

Bylaw 47-2017 2017 Offsite Development Levies (Replaces Bylaw 18-2016)**Report Purpose**

To give second and third readings to a bylaw that imposes new offsite development levies used to collect developer contributions for water, sewer, stormwater and roadway improvements.

Recommendations

1. THAT Bylaw 47-2017, a bylaw that imposes new offsite development levies used to collect developer contributions for water, sewer, stormwater, and roadway improvements, be given second reading.
2. THAT Bylaw 47-2017 be given third reading.

Council History

July 4, 2017 – Council gave first reading to Bylaw 47-2017.

July 19, 2016 – Council gave second and third reading to Bylaw 18-2016.

June 21, 2016 – Council gave first reading to Bylaw 18-2016.

Strategic Plan Priority Areas

Economy: Offsite levies aid in maintaining a fair and competitive tax structure, while continuing to invest in community infrastructure such as roads, utilities and facilities. Offsite levies are reviewed and calculated on an annual basis as part of the County's budget process. The offsite levy calculations have been coordinated and reconciled with the Long Range Capital Plan and the current year's program.

Governance: n/a

Social: Properly funded infrastructure provides for the social well-being of all residents.

Culture: n/a

Environment: Properly funded infrastructure provides for enhanced environmental sustainability.

Other Impacts

Policy: n/a

Legislative/Legal: Municipalities are authorized to impose and collect offsite levies through the *Municipal Government Act (MGA)*, Division 6, Sections 648 – 649. Strathcona County implements its authority by establishing a bylaw which provides detailed development levy objectives. The bylaw is then applied to specific development through a Development Agreement. Pursuant to Section 648 (6) of the *MGA*, the bylaw must be advertised at least once a week for two consecutive weeks prior to second and third readings.

Interdepartmental: Planning and Development Services, Transportation Planning and Engineering, Utilities, and Financial Services.

Summary

The proposed 2017 Offsite Development Levies were reviewed and discussed with the Urban Development Institute (UDI) and the Developer Committee on June 23, 2017.

Levy rates have been adjusted for 2017 based on an interest-earning rate of 1.80% (from 1.85% in 2016) and an interest-borrowing rate of 3.5% (from 4.25% in 2016) for the County.

The proposed levy rates have decreased from 2016 based on a combination of factors including, but not limited to: inflation adjustment, interest-earning and interest-borrowing rates, levies collected in 2016, staging impacts, and additional lands added to the South Wye basin.

Communication Plan

Communication with the public, UDI and the Strathcona County Developer Committee by way of newspaper advertisement and meetings.

Enclosures

- 1 Summary Levy Comparison 2016 – 2017
- 2 Bylaw 47-2017