

CITY OF MELFORT
BYLAW NO. 2018-12

**A BYLAW OF THE CITY OF MELFORT TO AMEND BYLAW NO. 2017-21,
A BYLAW TO AMEND DEVELOPMENT LEVY BYLAW 2014-11**

The Council of the City of Melfort in the Province of Saskatchewan hereby enacts as follows:

1. That Bylaw 2017-21, a bylaw to amend *The Development Levy Bylaw 2014-11*, be amended as follows:
 - (a) That new definition Clause 2(c) – “Change in Intensity of Use” be amended by inserting the following words at the end of the last sentence, “or 8 units per acre, whichever is the greater”.
 - (b) That Schedule ‘A’ of Bylaw 2017-21, a bylaw to amend Development Levy Bylaw 2014-11 be replaced by the attached Schedule ‘A’ which forms part of this bylaw.
 - (c) This Bylaw shall come into force and take effect upon approval of the Minister.

INTRODUCED AND READ a first time this 9th day of July, 2018.

READ A SECOND TIME this 13th day of August, 2018.

READ A THIRD TIME and passed this 13th day of August, 2018.

Mayor

City Clerk

S E A L

CERTIFIED a true copy of Bylaw No. 2018-12 adopted by resolution of Council on the 13th day of August, 2018.

City Clerk

**Schedule 'A' of 2018-12
To Amend Bylaw 2017-21 a Bylaw to Amend Bylaw 2014-11
Development Levy Rates**

Base Rate effective January 1, 2015

The calculation of the following development levy rates are based on the City of Melfort Off-Site Levies Report, dated March, 2014, prepared by Catterall & Wright, attached as Schedule 'C' to this bylaw.

1. DEVELOPMENT LEVY RATES

a) Base Rate effective January 1, 2015:

- i) The 2014 Base Rate for Residential Development is comprised of the levy for infrastructure facilities, arterial streets and trunk mains and recreational and municipal facilities, as follows:
Single Family Residential Development - \$1,198.73 per front metre
Multi-Family Residential Development - \$81,633.68 per acre
- ii) The 2014 Base Rate for Commercial/Industrial Development is comprised of the levy for infrastructure facilities, arterial streets and trunk mains, as follows:
Commercial/Industrial Development - \$13,931.62 per acre

b) Phase-in of Base Rate:

- i) Effective January 1, 2015, the development levies for Residential Development, as described above in 2(a)(i), will be phased-in over a ten-year period, with 1/10th applied annually until the levy is fully implemented on January 1, 2024.
- ii) Effective January 1, 2015, the development levies for Commercial/Industrial Development, as described above in 2(a)(ii), will be phased-in over a twenty-year period, with 1/20th applied annually until the levy is fully implemented on January 1, 2034.

c) Annual Inflationary Increase:

The Development Levy Rates are to be increased annually, effective January 1st of each year, based on the inflationary formula of 100% of the Construction Price Index, calculated over twelve months running from October to September.

d) Variable Rate:

Where a proposed development and/or subdivision involves previously developed land, the Development Levy may be varied to reflect only the increase in "intensity of use" resulting from the new development, up to a maximum of 100%.

Increase in intensity shall be determined as shown in the following examples:

i) **A four-plex on a 30 metre lot**

Standard intensity is 1 unit/7.5m = 4 units/30m

Proposed intensity is 4 units/30m of frontage

Increase over standard intensity is 0%

ii) **A six-plex on a 30 metre lot**

Standard intensity is 1 unit/7.5m = 4 units/30m of frontage

Proposed intensity is 6 units/30m of frontage

Increase over standard intensity is 50%

iii) **An eight-plex on a 30 metre lot**

Standard intensity is 1 unit/7.5m = 4units/30m of frontage

Proposed intensity is 8 units/30m of frontage

Increase over standard intensity is 100%.