

CITY OF STEINBACH

By-Law No. 1883

BEING A BY-LAW of the City of Steinbach to establish sewer and water impact fees due to the development of non-residential land.

WHEREAS Section 142 of *The Planning Act* provides as follows:

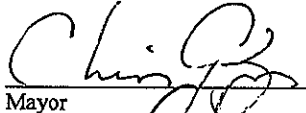
"142(1) A board or council may, by by-law, set the fees and charges to be paid by applicants."

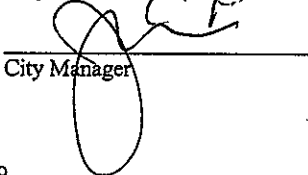
AND WHEREAS the City has reviewed and evaluated its capital improvement plan and deems it expedient and in the public interest to establish sewer and water impact fees for all non-residential developments for costs already incurred or to be incurred by the City of Steinbach.

NOW THEREFORE the Council of the City of Steinbach, in session duly assembled, enacts as follows:

1. Assessment of sewer and water impact fees shall be made at the time of issuance of a building permit or at the time of application for a utility connection, whichever occurs first.
2. Impact fees are applicable for all new non-residential developments and for all upgrades, additions, or changes to non-residential developments which require a higher capacity water or sewer connection.
3. Impact fees shall be assessed according to the fees set out in Schedule "A" to this by-law.
4. All impact fees collected shall be placed in the City of Steinbach "Capital Development Reserve Fund", and the interest earned on the fees collected shall be considered funds of the account and shall be used solely for purposes of sewer and water infrastructure.
5. That these fees are applicable upon enactment of this by-law.

DONE AND PASSED as a by-law of the City of Steinbach, in Manitoba, this 18th day of August, 2009.

  
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Mayor

  
\_\_\_\_\_  
City Manager

Read a first time this 4th day of August, 2009.  
Read a second time this 18th day of August, 2009.  
Read a third time this 18th day of August, 2009.

SCHEDULE "A" TO BY-LAW 1883

Sewer & Water Impact Fees  
for development of non-residential land

CAPITAL FEE STRUCTURE  
By-Law 1883  
Water Meter Size & Sewer Service Size

WATER SERVICE (\$1000 base amount)		
METER SIZE (in.)	AREA BASED FEE	
	PIPE AREA (sq. in.)	IMPACT FEE
5/8	0.31	\$ 1,000
3/4	0.44	\$ 1,419
1	0.79	\$ 2,548
1.5	1.77	\$ 5,710
2	3.14	\$ 10,129
4	12.6	\$ 40,645
6	28.3	\$ 91,290
8	50.3	\$ 162,258

SEWER SERVICE (\$3500 base amount)		
SEWER SIZE (in.)	AREA BASED FEE	
	PIPE AREA (sq. in.)	IMPACT FEE
6	28.3	\$ 3,500
8	50.3	\$ 6,221
10	78.5	\$ 9,708
12	113	\$ 13,975