Downtown			\$3,200,000.00
Intersection Improvements:			Cost
Signalized Intersections 14 @ \$290,000			\$4,060,000.00
RGE RD: 55 @ TWP RD 730			\$456,131.00
RGE RD: 60 @ TWP RD 730			\$456,131.00
RGE RD 63 @ TWP RD 724			\$1,348,215.00
RGE RD 55 @ Highway 43			\$801,288.00
TWP RD 724 @HWY 2			\$816,366.00
TWP RD 730 @HWY 2			\$2,692,500.00
Flyover RGE RD 62 @ HWY 43			\$11,187,876.0
Total Construction Cost:			\$173,000,018.6



Engineering (10%)	\$2,181,850.70
<b>Net Construction Cost</b>	<b>\$175,181,869.3</b>
<b>Cost per Developable Acre</b>	<b>\$10,895.80</b>

\* Engineering (10%) already accounted in cost/Km value

II. Paragraphs two, three and four shall be deleted and replaced with

“The Zone 1 offsite levy boundary is congruent with the 50-year growth boundary for the Hamlet of Clairmont. The Clairmont Urban Area is intended to be a focal point for major subdivision and development activity in the County and is designed to accommodate much of the County’s overall demand for growth. As a result, the infrastructure needs in this area are significant. The Gross Developable Acres is calculated by subtracting areas where offsite levy for roads have previously been collected and areas where offsite levies are unlikely to be collected, namely residential multi-lot subdivisions that do not provide the possibility of collection through the application of a development permit, from the total area within the Clairmont Urban Area. The Gross Developable area in Zone 1 is 16,077.92 acres. The Net Construction Cost in Zone 1 is \$175,181,869.3 making the cost per developable acre \$10,895.80.

Based on the above calculations, the levy in this zone should be approximately \$10,895.80/acre or \$26,924.11/ha. **It is recommended that the levy within this zone is \$11,000.00 / acre** in 2019, or until the zone boundary is changed, following public consultation, to capture a greater benefitting area.”

III. Delete the table entitled **ZONE 2 - City of Grande Prairie Centered Area Identified Costs** and replace with

<b>Zone 2 – City of Grande Prairie Centered Area</b>			
Total Area: (Acres)		9,336	
Levies Collected: (Acres)		587.7	
Area Unlikely to be Collected (Acres)		2,119	
<b>Gross Developable Acres</b>		<b>6,629.3</b>	
Improvement	Cost/Kilometer	Road Length (Km)	Cost
Arterial4Lane*	\$2,236,000.00	20.75	\$46,386,602.60
Collector2Lane*	\$1,040,000.00	8.60	\$8,945,248.00
<b>Intersection Improvements:</b>			<b>Cost</b>
Signalized Intersections: 2 @ \$290,000			\$580,000
<b>Total Construction Cost:</b>			<b>\$55,911,850.60</b>
<b>Engineering (10%)</b>			<b>\$58,000.00</b>
<b>Net Construction Cost</b>			<b>\$55,969,850.60</b>
<b>Cost per Developable Acre</b>			<b>\$8,442.80</b>

\* Engineering (10%) already accounted in cost/Km value

IV. Delete paragraphs five and six and replace with

“The area centered on the City of Grande Prairie has historically experienced high rates of residential development and is identified as an area for growth in the County’s Municipal Development Plan. The opportunity for municipal water servicing allows the potential for higher density and therefore, a greater need for roadway and intersection upgrades.

The Gross Developable Area within Zone 2 is 6,629.3 acres while the Net Construction Cost is \$55,969,850.60. The potential levy within this zone is \$8,442.80 / acre or \$20,862.61/ ha. **The proposed levy within this zone is \$8,600.00 / acre** for 2019, or until the zone boundary is changed, following public consultation, to capture a greater benefitting area.”

- V. The table entitled **ZONE 3 - Grande Prairie Rural Area Identified Costs** shall be deleted and replaced with

<b>Zone 3 – Rural Area</b>			
Gross Area: (Acres)			71,777
Levies Collected: (Acres)			2,442
Area Unlikely to be Collected (Acres)			3131
<b>Gross Developable Acres</b>			<b>66,204</b>
<b>Improvement</b>	<b>Cost/Kilometer</b>	<b>Road Length (Km)</b>	<b>Cost</b>
Arterial4Lane*	\$2,236,000.00	2.42	\$5,418,319.92
Collector2Lane*	\$1,040,000.00	116.44	\$121,102,092.80
<b>Intersection Improvements</b>			<b>Cost</b>
Signalized Intersections: 1 @ \$290,000			\$290,000.00
RG RD 62 @ HWY 672			\$850,000.00
RG RD 63 @ HWY 672			\$1,900,000.00
TWP RD 732 @ HWY 2			\$355,410.00
<b>Total Construction Cost:</b>			<b>\$129,915,822.72</b>
<b>Engineering (10%)</b>			<b>\$339,541.00</b>
<b>Net Construction Cost</b>			<b>\$130,255,363.72</b>
<b>Cost per Developable Acre</b>			<b>\$1,967.48</b>

\* Engineering (10%) already accounted in cost per Km value

- VI. Paragraph seven shall be deleted and replaced with

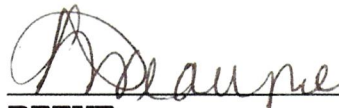
“Zone 3 captures the rural area surrounding Clairmont and the City of Grande Prairie and includes both industrial and country residential areas within the County’s Municipal Development Plan.

The Gross Developable Area within Zone 3 is 66,204 acres while the Net Construction Cost is \$130,255,363.72. The potential levy within this zone would be approximately \$1,967.48/ acre or \$4,861.75 / ha. **The proposed levy within this zone is \$2,000.00/ acre for 2019, or until the zone boundary is changed, following public consultation, to capture a greater benefitting area.”**

- c. That Map 1, 2 and 3 shall be deleted and replaced with revised Maps 1, 2 and 3 attached as per Schedule ‘A’, Schedule ‘B’ and Schedule ‘C’.

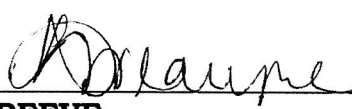
This By-law shall come into effect upon third and final reading. By-law 2702 is hereby amended.

**READ A FIRST AND SECOND TIME THIS 15<sup>th</sup> DAY OF July ,A.D. 2019.**

  
REEVE

  
COUNTY ADMINISTRATOR

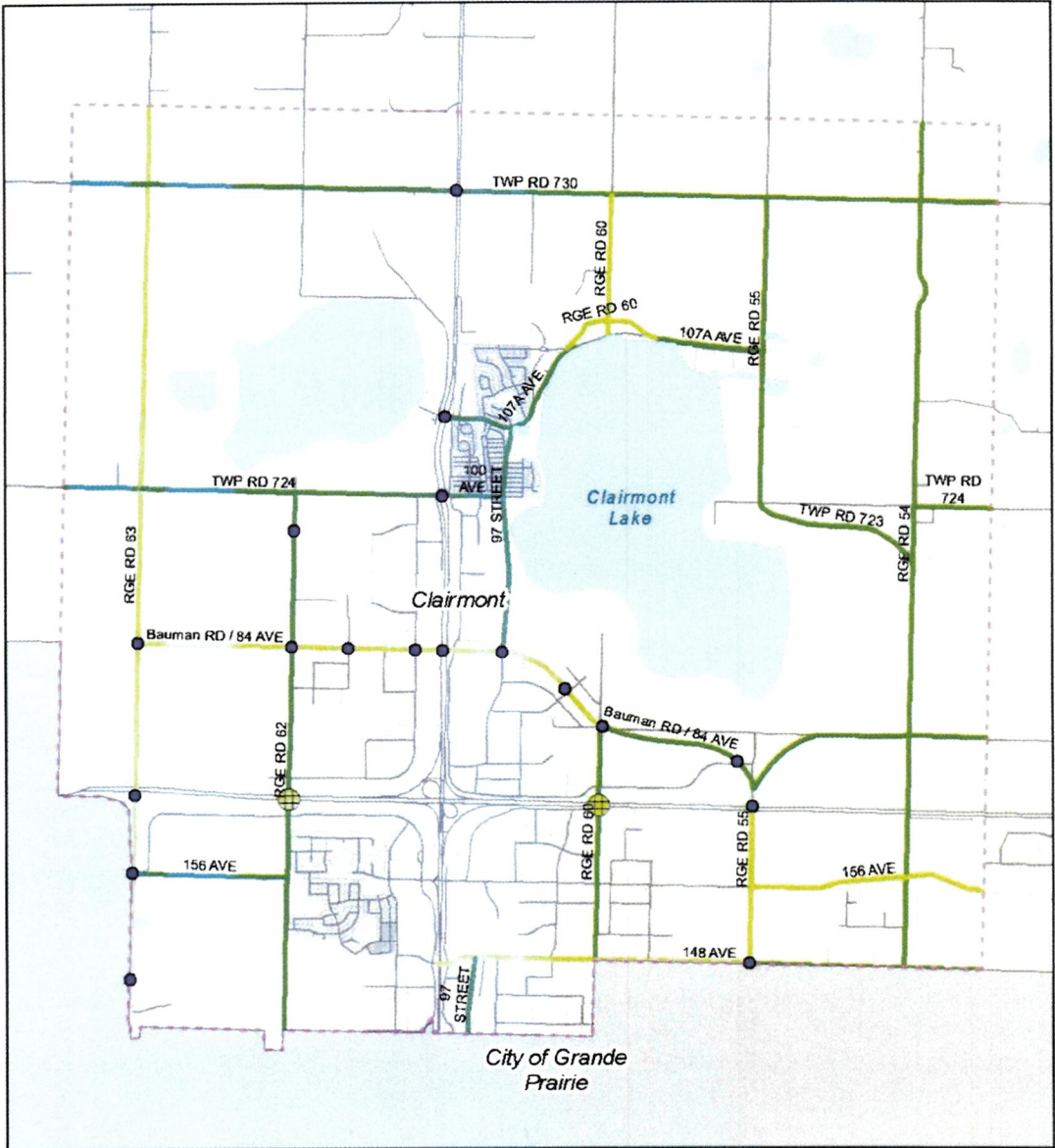
READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS 15<sup>th</sup>  
DAY OF July 2019.

  
REEVE

  
COUNTY ADMINISTRATOR



Schedule "A" Map



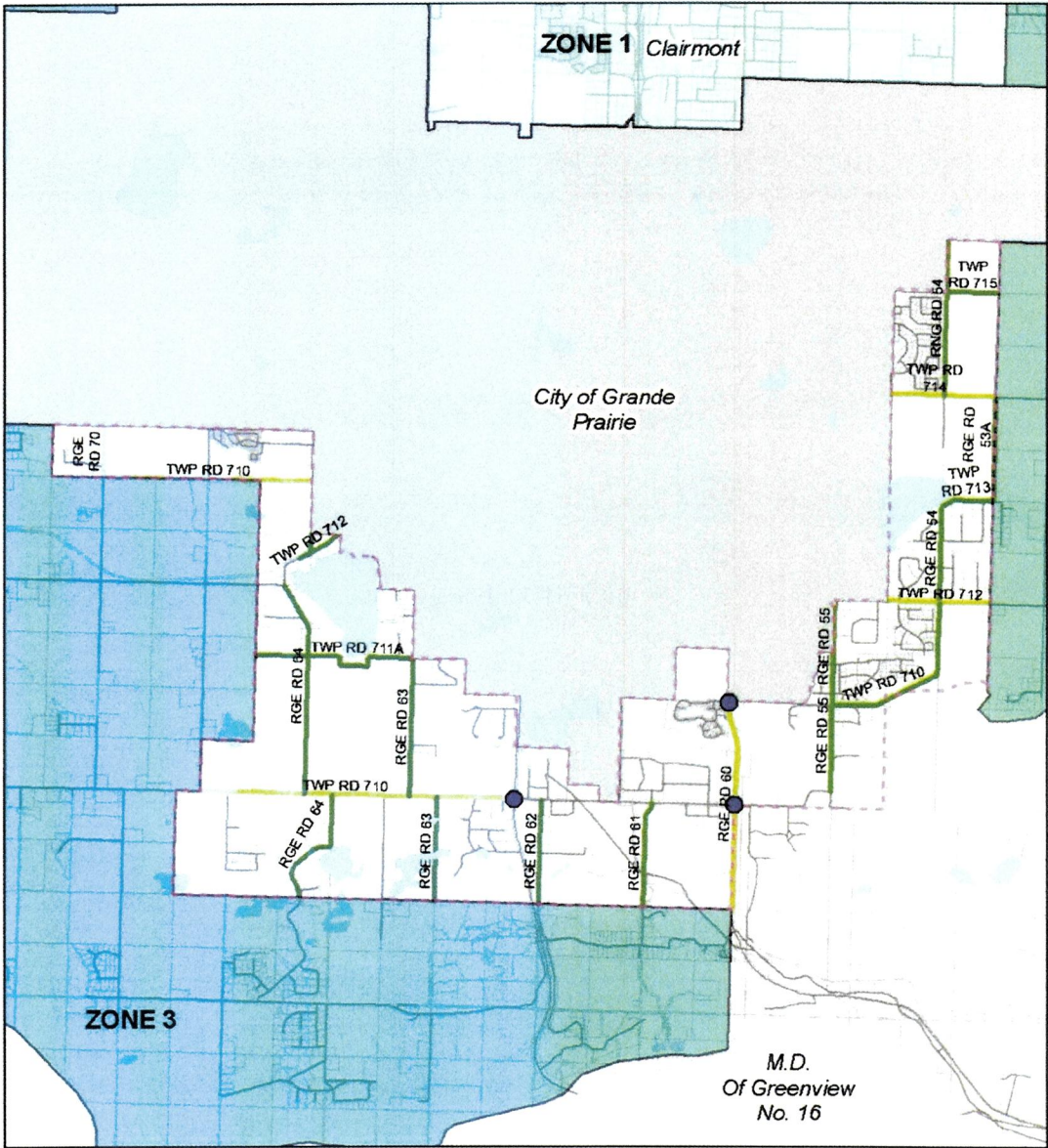
**County of Grande Prairie  
Transportation Levy Roads Zone 1**

1:55,000  
Date: 6/26/2019



- Intersection Improvements
- ⊕ Flyover
- Arterial 4 Lane
- Collector 2 Lane
- Roads
- Levy Boundary

Schedule "B" Map



County of Grande Prairie  
Transportation Levy Roads Zone 2

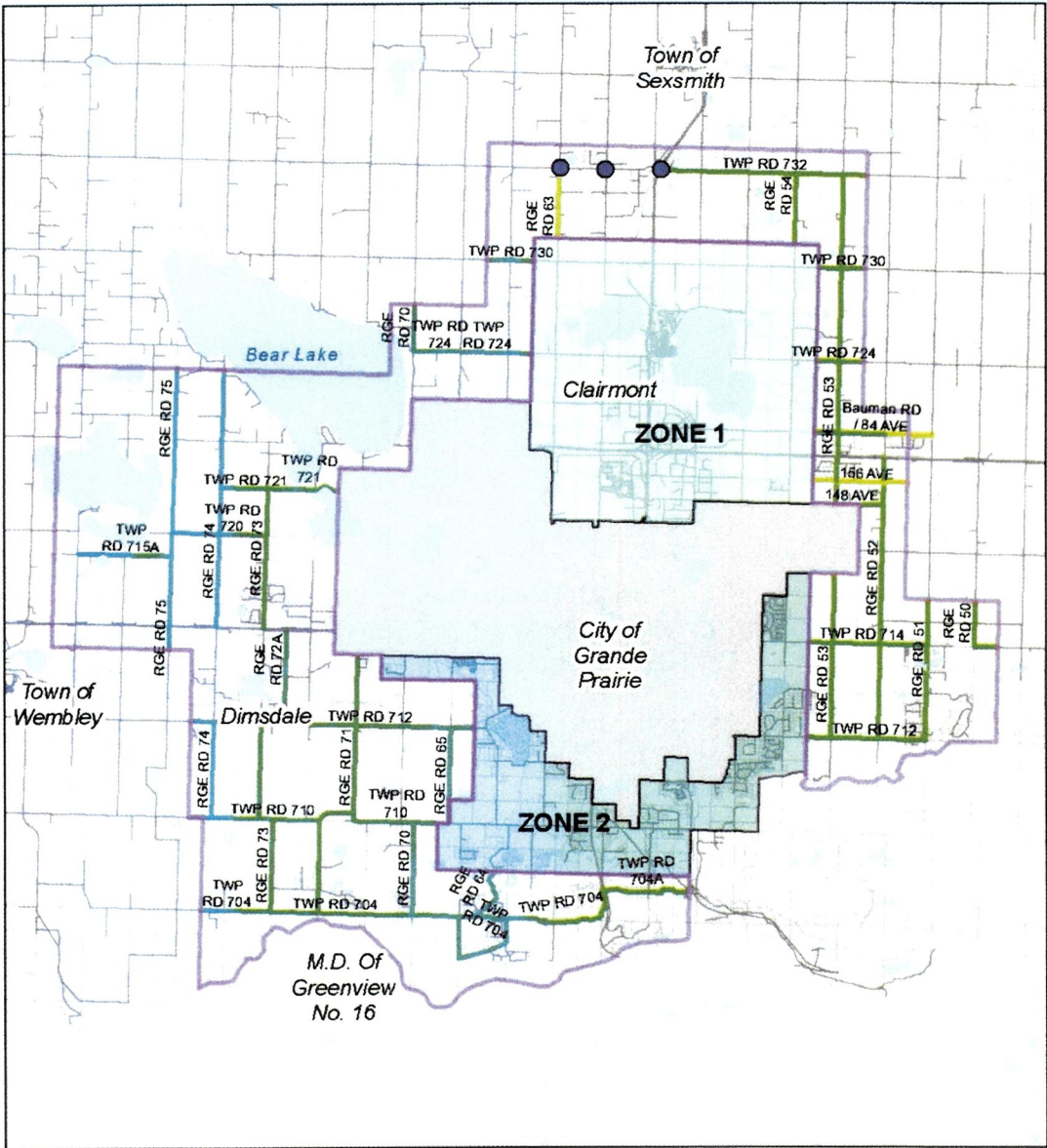
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Date: 6/26/2019



- Intersection Improvements
- ⊕ Flyover
- Levy Boundary
- Arterial 4 Lane
- Collector 2 Lane
- Other Roads



Schedule "C" Map



County of Grande Prairie  
Transportation Levy Roads Zone 3

- Levy Boundary
- Intersection Improvements
- Arterial 4 Lane
- Collector 2 Lane
- Other Roads

N  
1:179,000

Date: 6/26/2019