

Bylaw 25-2023 North of Yellowhead Off-Site Levy Bylaw (Replaces Bylaw 23-2022) (Ward 4)**Report Purpose**

To provide information to Council to make decisions on first, second, and third 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.

Recommendations

1. THAT Bylaw 25-2023 a bylaw that imposes 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 25-2023 be given second reading.
3. THAT Bylaw 25-2023 be considered for third reading.
4. THAT Bylaw 25-2023 be given third reading.

Our Strategic Goals

Goal 3 - Responsible Development

Report

The proposed 2023 off-site levies have been shared with the Urban Development Institute (UDI) and the Strathcona County Developer Committee who have provided a letter of support, included in Enclosure 3.

In general, funding of 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 Hamlet of Ardrossan 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 2023 based on an interest-earning rate of 2.75% (1.8% in 2022) and an interest-borrowing rate of 4.85% (3.4% in 2022) for the County. A comparison of 2022 and proposed 2023 off-site levy rates for the North of Yellowhead Area Concept Plan area have also been provided (Enclosure 2).

The proposed 2023 off-site 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 (as noted above), funds received, remaining developable area, and anticipated staging impacts.

Council and Committee History

July 19, 2022 Council gave three readings to Bylaw 23-2022

Other Impacts

Policy: n/a

Legislative/Legal: Municipalities are authorized to impose and collect off-site 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 off-site 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 a least once a week for two consecutive weeks prior to second reading.

Financial/Budget: This bylaw will establish the levy rates that will be charged to developers and used to pay for off-site leviable infrastructure.

Interdepartmental: Transportation Engineering and Operations, 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 25-2023 North of Yellowhead Off-Site Levy Bylaw
- 2 Summary North of Yellowhead Off-Site Levy Comparison 2022-2023
- 3 UDI Support of Bylaw 25-2023 North of Yellowhead