

Bylaw 23-2022 North of Yellowhead Off-Site Levy Bylaw (Replaces Bylaw 51-2021) (Ward 4)**Report Purpose**

To seek Council approval on three readings of a bylaw that imposes new off-site levies for developer contributions for water, wastewater and transportation improvements within the North of Yellowhead Area Concept Plan area.

Recommendation

1. THAT Bylaw 23-2022 a bylaw that imposes new off-site levies for developer contributions for water, wastewater and transportation improvements within the North of Yellowhead Area Concept Plan area, be given first reading;
2. THAT Bylaw 23-2022 be given second reading;
3. THAT Bylaw 23-2022 be considered for third reading;
4. THAT Bylaw 23-2022 be given third reading.

Our Prioritized Strategic Goals

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

Report

The proposed 2022 off-site levies have been shared with the Urban Development Institute (UDI) and the Strathcona County Developer Committee who have provided an email of support, included in Enclosure 3.

In general, funding of all off-site leviable infrastructure is shared between developers and the County, typically based on benefit assigned by usage or area, with developers paying for the proportionate share of benefit to developable lands. The exception is water reservoirs throughout the County and water supply lines to new growth areas, which are fully funded by the County and recovered through utility rates. All levies within the North of Yellowhead Area Concept Plan area are proposed to be assessed on a per hectare basis of leviable area being developed, which excludes arterial roads, environmental reserves, municipal reserves and stormwater management facilities.

Off-site levy rates for the North of Yellowhead area have been adjusted for 2022 based on an interest-earning rate of 1.8% (1.8% in 2021) and an interest-borrowing rate of 3.4% (2.2% in 2021) for the County. A comparison of 2021 and proposed 2022 off-site levy rates for these areas have also been provided (Enclosure 2).

The proposed 2022 off-site development levy rates have been adjusted using a combination of factors including, but not limited to: updated project costs, interest-earning and interest-borrowing rates (as noted above), funds received, remaining developable area, and anticipated staging impacts.

In 2021, administration undertook an in-depth review and update of the offsite development levy model and processes. Due to timing constraints, the review was still underway on the

concepts of front-end financing adjustments and interest assumptions when the 2021 levy rates were approved by Council September 14, 2021. Additional investigation has now occurred, and similar to the approach in 2021, no front-ending adjustments were determined to be required in the model going forward.

Council and Committee History

September 14, 2021 Council gave three readings to Bylaw 51-2021.

Other Impacts

Policy: Offsite Development Levies for New Growth Areas Policy SER-009-044

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 Financial and Strategic Services

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 23-2022 North of Yellowhead Off-Site Levy Bylaw
- 2 Summary North of Yellowhead Off-Site Levy Comparison 2021-2022
- 3 UDI Support of Bylaw 23-2022 North of Yellowhead