

Bylaw 14-2019 Offsite Development Levies Bylaw (Replaces Bylaw 25-2018)**Report Purpose**

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

Recommendation

1. THAT Bylaw 14-2019 a bylaw to impose new offsite development levies used to collect developer contributions for water, sewer, stormwater and roadway improvements, be given first reading.
2. THAT Bylaw 14-2019 be given second reading.
3. THAT Council unanimously agree to consider third reading of Bylaw 14-2019.
4. THAT Bylaw 14-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Report

The proposed 2019 Offsite Development Levies have been shared with the Urban Development Institute (UDI) and the Developer Committee. UDI has provided an email of support in this regard.

Levy rates have been adjusted for 2019 based on an interest-earning rate of 2.1% (from 2.0% in 2018) and an interest-borrowing rate of 3.25% (consistent with 2018) for the County.

The proposed levy rates have been adjusted on a combination of factors including, but not limited to: updated project costs, interest-earning and interest-borrowing rates, levies collected in 2018, and staging impacts.

Council and Committee History

July 17, 2018 Council gave second and third reading to Bylaw 25-2018

July 3, 2018 Council gave first reading to Bylaw 25-2018

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 and Engineering, Utilities, and Corporate Finance.

Master Plan/Framework: n/a

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 2018 – 2019
- 2 Bylaw 14-2019
- 3 UDI Email of Support