

**Bylaw 34-2020 Offsite Development Levies Bylaw (replaces Bylaw 14-2019)****Report Purpose**

To give three readings to a bylaw to impose new offsite development levies used to collect developer contributions for water, wastewater, drainage and roadway improvements (Enclosure 1).

**Recommendations**

1. THAT Bylaw 34-2020 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 34-2020 be given second reading.
3. THAT Council unanimously agree to consider third reading of Bylaw 34-2020.
4. THAT Bylaw 34-2020 be given third reading.

**Our Prioritized Strategic Goals**

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

**Report**

The proposed 2020 offsite development levies have been shared with the Urban Development Institute (UDI) and the Developer Committee. UDI has provided an email of general support in this regard (Enclosure 3), and administration commits to working collaboratively with UDI to address outstanding concerns as part of the overall levy model review project anticipated to be undertaken in 2020/2021.

Offsite development levy rates have been adjusted for 2020 based on an interest-earning rate of 2.1% (consistent with 2019) and an interest-borrowing rate of 2.6% (from 3.25% in 2019) for the County. A comparison of 2019 and proposed 2020 offsite development levy rates has also been provided (Enclosure 2).

The proposed 2020 offsite development 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 2019 and anticipated staging impacts.

**Council and Committee History**

June 11, 2019 Council gave three readings to Bylaw 14-2019

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** Municipalities are authorized to impose and collect offsite levies through the *Municipal Government Act (MGA)*, RSA 2000, M-26, Part 17, Division 6. Strathcona County implements its authority by establishing a bylaw which provides detailed offsite 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 reading.

**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 Bylaw 34-2020
- 2 Summary Offsite Development Levy Comparison 2019 – 2020
- 3 UDI letter of general support