

CITY OF FORT SASKATCHEWAN

Bylaw C14-17 – OFF-SITE LEVY BYLAW

Motion:

That Council give first reading to Bylaw C14-17 to provide for the imposition of an Off-Site Levy for lands proposed for subdivision and development in defined new growth areas within Fort Saskatchewan's municipal boundaries.

Purpose:

The purpose of this report is to give first reading to Off-Site Levy Bylaw C14-17.

Background:

The Levy sets out a fair and equitable means to collect money for the construction of major infrastructure to be shared among the developers within a growth area and helps to ensure that the cost of development is not a burden to existing tax payers.

The Levy rates calculated are set to recover the cost of development for each of the areas. The Off-Site Levy Bylaw and associated reports will be reviewed and updated from time to time, including the actual construction costs of specific projects and to ensure that the inflation calculations reflect the current inflation experienced in the construction industry.

The developers and their representatives have been involved in the development of the Levy models. The Levy reports have been circulated to the developers and their comments have been incorporated and/or taken under consideration.

An Off-Site Levy Bylaw requires advertising in accordance with the *Municipal Government Act* (MGA). Bylaw C14-17 will be advertised in a local newspaper for two consecutive weeks giving notice prior to future readings of the Bylaw. Bylaw C14-17 will come back to Council on Tuesday, July 10, 2017 for consideration of second and third reading.

Plans/Standards/Legislation:

The MGA provides a municipality the right to collect a levy from developing lands for the purpose of constructing major infrastructure that benefits the developing areas. The Levy can be collected for new and expanded water, sanitary sewer, storm sewer, and transportation infrastructure that benefits the developing areas.

Financial Implications:

The financial model for the development of Southfort, Westpark, and the Light / Medium Industrial areas has been reviewed and updated. The model indicates that the proposed levies are set at an appropriate level to recover the cost of construction.

Attachments:

- 1) Bylaw C14-17 and Schedule "A" – Off-Site Levy Rates
- 2) Schedule "B" – Southfort Levy Report – June 2017
- 3) Schedule "C" – Westpark Levy Report – June 2017
- 4) Schedule "D" – Medium Industrial Levy Report – June 2017

File No.:

Prepared by:	Grant Schaffer Director Project Management	Date: June 20, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: June 21, 2017
Submitted to:	City Council	Date: June 27, 2017