

Bylaw 25-2018 – 2018 Offsite Development Levies Bylaw (Replaces Bylaw 47-2017)**Report Purpose**

To give first reading to a bylaw to impose new offsite development levies used to collect developer contributions for water, sewer, stormwater and roadway improvements.

Recommendation

THAT Bylaw 25-2018, a bylaw that imposes new offsite development levies used to collect developer contributions for water, sewer, stormwater and roadway improvements, be given first reading.

Council History

July 18, 2017 – Council gave second and third reading to Bylaw 47-2017.

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

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: Transportation Planning & Engineering, Utilities, and Financial Services.

Summary

The proposed 2018 Offsite Development Levies have been shared with the Urban Development Institute (UDI) and the Developer Committee.

Levy rates have been adjusted for 2018 based on an interest-earning rate of 2.0% (from 1.80% in 2017) and an interest-borrowing rate of 3.2% (from 3.5% in 2017) for the County.

The proposed levy rates have been adjusted on a combination of factors including, but not limited to: interest-earning and interest-borrowing rates, levies collected in 2017, and staging impacts.

Bylaw 25-2018 will be brought forward for second and third readings on July 3, 2018.

Communication Plan

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

Enclosure

- 1 Summary Levy Comparison 2017 – 2018
- 2 Bylaw 25-2018