

BY-LAW # 857

A By-Law of the Municipal Council of the Town of St. Paul setting forth conditions for the payment of off-site levies and entering into a development agreement.

Pursuant to the provisions of the Planning Act R.S.A. 1980, Chapter P-9 as amended and specifically Section 76 and Section 77 thereof, the Council of the Town of St. Paul duly assembled enacts as follows:

- 1) That any person, persons or corporations desirous of developing lands, whether as a parcel or as subdivided lots must provide payment of a levy to be known as an off-site levy.
- 2) For the purpose of this by-law developing lands means any existing lot or parcel of land that has sufficient area to be subdivided into (3) three lots of 5000 square feet or greater.
- 3) The off-site levies imposed shall be calculated on the basis of \$3,000.00 per acre or \$750.00 per lot, whichever is greater.
- 4) The off-site levies imposed shall be used only to pay for all or any part of the cost of new or expanded facilities
 - a) for the storage, transmission, treatment or supplying of water,
 - b) for the treatment, movement or disposal of sanitary sewage,
 - c) for storm sewer drainage,or for land in connection with all or any of them.

- 5) Further any person, persons or corporation prior to development of the lands in question, must enter into a development agreement with the Town of St. Paul to do all or any of the following, at a cost to the Developer
- a) Construct streets and lanes to standard as specified in the agreement,
 - b) To install water and sewer mains and storm drains necessary to serve the development to a standard as specified in the agreement,
 - c) To construct sidewalks, curb and gutter to a standard as specified in the development agreement,

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- d) To provide the necessary lighting to serve the development area to a standard as specified in the development agreement,
 - e) And any further services that may be required for the well-being of the development area.
- 6) All levies imposed under this By-law shall be paid prior to the issuance of either a development permit or a building permit.

This by-law upon the final passing thereof, shall rescind By-law # 686.

Further this By-law shall take effect on the final passing thereof.

Read a first time this 8th day of July 1985.

Read a second time this 22 day of July 1985.

Read a third time and passed this 22 day of July 1985.

Note: Refer to Originals for Signatures