



THE RURAL MUNICIPALITY OF MACDONALD

BY-LAW NO. 13/24

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF MACDONALD
to provide capital reserve funds from new developments.

WHEREAS the Council of the Rural Municipality of Macdonald deems it prudent and in the best interest of the Municipality to ensure that sufficient capital contributions are obtained from new developments to contribute to the anticipated development, repair, expansion, replacement and renewal of the capital infrastructure of the Municipality;

AND WHEREAS for the purpose the Council wishes to impose capital levies in respect of new lots created by subdivision of land and on new units in multi-family projects, contributing to the following reserves;

1. Capital Development Reserve
2. Water Utility Reserve
3. Sewer Utility Reserve

NOW THEREFORE, the Council of the Rural Municipality of Macdonald duly assembled, enacts as follows:

1. This By-Law may be referred to as “The Capital Levies By-Law”.
2. That Capital Levies must be paid by an owner or applicant upon
 - a. approval by the approving authority under *The Planning Act* of a subdivision of land;
 - b. passing by Council of an amendment to the Rural Municipality of Macdonald Zoning By-Law that authorizes multi-family development;
 - c. approval by Council of a conditional use under the Rural Municipality of Macdonald Zoning By-Law that in authorizes multi-family development; and
 - d. connection of lots to the municipal water supply and wastewater collection and treatment systems, where water and sewer capital levies have not previously been collected in respect of the lots.
3. That a capital levy be assessed, charged and imposed upon any application for subdivision approval in accordance with the levies set out in Schedule “A” attached to this By-Law;
4. All compensation for capital costs received from such application shall be placed in a “Capital Development Reserve Fund” and “Recreation Reserve Fund”.
5. That a Water Infrastructure Capital Contribution be assessed, charged and imposed upon any application for subdivision approval in accordance with the levies set out in Schedule “B” attached to this By-Law;
6. That a Sewer Infrastructure Capital Contribution be assessed, charged and imposed upon any application for subdivision approval in accordance with the levies set out in Schedule “B” attached to this By-Law;
7. That a Sewer Lift Station and Force Main Capital Contribution be assessed, charged and imposed upon any application for subdivision

approval in accordance with the levies set out in Schedule “B” attached to this By-Law;

8. That a Sewer Lagoon Infrastructure Capital Contribution be assessed, charged and imposed upon any application for subdivision approval in accordance with the levies set out in Schedule “B” attached to this By-Law;
9. All compensation for Water Infrastructure Capital Contribution be placed in a “Water Utility Reserve Fund” and the Sewer Infrastructure Capital Contribution, Sewer Lift Station and Force Main Capital Contribution and Sewer Lagoon Infrastructure Capital Contribution be placed in the “Sewer Utility Reserve Fund”.
10. Levies become payable upon the granting of conditional approval of subdivision by the approving authority or, where the approving authority has rejected an application, upon approval of the subdivision by The Municipal Board.
11. By-Law No. 14/22 is repealed.

DONE AND PASSED by the Council of the Rural Municipality of Macdonald, in Council duly assembled, at Sanford, Manitoba this 11th day of June A.D., 2024.

THE RURAL MUNICIPALITY OF MACDONALD

Original Signed by

“B. Erb”

Brad Erb
Reeve

“D. Hrehirchuk”

Daryl Hrehirchuk, CMMA
Chief Administrative Officer

Read a First time this 28th day of May A.D., 2024

Read a Second time this 11th day of June A.D., 2024

Read a Third time this 11th day of June A.D., 2024

Schedule "A" to By-Law No. 13/24
Capital Levy

As a condition of approval of subdivision, the applicant shall pay a capital levy as indicated below:

| Zoning | Use | Capital Levy | Levy Per Lot/Unit |
|--|---|--------------|-------------------|
| Residential General Development | Single Family Dwelling Lots | | |
| | Capital Development Reserve | \$4,250. | \$5,000. |
| | Recreation Reserve | \$750. | |
| Residential General Development | Multi-Family (per dwelling unit) | | |
| | Capital Development Reserve | \$3,527.50 | \$4,150. |
| | Recreation Reserve | \$622.50 | |
| Commercial/Industrial General Development | Commercial/Industrial Lots | | |
| | Capital Development Reserve | \$4,250. | \$7,500. |
| | Recreation Reserve | \$750. | |
| Public Reserve Dedication | \$2,500. | | |
| Commercial/Industrial General Development | Commercial/Industrial Units | | |
| | Capital Development Reserve | \$3,527.50 | \$6,225. |
| | Recreation Reserve | \$622.50 | |
| Public Reserve Dedication | \$2,075. | | |
| Agricultural | Agricultural Lots | | |
| | Capital Development Reserve | \$4,250. | \$5,000. |
| | Recreation Reserve | \$750. | |

Schedule “B” to By-Law No. 13/24
Water & Sewer Levies

As a condition of approval of subdivision, the applicant shall pay the following water and sewer levies:

| Levy Type | Areas | Connection Type | Meter Size & Capacity | Levy per Connection/Unit |
|--|---|--|---|---------------------------------|
| Water Infrastructure Capital Contribution | | | | |
| WICC | Brunkild, Domain, La Salle, Oak Bluff, Sanford & Starbuck | Single Family Dwelling | 5/8” 20 US gal/min or 1.3 L/sec | \$7,000.00 |
| WICC | Brunkild, Domain, La Salle, Oak Bluff, Sanford & Starbuck | Multi-Family Dwellings | 5/8” 20 US gal/min or 1.3 L/sec | \$5,810.00 |
| WICC | Rural | Single Family Dwelling | 5/8” 20 US gal/min or 1.3 L/sec | \$12,200.00 |
| WICC | Rural | Non-resident rural connection | 5/8” 20 US gal/min or 1.3 L/sec | \$15,800.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 5/8” 20 US gal/min or 1.3 L/sec | \$12,200.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 3/4” (x 1.5) 30 US gal/min or 1.9 L/sec | \$18,300.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 1” (x 2.5) 50 US gal/min or 3.2 L/sec | \$30,500.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 1½” (x 5) 100 US gal/min or 6.3 L/sec | \$61,000.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 2” (x 8) 160 US gal/min or 10.1 L/sec | \$97,600.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 3” (x 15) 300 US gal/min or 18.9 L/sec | \$183,000.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 4” (x 25) 500 US gal/min or 31.5 L/sec | \$305,000.00 |
| WICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 6” (x 50) 1000 US gal/min or 63.1 L/sec | \$610,000.00 |

| Levy Type | Areas | Connection Type | Meter Size & Capacity | Levy per Connection/Unit |
|--|---|--|---|--------------------------|
| Sewer Infrastructure Capital Contribution | | | | |
| SICC | Brunkild, Domain, Sanford, Starbuck | Single Family Dwellings | 5/8" 20 US gal/min or 1.3 L/sec | \$4,500.00 |
| SICC | Brunkild, Domain, Sanford, Starbuck | Multi-Family Dwellings | 5/8" 20 US gal/min or 1.3 L/sec | \$3,735.00 |
| SICC | La Salle | Single Family Dwellings | 5/8" 20 US gal/min or 1.3 L/sec | \$3,900.00 |
| SICC | La Salle | Multi-Family Dwellings | 5/8" 20 US gal/min or 1.3 L/sec | \$3,237.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 5/8" 20 US gal/min or 1.3 L/sec | \$8,400.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 3/4" 30 US gal/min or 1.9 L/sec | \$12,600.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 1" (x 2.5) 50 US gal/min or 3.2 L/sec | \$21,000.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 1½" (x 5) 100 US gal/min or 6.3 L/sec | \$42,000.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 2" (x 8) 160 US gal/min or 10.1 L/sec | \$67,200.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 3" (x 15) 300 US gal/min or 18.9 L/sec | \$126,000.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 4" (x 25) 500 US gal/min or 31.5 L/sec | \$210,000.00 |
| SICC | Including McGillivray Boulevard Enterprise Centre | Commercial, Industrial and large users | 6" (x 50) 1000 US gal/min or 63.1 L/sec | \$420,000.00 |
| Sewer Lift Station and Force Main Capital Contribution | Oak Bluff | Single Family Dwellings | 5/8" meter 20 US gal/min or 1.3 L/sec | \$5,300.00 |
| Sewer Lift Station and Force Main | Oak Bluff | Multi-Family Dwellings | 5/8" meter 20 US gal/min or | \$4,399.00 |

| Levy Type | Areas | Connection Type | Meter Size & Capacity | Levy per Connection/Unit |
|--|--------------|-------------------------|---|---------------------------------|
| Capital Contribution | | | 1.3 L/sec | |
| Sewer Lagoon Infrastructure Capital Contribution | Oak Bluff | Single Family Dwellings | 5/8" meter 20 US gal/min or 1.3 L/sec | \$3,200.00 |
| Sewer Lagoon Infrastructure Capital Contribution | Oak Bluff | Multi-Family Dwellings | 5/8" meter 20 US gal/min or 1.3 L/sec | \$2,656.00 |