

Priorities Committee Meeting_Jul16_2019

STRATEGIC INITIATIVE AND UPDATE**Offsite Development Levies for New Growth Areas Draft Policy****Report Purpose**

To provide information to Priorities Committee on a draft policy on the principles for offsite development levies, including five key objectives.

Our Prioritized Strategic Goals

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

Report

As directed by Council on October 30, 2018, Administration has been working with the development industry and its engineering consultants to negotiate a levies framework in support of the principles that growth and development pays for itself. Through the development of a working committee, a draft Offsite Development Levies for New Growth Areas policy was developed with support from all of the committee members and is included in Enclosure 1.

The policy specifically addresses financing, design, construction, funding and recovery of leviable infrastructure, while maintaining consideration of both developer timelines and Council priorities. A summary of the policy and how it addresses the five key objectives directed by Council is included in Enclosure 2.

Administration intends to bring the draft policy to the July 23, 2019 Council meeting for decision.

Council and Committee History

June 11, 2019	Council gave three readings to Bylaw 14-2019, the Offsite Development Levies Bylaw
October 30, 2018	<p>Council approved THAT administration prepare a policy for Council's consideration outlining the principles for offsite development levies, including:</p> <ol style="list-style-type: none">1. The developer, rather than the County, frontend (finance) the capital cost of new or expanded sanitary sewage facilities, new or expanded water transmission mains, new or expanded storm sewer drainage facilities, new or expanded arterial roads, and new or expanded water lines.2. To help facilitate development, the County will continue to fund water storage facilities through utilities rates rather than recovering through offsite development levies.3. That the Strathcona County Developer Committee establish a working committee to review and develop a suggested levy formula for Council's consideration of the potential implementation of soft cost infrastructure.4. While working through the levy formula noted in the principle above, that the County maintain the Major Recreational Facility Contribution currently charged at the time of agreement in accordance with the Fees and Charges Bylaw.

Priorities Committee Meeting_Jul16_2019

5. That Council support the principle that offsite infrastructure will be designed and constructed primarily by the developer rather than by the County.

Other Impacts

Policy: Draft Policy SER-009-044, Offsite Development Levies for New Growth Areas will be brought forward to Council for consideration July 23, 2019

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: Infrastructure and Planning Services, and Financial and Strategic Management

Master Plan/Framework: n/a

Communication Plan

Consultation with the development industry including representation from the Rohit Group of Companies, Qualico Communities, Cameron Development Corporation and Mattamy Homes, and consulting engineer industry including Stantec, WSP and Select Engineering.

Enclosures

- | | |
|---|--|
| 1 | Offsite Development Levies for New Growth Areas Draft Policy |
| 2 | Offsite Development Levies for New Growth Areas Presentation |