

**BY-LAW NO. 7397**

**BEING A BY-LAW of The City of Brandon to amend Development Charges By-law No. 7175.**

**WHEREAS the Council of The City of Brandon in Development Charges By-law No. 7175 regulates development charges against land to pay for increased capital costs required because of increased needs for services;**

**AND WHEREAS it is deemed necessary and expedient to amend Development Charges By-law No. 7175 to update development charges and associated timing of payment with respect to transportation and land drainage network infrastructure, along with general housekeeping provisions and policy surrounding development charges rates and capital infrastructure projects;**

**Now therefore, the Council of The City of Brandon, duly assembled, enacts as follows:**

**1. That the preamble be amended as follows:**

- (a) deleting in the first AND WHEREAS the words “232(2), 250 and 252” and substituting therefor the words “232(2)(d), 250(1), 250(2)(b) and (c), and 252(1) and (2)”;**
- (b) adding in the second AND WHEREAS an “s” immediately after the word “charge” and deleting the word “has” and substituting therefor the words “, capital infrastructure policy, and 20-year development charges capital infrastructure project list have”;**
- (c) adding in the fourth AND WHEREAS the word “/or” immediately after the word “and” and deleting the words “residential, commercial, industrial, or institutional designated lands in the Brandon and Area Planning District Development Plan” and substituting therefor the words “planned growth as set-forth in the Brandon City Plan or subsequent plan”.**

**2. That PART I: DEFINITIONS of By-law No. 7175 be amended as follows:**

- (a) deleting the definitions “ACT”, “ACCESSORY USE”, “BENEFITING AREA” in its entirety;**
- (b) adding the following immediately before the definition “BUILDING CODE ACT”:**

**““BRANDON CITY PLAN” means the Development Plan for the City of Brandon as set out in *The Planning Act*.”;**
- (c) deleting in the definition “BUILDING CODE ACT” the words “and Mobile Homes”;**
- (d) adding in the definition “CAPITAL COST” (d) the words “growth-related” after the word “undertake”, adding an “s” immediately after the word “charge”, deleting the word “, including” after the word “Brandon” and substituting therefor the words “; and/or” and adding the bullet “(e)” immediately before the words “interest on borrowing”;**
- (e) adding in the definition “DENSITY, HIGH” the words “and secondary suites” immediately after the word “multiple”;**
- (f) adding to the definition “DEVELOPMENT CHARGE” an “(S)” to the word “CHARGE”;**
- (g) adding the following immediately after the definition of “DEVELOPMENT AGREEMENT”:**

**“DIRECTOR” means the Director of the Engineering Department or their designate.”;**
- (h) adding the following immediately after the definition of “DWELLING, ROW HOUSE”:**

**“DWELLING, SECONDARY SUITE” means a dwelling unit that is self-contained, subsidiary to, and located on the same site as a single detached dwelling and complies with the development standards as set-forth in the Zoning By-law.”;**

- (i) adding to the definition “DWELLING UNIT” the sentence “Where shared sanitary, cooking, eating and/or living facilities are utilized, each room shall be considered a dwelling unit in facilities including but not limited to dormitories, retirement homes and other supportive housing.”;
  - (j) adding to the definition “FLOOR AREA” the sentence “Floor area within this by-law will be presented in square feet.”;
  - (k) deleting in the definition “MOBILE HOME” the words “and Mobile Homes”;
  - (l) deleting in the definition “NETWORK INFRASTRUCTURE” the word “distribution,” after both “water” and “wastewater” and deleting the word “drainage” and substituting therefor the words “land drainage network”;
  - (m) adding the following immediately after the definition “PLANNING COMMISSION”:
 

“RESIDENTIAL ACCESSORY BUILDING” means a building which the activity is customarily incidental, related, appropriate and clearly subordinate to the principal use of the site or building.”
  - (n) Adding in the definition “TREATMENT” the word “INFRASTRUCTURE”.
3. That PART II: DESIGNATION OF SERVICES be amended by deleted sections 2 and 3 in its entirety and substituting therefor the following:
- “2. Development charges are imposed for the following service categories:
- (a) Treatment Infrastructure - Wastewater
  - (b) Treatment Infrastructure - Water
  - (c) Network Infrastructure - Transportation
  - (d) Network Infrastructure - Wastewater
  - (e) Network Infrastructure - Water
  - (f) Network Infrastructure - Land Drainage
3. The components of the service categories designated in Section 2 of this by-law are outlined in Schedule “A” to this by-law, and further defined in Schedule “D” to this by-law.”
4. That PART III: USE OF DEVELOPMENT CHARGE FUNDS be amended as follows:
- (a) deleting subsection 4 (1) in its entirety and substituting therefor the following:
 

“4 (a) will be used to fund new services, upgrade existing services, or debt finance services required for planned growth; and”;
  - (b) deleting in subsection 4 (2) the number “2” and substituting therefor the letter “b” and deleting the word “servicing” and substituting therefor the word “service”;
  - (c) deleting sections 5, 6 and 7 in its entirety and substituting therefor the following:
 

“5. The applicable services for 20-year planned growth are set-forth in the Development Charges Capital Infrastructure Policy and the Development Charges Capital Infrastructure Projects List, as per Schedule “D” and “E” to this by-law.

6. The timing for constructing the applicable services identified for growth in the Development Charges Capital Infrastructure Projects List, as per Schedule “E”, shall be informed by the Brandon City Plan and associated growth strategies, and the state of the reserve funds identified in Subsection 4(b), and available resources of the City.

7. Council, upon recommendation from Administration, shall prioritize the applicable services for 20-year planned growth in the 10-year capital plan and the annual financial plan.”

5. That PART IV: ESTABLISHED AREA CHARGE be amended as follows:

- (a) adding the word “GROWTH” in Part IV title immediately after the word “ESTABLISHED”;
- (b) adding in section 8 the words “infrastructure and transportation network infrastructure” immediately after the word “treatment”, deleting the “s” immediately after the words “as per Schedule”, and deleting the word “of” and substituting therefor the word “to”;
- (c) deleting in section 9 the words “water and wastewater”, adding the words “infrastructure and transportation network infrastructure” immediately after the word “treatment”, and adding quotations around the word “B-1”;
- (d) deleting in section 10 the words “subsections 2 (a) and (b)” and substituting therefor the words “Subsections 2(a), (b) and (c)”;
- (e) adding in subsection 10 (a) the words “and number of dwelling units” immediately after the word “density”;
- (f) deleting in subsection 10 (b) the words “floor area” and substituting therefor the words “Floor Area”;
- (g) adding in subsection 10 (c) the words “and number of dwelling units” immediately after the word “density” and deleting the words “floor area” and substituting therefor the words “Floor Area”.

6. That PART V: EMERGING AREA CHARGE be amended as follows:

- (a) adding the word “GROWTH” in Part V title immediately after the word “EMERGING”;
- (b) deleting section 12 in its entirety and substituting therefor the following:

“12. Development charges for treatment infrastructure and network infrastructure as per Schedules “B-2” and “B-3” to this by-law and referenced in the annual City of Brandon Fee Schedule By-law apply to all lands within the “Emerging Growth Area” in the City of Brandon as shown in Schedule “C” to this by-law.”;
- (c) deleting in section 13 the words “The Brandon and Area Planning District Development Plan” and substituting therefor the words “the Brandon City Plan”;
- (d) deleting in subsection 14 (b) the words “, and Water and Wastewater Treatment” and substituting therefor the words “and treatment infrastructure”;
- (e) adding in section 15 quotations around the word “B-2”;
- (f) deleting in section 17 the words “(a through f)” immediately following the words “Section 2”;
- (g) deleting in subsection 17 (a) the word “Density” and substituting therefor the words “density and number of dwelling units”;
- (h) deleting in subsection 17 (c) the word “Density” and substituting therefor the words “density and number of dwelling units”;
- (i) adding the following immediately after Section 17:

“17.1 Any lands annexed into The City of Brandon shall be included in the “Emerging Growth Area” as shown in Schedule “C” to this by-law.”

7. That PART VI: REDUCTION OF DEVELOPMENT CHARGES be amended as follows:

- (a) adding in section 19 a “-” immediately after the words “Schedules “B”;
- (b) adding in section 20 the words “for a former residential use” immediately after the word “reduction”;

- (c) adding the following immediately after Section 20:

**“20.1 The reduction for a former non-residential use shall be applied in accordance with Floor Area as noted on the most recent applicable property tax assessment record(s) for a building or portion of a building that has been or will be demolished or converted to another use.”;**
- (d) deleting in section 21 the words “Section 19” and substituting therefor the words “Sections 20 and 20.1”;
- (e) adding in subsection 21 (b) the word “Act” immediately after the word “Code”;
- (f) adding the following immediately after Section 21:

**“DEVELOPMENT CHARGE OFF-SETTING**

**21.1 Council at their discretion may adopt separate development charge off-setting by-laws and fund reserves to discount development charges for specific land uses and/or areas of the City.”**

**8. That PART VI: TRANSITIONAL RULES be amended as follows:**

- (a) deleting section 22 in its entirety;
- (b) deleting section 23 in its entirety and substituting therefor the following:

**“23. Despite Section 9 and Subsection 14(b), development charges due for payment prior to the issuance of a building permit in Schedules “B-1” and “B-3” shall be reduced when previous development agreement contributions have been paid for services listed in Section 2 and pertain to a project listed in Schedule “E” of this by-law. The reduction will be calculated by the total contributions paid divided by the number and type of residential dwelling units and/or floor area of non-residential development and shall not exceed the amount of the development charges otherwise payable with respect to the development.”;**
- (c) adding the following immediately after Section 23:

**“23.1 For previously approved development sites located in the “Emerging Growth Area” that have paid development charges at the time of development agreement prior to this by-law amendment coming into force, a credit towards transportation and land drainage network infrastructure development charges in Subsection 14(b) will be applied at the time of building permit equal to the total development charges paid at the time of development agreement. The credit will be calculated by the total development charge paid divided by the number and type of residential dwelling units and/or Floor Area of non-residential approved. The credit shall not exceed the amount of network infrastructure development charges otherwise payable with respect to the development.”**

**9. That PART VII: PAYMENT BY SERVICES be amended as follows:**

- (a) deleting in Section 24 the word “a” immediately after the word “towards” and substituting therefor the words “current and future”, and adding an “s” to the word “charge”, and deleting the word “budget” and substituting therefor the word “plan”;
- (b) adding the following immediately after Section 24:

**“24.1 The value of the credit in Section 24 is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service category to which the work relates.”**

**10. That PART IX: INDEXING be amended as follows:**

- (a) adding in section 25 the words “for treatment infrastructure and water and wastewater network Infrastructure” immediately after the word “charges” and adding quotations around the words “ “B-1, B-2 and B-3” ”;

- (b) adding the following immediately after section 25:
 

**“25.1 Development charges for transportation and land drainage network infrastructure imposed in Schedules “B-1”, “B-2” and “B-3” pursuant to this by-law will be automatically adjusted annually, in accordance with Statistics Canada “Building Construction Price Index (Winnipeg, Division Composite)” for non-residential buildings (Statistics Canada. Table 19-10-0276-02 Building construction price Indexes, percentage change, quarterly).”;**
  - (c) adding in section 26 the quotations around the words “B-1, B-2 and B-3” and adding the words “for treatment infrastructure and water and wastewater network Infrastructure” immediately after the word “ “B-3” ”;
  - (d) adding the following immediately after section 26:
 

**“26.1 The annual indexed percentage increase (or decrease) for the development charges imposed in Schedules “B-1”, “B-2” and “B-3” for transportation and land drainage network infrastructure shall be equal to the “Building Construction Price Index (Winnipeg, Division Composite, non-residential buildings)” percentage increase (or decreases) between Q2 of the current year and Q2 of the previous year. The indexed development charges for the new year will become effective January 1st in the annual City of Brandon Fee Schedule By-law.”**
- 11. That PART X: CONSULTATIONS be amended as follows:**
- (a) deleting in Section 27 the word “or” immediately after the word “application,”, adding the quotations around the words “B-1, B-2 and B-3”, and adding the words “, or new projects to be included in the Development Charges Capital Infrastructure Projects List in Schedule “E” ” immediately after the word “by-law”;
  - (b) adding in Section 28 the quotations around the words “B-1, B-2 and B-3”;
  - (c) adding the following immediately after section 28:
 

**“28.1 The City shall publish an annual financial report which will provide an update on the status of the development charges reserves and capital plan projects. The City shall consult with development and building industry representatives following the publishing of the report.”**
- 12. That PART XI: COMPLAINTS AND APPEALS be amended as follows:**
- (a) deleting in subsection 29 (b) the word “and” immediately after the “;”;
  - (b) deleting in subsection 29 (c) the words “within 14” and substituting therefor the words “Clerks Office within fourteen (14)”;
  - (c) deleting in subsection 30 (c) the words “, vary, substitute or cancel payment” and substituting therefor the words “or vary payment”.
- 13. That PART XII: SCHEDULES be amended as follows:**
- (a) adding in section 32 immediately after Schedule “C”:
 

**“Schedule “D” - Development Charges Capital Infrastructure Policy**

**“Schedule “E” - Development Charges Capital Infrastructure Projects List”**
- 14. That PART XIII: ENACTMENT AND REVIEW be amended by deleting Sections 33, 34 and 35 in its entirety and substituting therefor the following:**
- “33. This by-law shall come into full force and take effect 60 calendar days following its passage. From that day forward, development charges imposed shall apply to rezoning applications (prior to third reading), subdivision applications (prior to the issuance of a certificate of approval) and building permits (prior to the issuance of a building or foundation permit, whichever comes first).**

34.

The rates in this by-law shall be reviewed in detail at minimum every five (5) years in series with updates to treatment and network infrastructure, as described in Schedule “A” to this by-law, required to service 20 years of planned growth as identified in the Brandon City Plan and associated Growth Strategies.
35.

Reviews are to follow the consultation process in Sections 27 through 28.1, and does not include the indexing rate increases (or decrease) already provided for in Sections 25 through 26.1.
36.

The City will undertake annual internal reviews of the development charge calculations in addition to the detailed calculation review and updates every five (5) years. During annual reviews, if significant increases or decreases in capital costs are observed which would result in a 5% or greater deviation from current development charge rates, a detailed update to the development charges calculations may be undertaken prior to the 5-year period.
37.

Where a new capital project has been identified to be included in the Development Charges Capital Infrastructure Projects List (Schedule “E”) prior to the five (5) year review period, the project may be considered in accordance with Section 6 of this by-law following consultation with development and building industry representatives.
38.

If a capital project identified in Section 37 requires revision to Schedule “E” prior to the five (5) year review period, an update to the development charges calculations will be undertaken at the same time.
39.

If any provision of this by-law is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this by-law shall remain valid.
40.

The Director shall prepare and adopt an administrative procedure to provide direction on how to administer the by-law.”
15.

That Schedules “A”, “B-1”, “B-2”, “B-3” and “C” be deleted in their entirety and substituting therefor with Schedules “A”, “B-1”, “B-2”, “B-3” and “C” as attached to this by-law.
16.

That Schedules “D” and “E” be added as attached to this by-law.

DONE AND PASSED by the Council of The City of Brandon duly assembled this 7<sup>th</sup> day of April A.D. 2025.

“J. Fawcett”

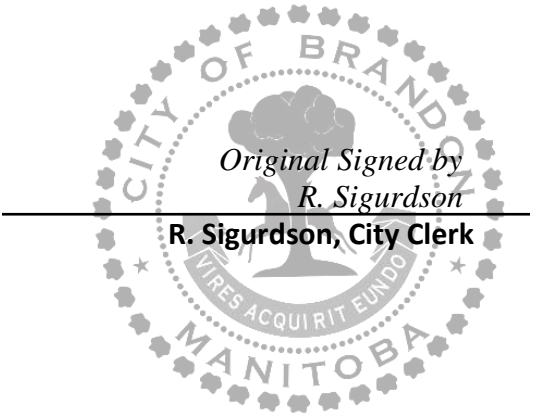
MAYOR

“R. Sigurdson”

CITY CLERK

Read a first time this	4 <sup>th</sup>	day of	November	A.D. 2024
Read a second time this	20 <sup>th</sup>	day of	January	A.D. 2025
Read a third time this	7 <sup>th</sup>	day of	April	A.D. 2025

I, Renee Sigurdson, Clerk of the City of Brandon, DO HEREBY CERTIFY the above within to be a true and correct copy of By-law No. 7397.



**SCHEDULE “A”**  
**OF DEVELOPMENT CHARGES BY-LAW NO. 7175**  
**Designated Services Under This By-Law**

**Treatment Infrastructure**

**(1) Wastewater**

- **Municipal Pre-Treatment Facility**
- **Industrial Wastewater Treatment Facility**

**(2) Water**

- **Municipal Water Treatment Facility**
- **Municipal Water Reservoirs**

**Network Infrastructure**

**(3) Transportation**

- **Street Infrastructure**
  - **Arterial Streets**
  - **Collector Streets**
- **Intersection Improvements**
  - **Roundabouts**
  - **Enhanced Intersection Geometry**
  - **Traffic Control Devices**

**(4) Water**

- **Booster Stations and works associated with Pressure Zone Boundaries**
- **Watermains**

**(5) Wastewater**

- **Public lift stations and associated Forcemains**
- **Domestic Sewer Mains**

**(6) Land Drainage**

- **Land Drainage Mains**

**Further definition of the above designated services are outlined in the Development Charges Capital Infrastructure Policy in Schedule “D” to this by-law.**

**SCHEDULE “B”**  
**OF DEVELOPMENT CHARGES BY-LAW NO. 7175**

**Schedule “B-1”**

**By-law No. 7175**  
**Schedule of Development Charges (2019 rates)**  
**Established Growth Area – Development Charges prior to Building Permit**

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	433	280	0.25
Water	339	219	0.19
Subtotal Treatment	772	499	0.44
Network Infrastructure			
Transportation (2025 rates)	2,878	2,127	1.17
Subtotal Network	2,878	2,127	1.17
Total	3,650	2,626	1.61

**Schedule “B-2”**

**By-law No. 7175**  
**Schedule of Development Charges (2019 rates)**  
**Emerging Growth Area – Development Charges prior to Subdivision or Rezoning**

Service	DC Per Net Hectare (Residential and Non-Residential)
Network Infrastructure	
Transportation (2025 rates)	0
Wastewater	30,943
Water	9,738
Land Drainage (2025 rates)	0
Total	40,681



Schedule “B-3”

By-law No. 7175  
Schedule of Development Charges (2019 rates)  
Emerging Growth Area – Development Charges prior to Building Permit

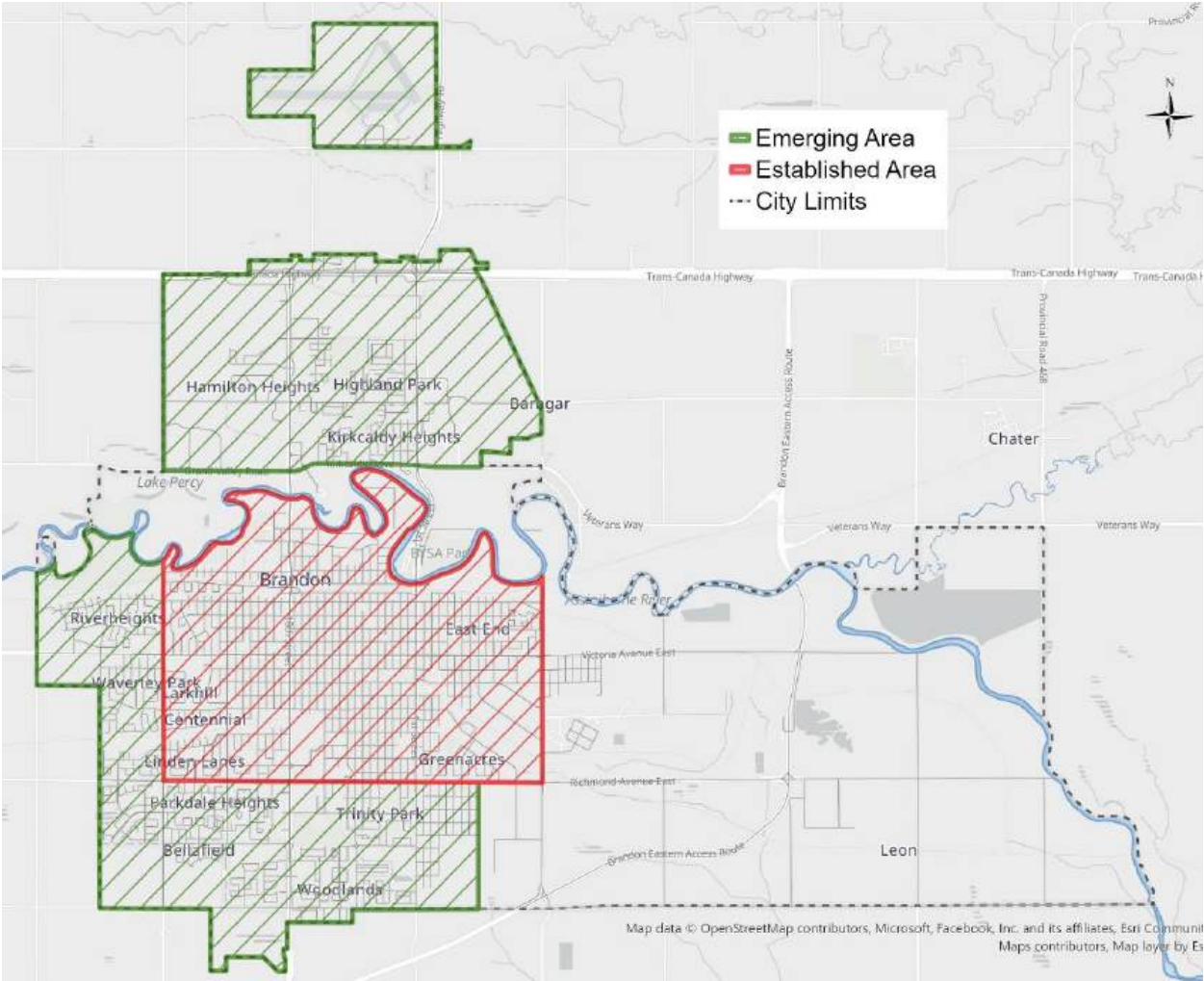
Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	433	280	0.25
Water	339	219	0.19
Subtotal Treatment	772	499	0.44
Network Infrastructure			
Transportation (2025 rates)	2,878	2,127	1.17
Wastewater	1,311	848	0.75
Water	413	267	0.23
Land Drainage (2025 rates)	908	671	0.37
Subtotal Network	5,510	3,913	2.52
Total	6,282	4,412	2.96

Development charges in Schedule “B” reflect the fees at the time of this by-law’s enactment in 2019 apart from 2025 rates for Transportation and Land Drainage Network Infrastructure. Since 2019, rates have been indexed annually based on Part IX of this by-law.

**SCHEDULE “C”**

**OF DEVELOPMENT CHARGES BY-LAW NO. 7175**

**Map of Established and Emerging Growth Areas**



**SCHEDULE “D”**  
**OF DEVELOPMENT CHARGES BY-LAW NO. 7175**  
**Development Charges Capital Infrastructure Policy**



**City Policy**

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**Title:** Development Charges Capital Infrastructure Policy

**Policy:** 1096

**Covers:** Development Charge network projects within the City of Brandon

**Effective:**

**Purpose:**

To guide City Administration in determining what growth-related infrastructure and improvements shall be funded through Development Charges.

Guidelines within this Policy pertain to determining Development Charge funding for transportation, land drainage, water and wastewater network infrastructure.

*\*Where there is any conflict or inconsistency between the policies and procedures adopted by the City of Brandon and the terms of a Collective Agreement entered into and adopted by the City of Brandon, and/or the provisions contained within a statute or regulation of the Government of Canada and/or the Province of Manitoba and/or a by-law of the City of Brandon, the Collective Agreement or the Federal or Provincial statute or regulation or by-law of the City of Brandon shall supersede such policies or procedures adopted by the City of Brandon.*

## DEFINITIONS

The following definitions provided are for the sole purpose of interpreting the Development Charges Capital Infrastructure Policy.

**Arterial Street:** streets used to carry large volumes of all types of traffic moving at medium-to-high speeds. The primary function is efficient traffic movement and the secondary function is providing land access. Arterial Streets are identified in Schedule “A1” of the Traffic By-law.

**Bike Lane:** a lane within a roadway that is intended for exclusive bicycle use.

**City:** the area incorporated and known as the City of Brandon.

**Collector Street:** streets that collect and distribute traffic to Arterial Streets and local streets as well as provide access to adjacent areas. Collector Streets typically operate as neighbourhood-wide connections and may connect to higher capacity Arterial Streets, other Collector Streets, or lower capacity local streets. The functions of providing land access and traffic movement are of equal importance. Collector Streets are identified in Schedule “A1” of the Traffic By-law.

**Developer:** a person, persons, or corporation who has applied to subdivide and/or develop, or to service an existing parcel of land, whether as the owner or an agent for the owner of the land.

**Development Area:** the aggregate of all contiguous lands within the City of Brandon within a Neighbourhood Plan which has been adopted by the City of Brandon. In the absence of an adopted Neighbourhood Plan a Development Area shall be the aggregate of all contiguous lands within a single legal section of land, typically bound by Arterial Streets.

**Development Charges:** a charge for new services or upgrades to existing services required for growth as defined in the Development Charges By-law No. 7175.

**Domestic Sewer:** a gravity fed pipe and appurtenances that receives wastewater from sewer service lines and conveys it to a public lift station or pre-treatment plant.

**Forcemain:** conveys wastewater from a lift station to a Domestic Sewer.

**Incremental Cost:** costs incurred by Developers for the installation of water, sewer and land drainage mains above and beyond what is required to service an individual Development Area. Incremental Costs do not include design costs.

**Intersection Improvement:** improving the operation of a vehicular intersection to maintain or improve the level of service, typically determined through a traffic impact study. Within the context of this Policy, an Intersection Improvement may include roundabouts, enhanced intersection geometry and/or traffic control devices. Traffic control devices within this Policy are installations to control traffic including but not exclusive to all pavement markings, traffic signs and traffic signals required to operate the transportation system in a safe and efficient manner.

**Multi-use Path:** a pathway physically separated from motor vehicle traffic and can be either within the roadway right-of-way or within an independent right-of-way. Multi-use Paths are built for all forms of active transportation. Also referred to as a multi-use trail.

**Oversizing:** increasing the capacity of land drainage mains, watermains or Domestic Sewer mains to and/or within a new Development Area that supports adjacent Development Areas, both existing and new. Oversizing improvements may include water distribution, wastewater collection, and land drainage infrastructure and the additional capacity may be considered a Development Charge should the infrastructure fit under the definition of a Development Charge.

## 1.0 POLICY STATEMENT

In the process of reviewing and updating Development Charge rates as outlined in The Development Charges By-law, City Administration shall adhere to the following guidelines for determining whether new growth-related infrastructure and improvements should be funded from Development Charge reserves.

The following guidelines need to be read in conjunction with the City's Municipal Servicing Standards requirements.

The intent of the following clauses is to define what projects are to be considered when calculating Development Charge rates. If a project does not fit within the clauses below, it is not considered to be a Development Charge project.

### 1. Roads<sup>1</sup>

- 1.1 All Arterial Streets – Include in the Development Charge (D.C.) calculation
- 1.2 Collector Streets located within existing right-of-ways of sufficient width as of the initial Development Charges By-law adoption date of December 17<sup>th</sup>, 2018 – include in the D.C. calculation

In the absence of adopted City of Brandon Municipal Servicing Standards, the typical road cross sections attached as Appendix A are to be used in conjunction with the above statements to define applicable road Development Charge calculations.

<sup>1</sup> Road cost calculations are to include any incidentals present within the road right-of-way including but not exclusive to Bike Lanes, Multi-Use Paths, sidewalks, street lighting, trees and signage.

### 2. Intersection Improvements

- 2.1 Intersection Improvements external to the Development Area which do not provide a connection to a road internal to the development – include in the D.C. calculation.
- 2.2 Intersection Improvements external to the Development Area which provide a connection from a Collector Street internal to the development to an Arterial Street and directly benefits multiple Development Areas – include in the D.C. calculation
- 2.3 Notwithstanding 2.1, Intersection Improvements external to the Development Area that are warranted solely due to a specific Development Area will be the full direct responsibility of the Developer.

### 3. Land/Easement Acquisition

- 3.1 Land or easement acquisition required to facilitate a Development Charge project - include in the D.C. calculation

### 4. Storm Water Management

- 4.1 Land drainage mains external to the Development Area which support multiple Development Areas - include in the D.C. calculation
- 4.2 Land drainage mains internal to the Development Area which benefit external Development Areas and have an increased carrying capacity at the request of the City – include the Incremental Cost in the D.C. calculation<sup>2</sup>

<sup>2</sup> Developers who are required to increase capacity of their internal land drainage network at the request of the City are eligible for incremental cost reimbursement between the land drainage main size required to solely service the Development Area and the land drainage main size identified by the City in

accordance with Section 7, Oversizing, of this Policy.

## 5. Water

- 5.1 Booster stations and works associated with pressure zone boundaries - include in the D.C. calculation
- 5.2 Watermains external to the Development Area which support multiple Development Areas - include in the D.C. calculation
- 5.3 Watermains internal to the Development Area which benefit external Development Areas and have an increased main size at the request of the City – include the Incremental Cost in the D.C. calculation<sup>3</sup>

<sup>3</sup> Developers who are required to increase the main size of their internal watermain network at the request of the City are eligible for incremental cost reimbursement between the watermain size required to solely service the Development Area and the watermain size identified by the City in accordance with Section 7, Oversizing, of this Policy.

## 6. Domestic Sewer

- 6.1 Public lift stations and associated Forcemains – include in D.C. Calculation
- 6.2 Domestic Sewer mains external to the Development Area which support multiple Development Areas – include in D.C. calculation
- 6.3 Domestic Sewer mains internal to the Development Area which benefit external Development Areas and have an increased carrying capacity at the request of the City – include the Incremental Cost in the D.C. calculation<sup>4</sup>
- 6.4 Domestic Sewer mains internal to the Development Area which benefit external Development Areas and are greater than 4.5m in depth at the request of the City – include Incremental Cost in the D.C. calculation<sup>4</sup>

<sup>4</sup> Developers who are required to increase capacity and/or depth of their internal Domestic Sewer network at the request of the City are eligible for incremental cost reimbursement between the Domestic Sewer main size required to solely service the Development Area and the Domestic Sewer main size identified by the City; and between 4.5m and the Domestic Sewer main depth identified by the City in accordance with Section 7, Oversizing, of this Policy.

## 7. Oversizing

- 7.1 Where the City has identified potential synergies between a proposed development and Development Charge projects and it is determined to be in best interest of the project to alter the routing to cross through a Development Area, the City may require Oversizing of the development's infrastructure.
  - i. The following will be taken into consideration when assessing suitability of routing a Development Charge project through a Development Area.
    - 1. Impact on the cost of construction and potential to lower Development Charge rates
    - 2. Cost to the taxpayers for future maintenance of the asset
    - 3. Cost to the taxpayers for future renewal of the asset
- 7.2 Where a synergy has been identified in accordance with Oversizing Section 7.1 and the project meets both of the following criteria below – include Incremental Cost in the D.C. calculation.

- i. Benefits multiple Development Areas
- ii. Meets the intent and takes the place of an existing Development Charge project

**RELATED ITEMS:**

- Bylaw No. 7175 – Development Charges
- Appendix A – Municipal Servicing Standards Street Sections

**Motion #:**

**Authorized By:**

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**City Clerk on behalf of City Council**

**Revision Date:**

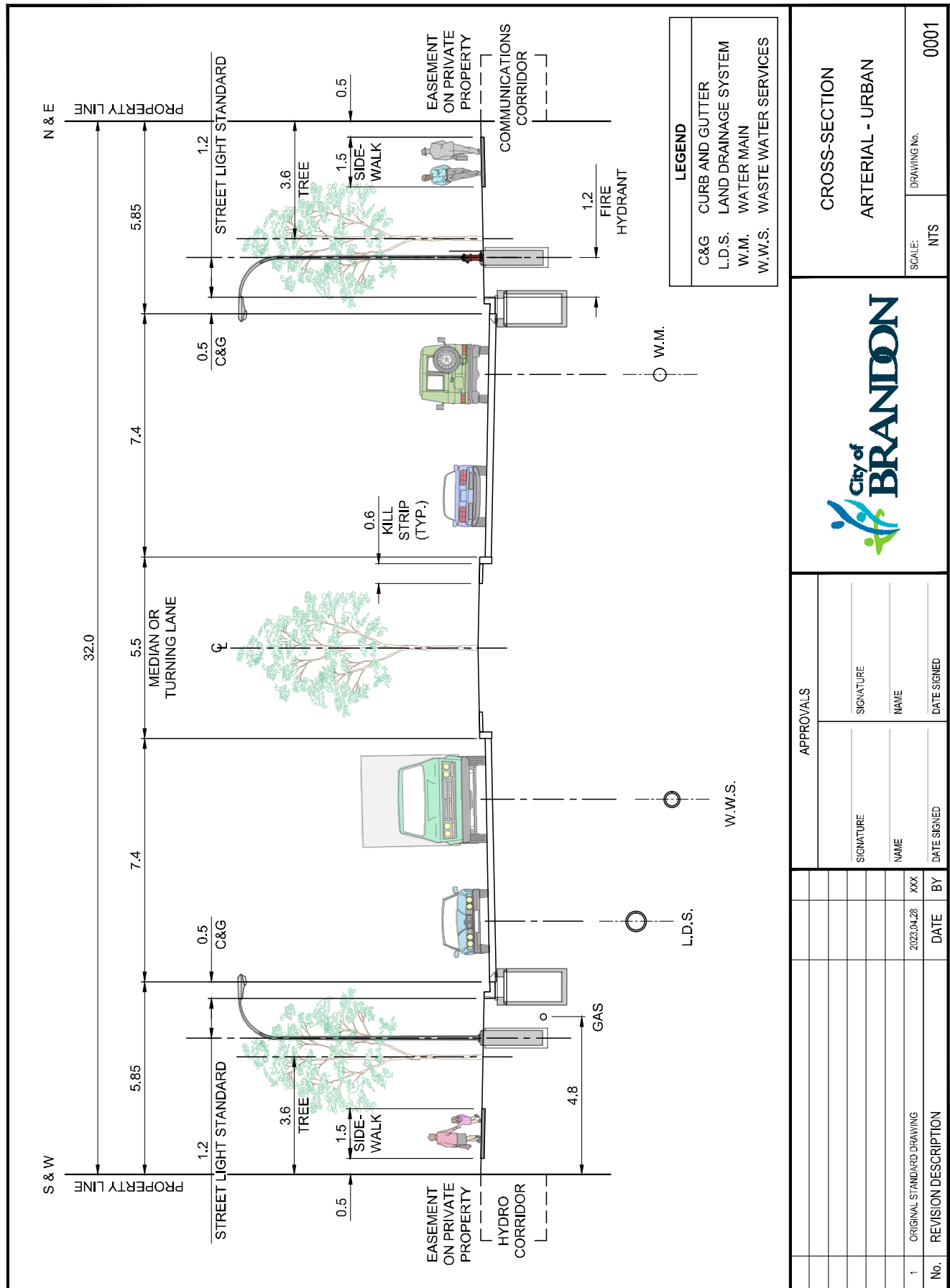
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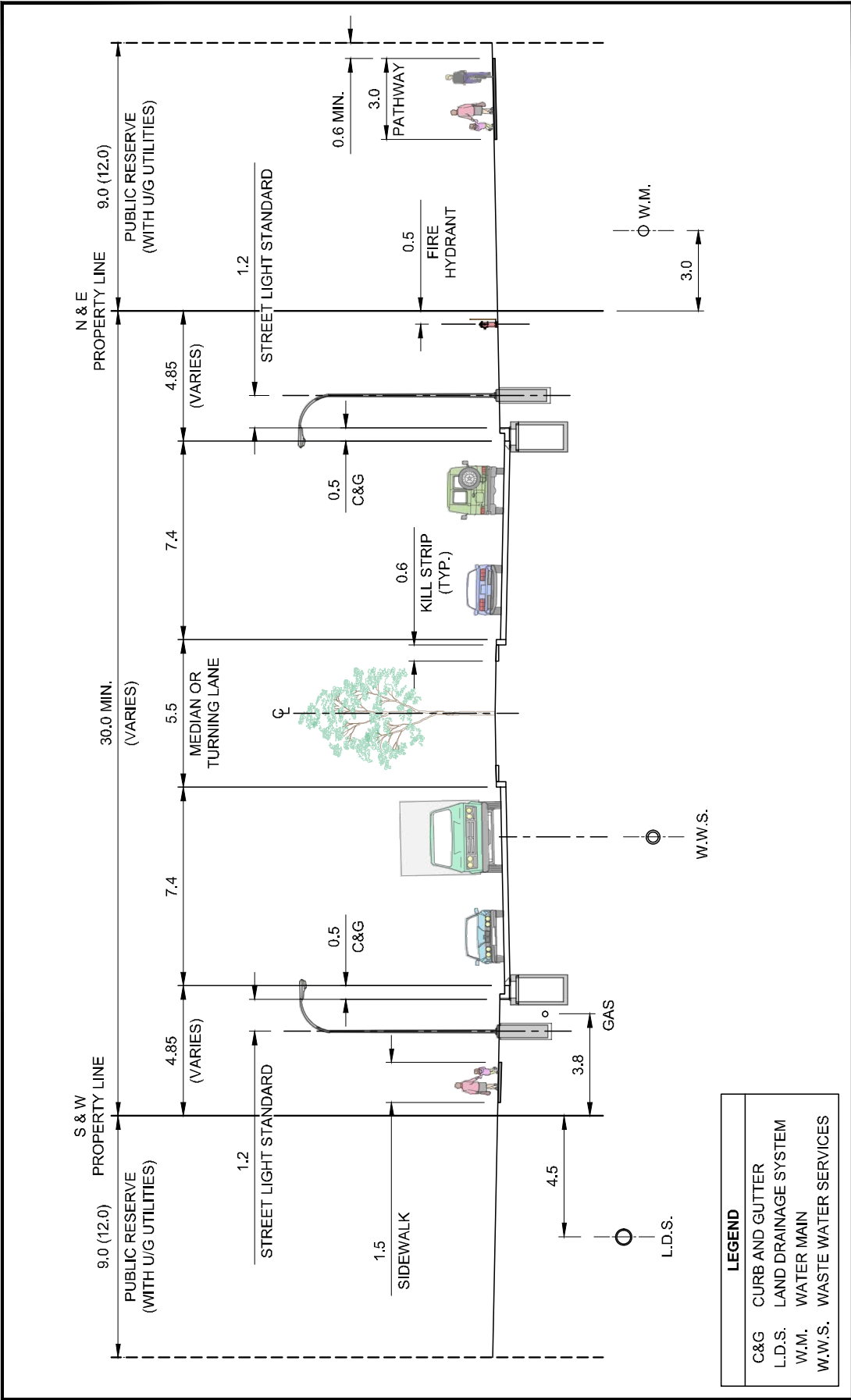
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**City Engineer**

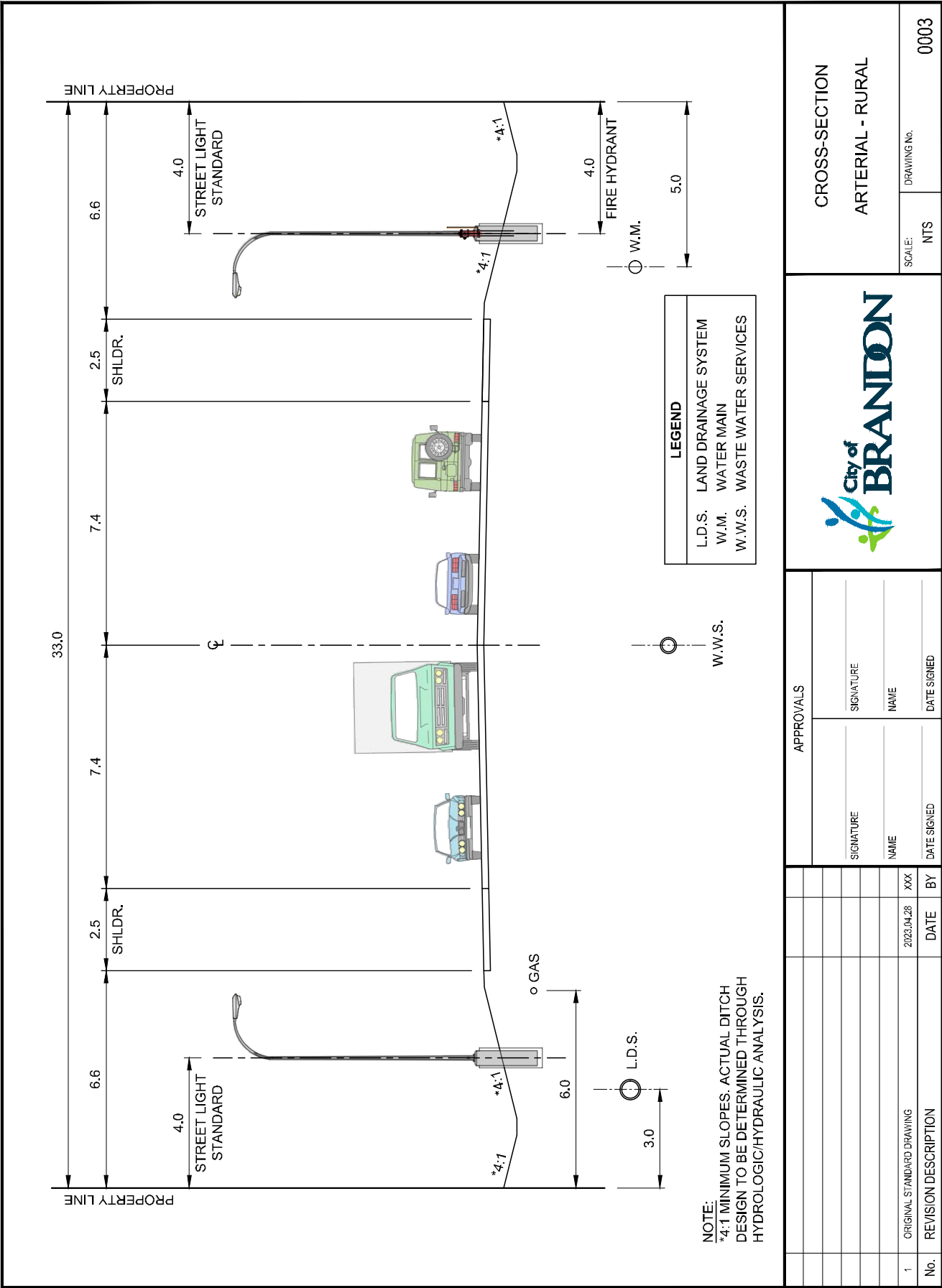
## **Appendix A – Municipal Servicing Standards Street Sections**

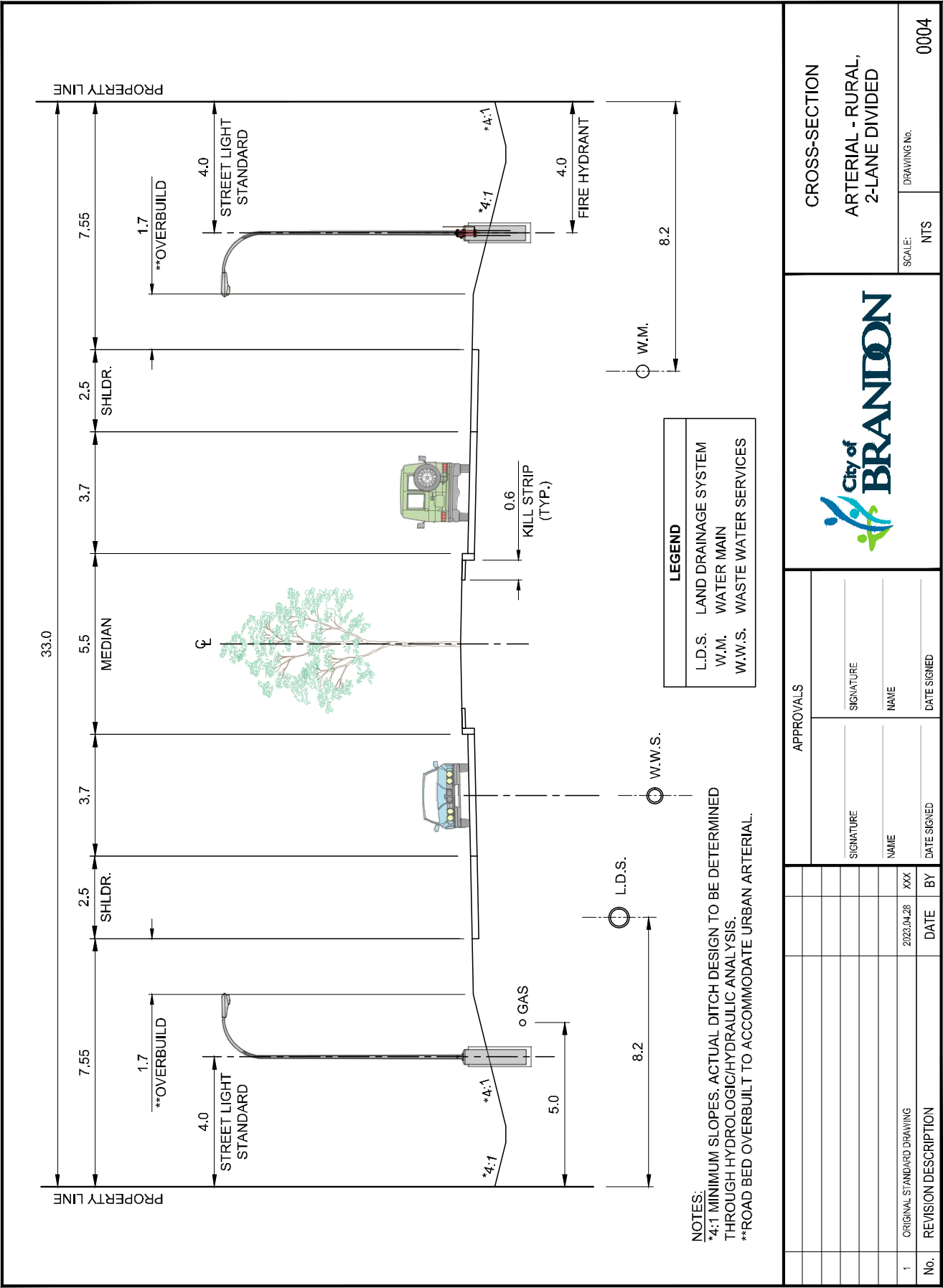




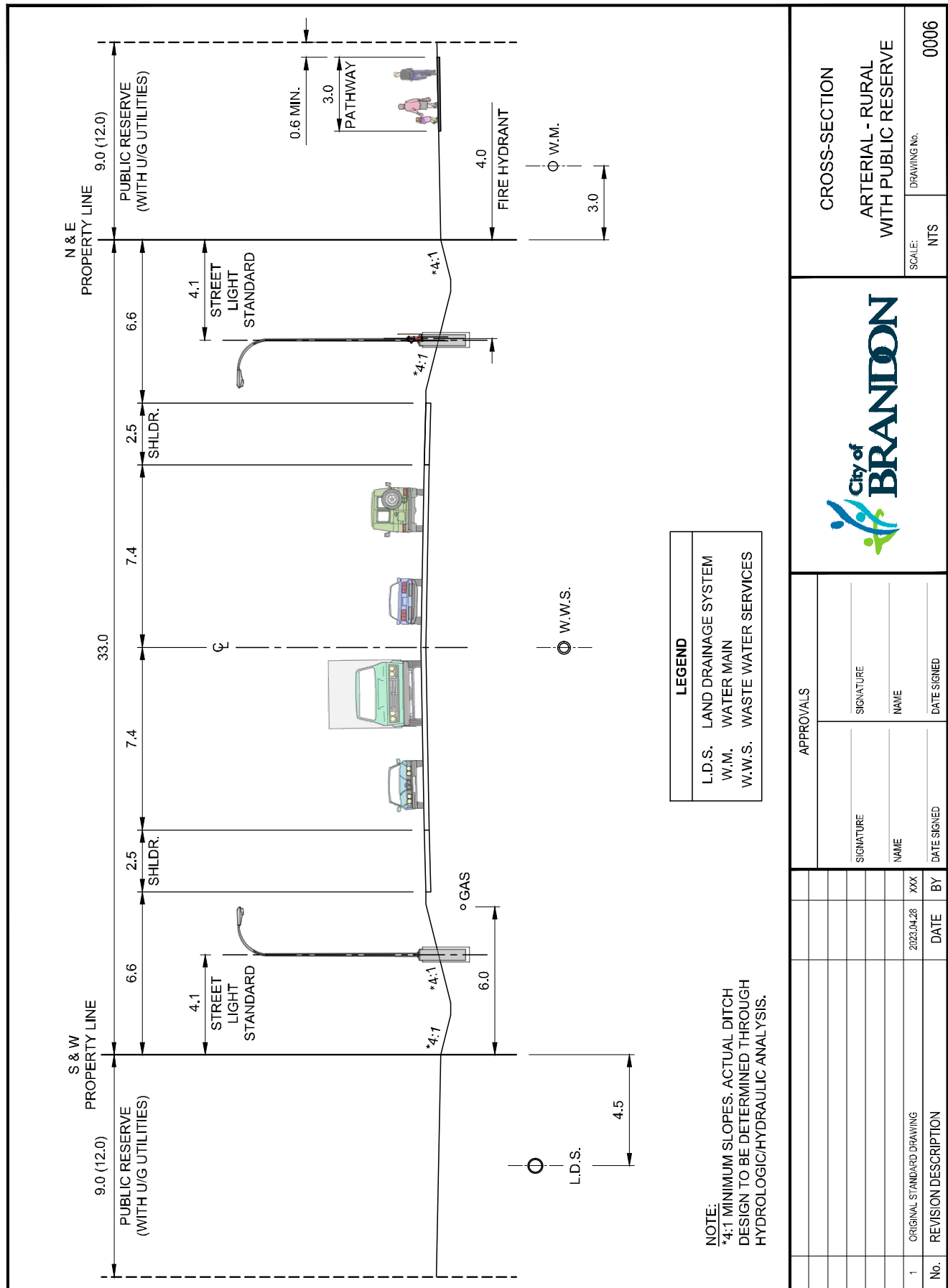


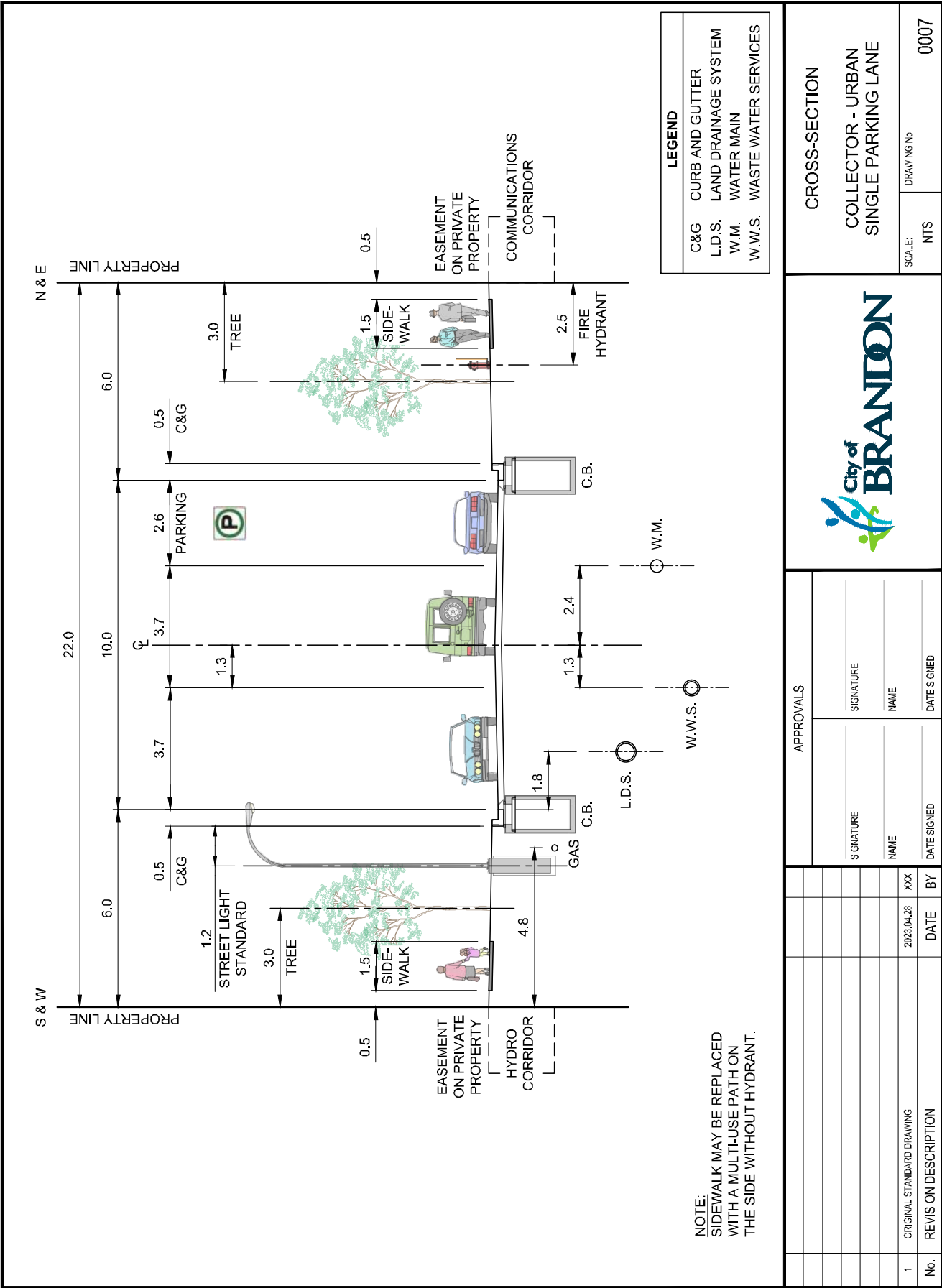
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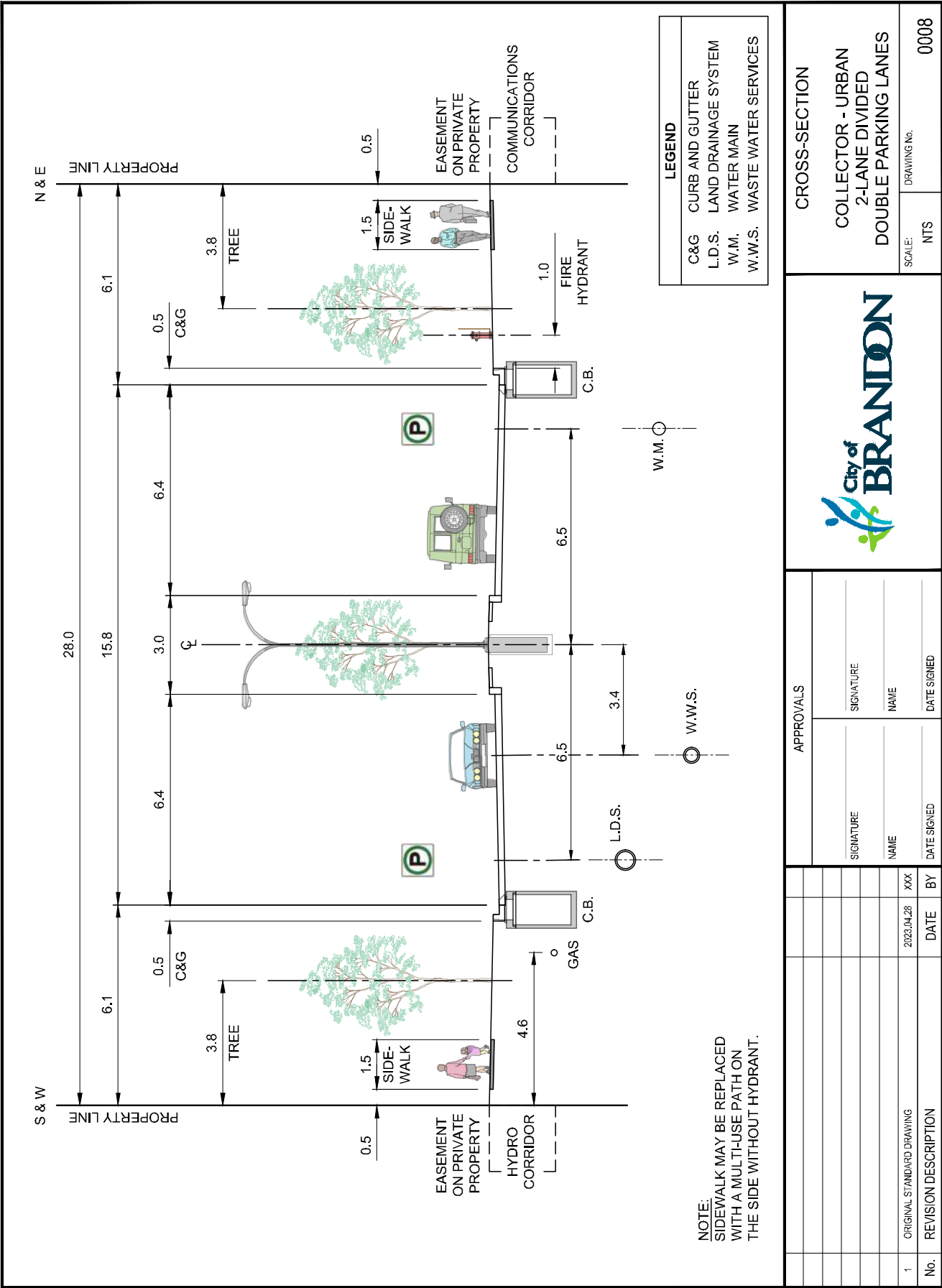




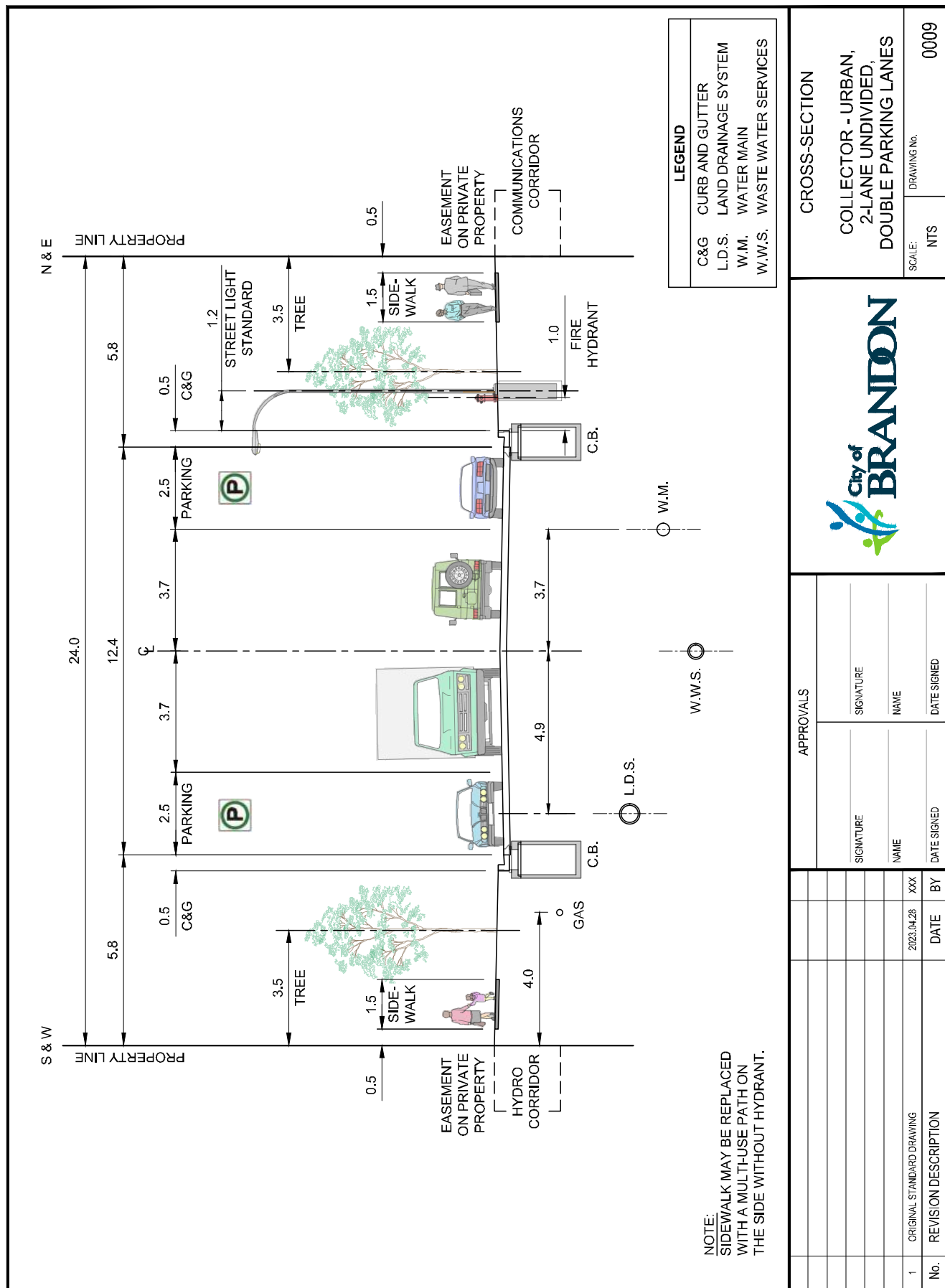
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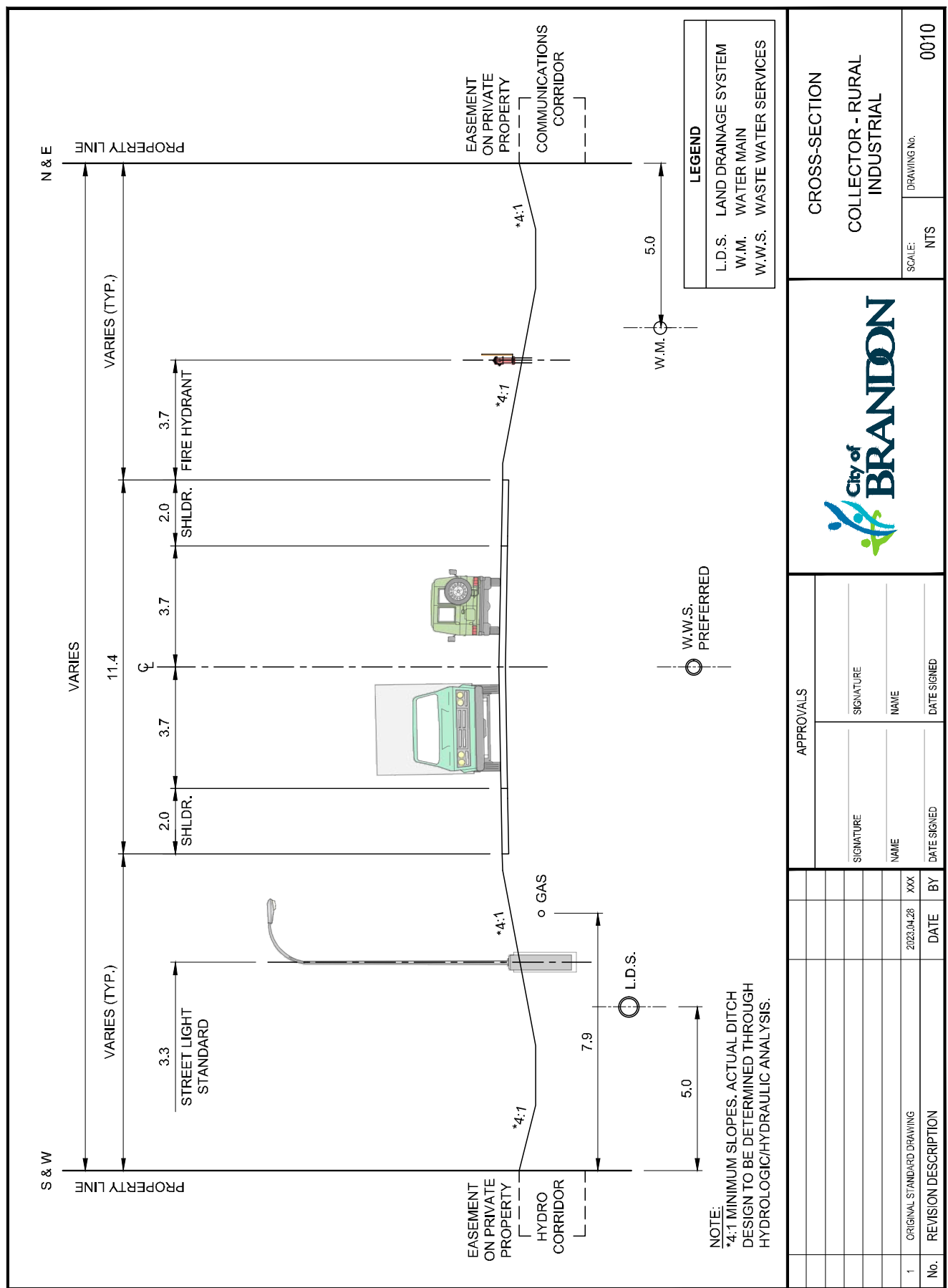


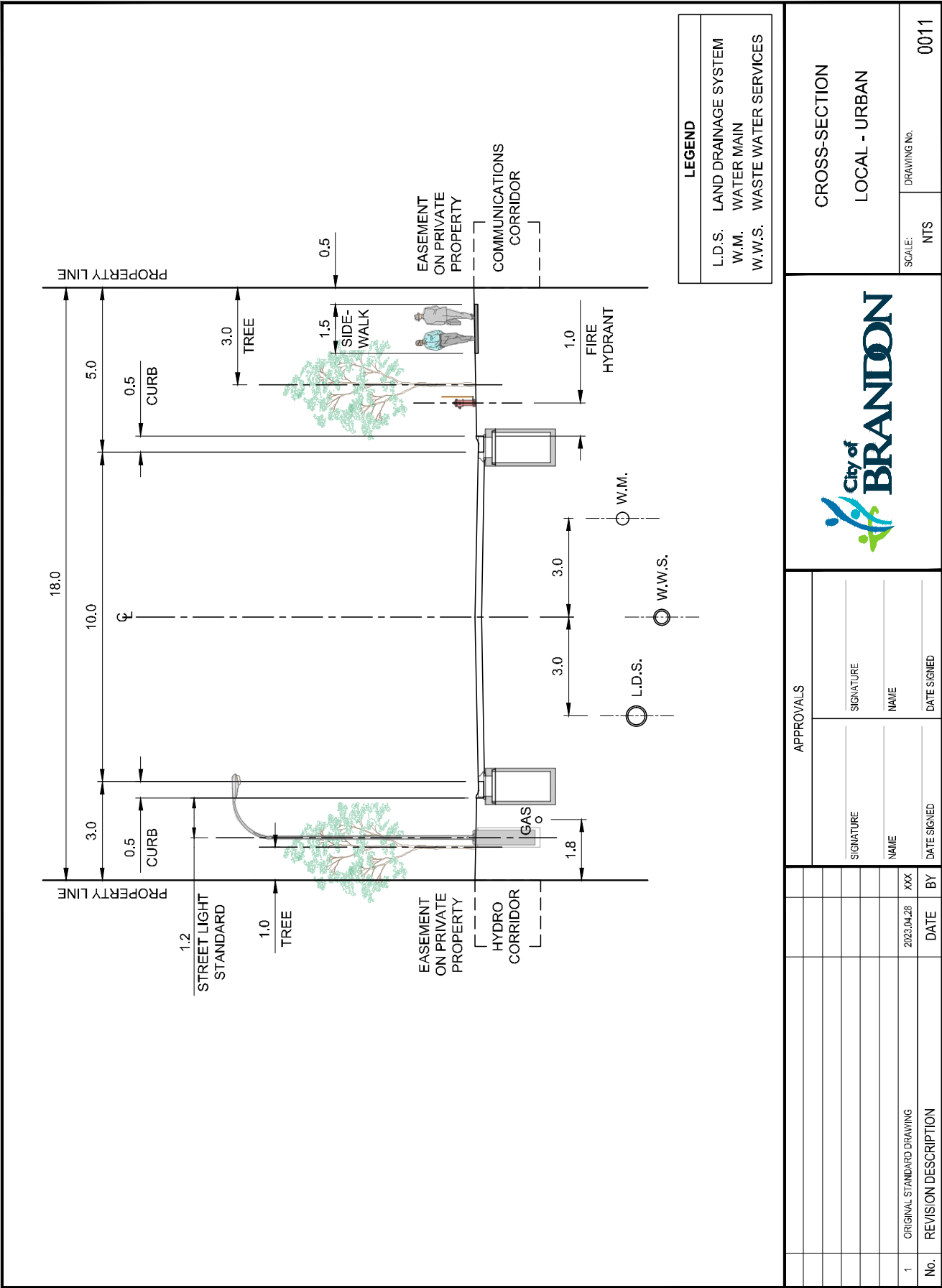


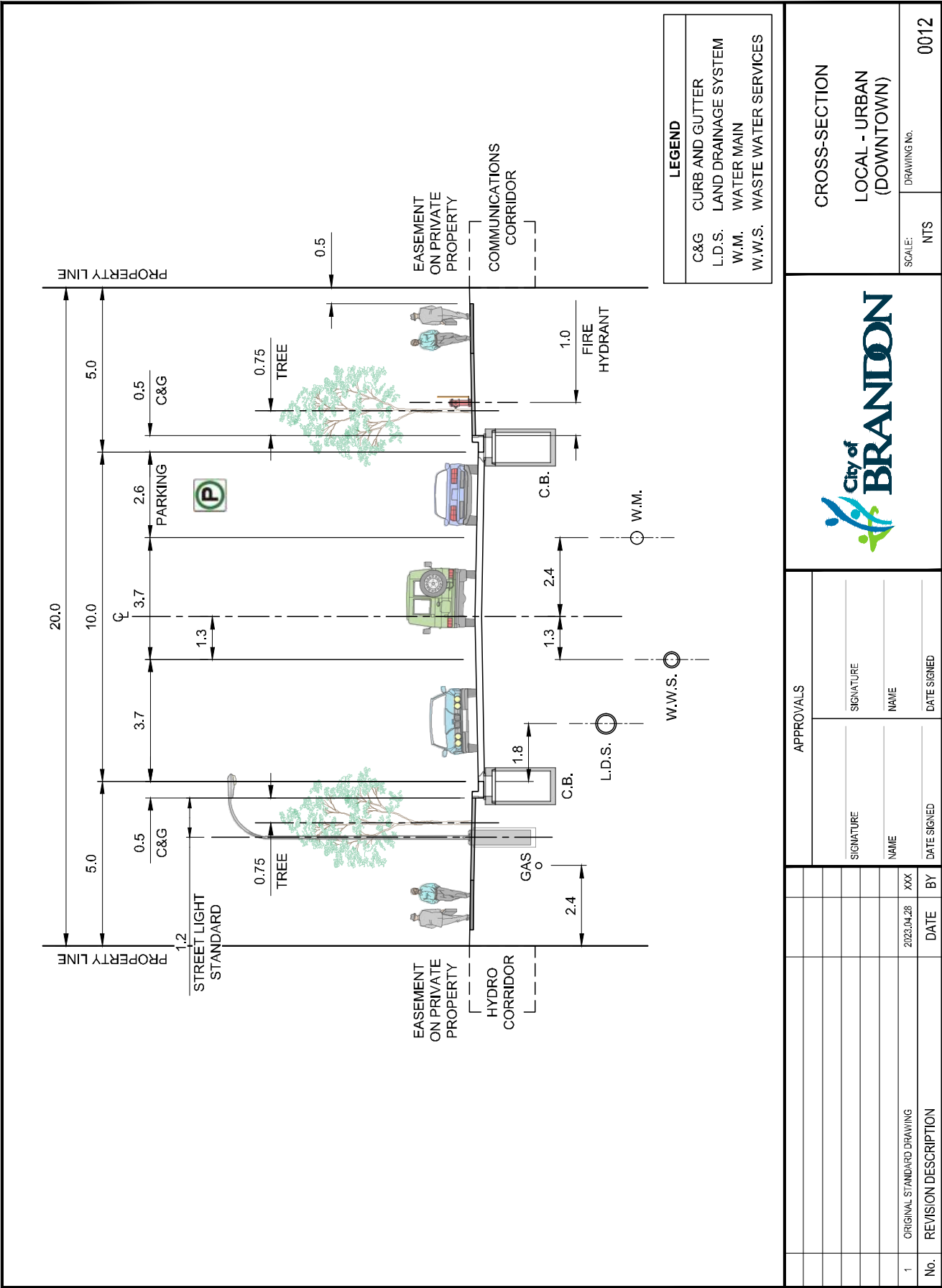


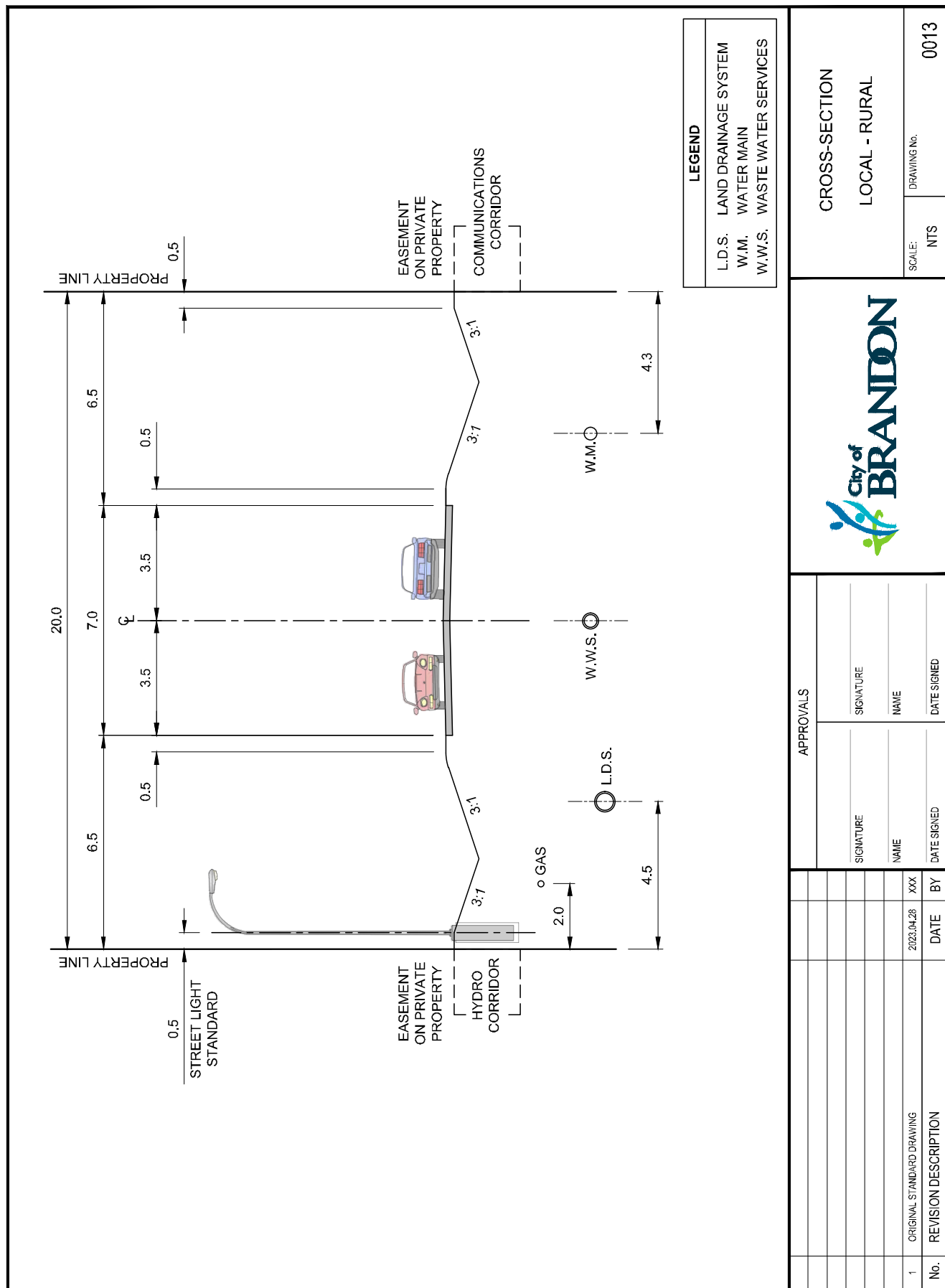












## **SCHEDULE “E”**

### **OF DEVELOPMENT CHARGES BY-LAW NO. 7175**

#### **Development Charges Capital Infrastructure Projects List**

##### **Treatment Infrastructure**

###### **(1) Wastewater**

- Upgrade to Existing Treatment Plant
- Membrane Tank 10
- Maintenance Shop
- Screening Addition
- WRF Expansion Conceptual Design and Licence Update

###### **(2) Water**

- Upgrade to Existing Water Treatment Plant
- High Lift Pump Station
- UF Expansion
- Residuals Treatment Upgrade
- New Reservoir

##### **Network Infrastructure**

###### **(3) Transportation**

- Street Infrastructure
  - Clare Avenue - 18th St N to Mockingbird Dr
  - Clare Avenue - Mockingbird Dr to 1st St N
  - Braecrest Drive - 18th St N to 1st St N
  - Victoria Avenue - 34th St to 38th St
  - Maryland Avenue - 26th St to Marquis Cres
  - Patricia Avenue - 18th St to 34th Street
  - Patricia Avenue - 34th St to 38th St
  - Patricia Avenue - 1st St to 18th
  - Richmond Avenue - 26th St to 34th St
  - 1st Street - South of Richmond Ave to Maryland Ave
  - 18th Street - Strathcona Ave to Brian Ave
- Intersection Improvements
  - Maryland Avenue & 26th Street
  - 34th Street & Brookwood/Bellafield Collector
  - 1st Street & Maryland Avenue
  - Patricia Avenue & 34th Street
  - Patricia Avenue & 18th Street

**(4) Wastewater**

- Kirkcaldy Drive Lift Station & Forcemain
- Pacific Ave - 1st St to Douglas St
- Maryland Avenue - Lyndale Dr to 9th St
- Maryland Avenue - 26th St to Lyndale Dr
- SW Lift Station Phase 1 - Design & Contract Administration
- SW Lift Station Phase 1 - 34th Street Lift Station
- SW Lift Station Phase 1 - 18th Street Lift station
- SW Lift Station Phase 1 - Gravity Sewers to 34th Street LS
- SW Lift Station Phase 1 - Gravity sewer to 18th Street LS
- SW Lift Station Phase 1 - SW Lift Station to SE Lift Station - 34th Street Forcemain
- SW Lift Station Phase 1 - SW Lift Station to SE Lift Station - 18th Street Forcemain
- SW Lift Station Phase 1 - Land Acquisition
- SW Lift Station Phase 1 - Fibre Communications
- Gravity Trunk - Southeast Lift Station to Municipal Pre-treatment Plant
- South End Lift Station

**(5) Water**

- 18th Street N - Braecrest Dr to Husky - West WM
- 18th Street N - Braecrest Dr Intersection
- South End Water Servicing Plan
- Patricia Avenue - Currie Blvd to Bellafield Access
- Patricia Avenue - Bellafield Access to 34th St
- Patricia Avenue - 34th St to 38th St
- Highland Avenue/PTH 1 - 18th St to 1st St

**(6) Land Drainage**

- SE Drainage Phase 1 - Design
- SE Drainage Phase 1 - 17th Street E Pond Land Acquisition
- SE Drainage Phase 1 Stage 1 - 1st to 17th Street
- SE Drainage Phase 1 Stage 2 - 17th Street to Richmond Avenue E
- SE Drainage Phase 1 Stage 3 - 1st Street & Richmond Avenue Relief LDS and Zenith Pond
- SE Drainage Phase 1 Stage 4 - Southridge Pond Modification and Lady Slipper LDS
- SE Drainage Phase 2 - 17th St E to Assiniboine River