

Request for Decision

Title	Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give second reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14. 2. That Council give third reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.
Administrative Recommendation	That Council approves second and third reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14 in order to keep the Off-Site Levy rates current and to ensure that the update requirements as outlined within the <i>Municipal Government Act</i> (MGA) are being met.
Previous Council Direction	<p>April 26, 2016 – Motion 142/16</p> <p>That Council give first reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • First reading of Bylaw 1363/16 was approved during April 26, 2016 Council Meeting. • Administration completed an update to the Sturgeon Industrial Park Off-Site Levy model November 23, 2015. This update incorporates all actual costs to December 31, 2014 and updated development staging and infrastructure improvement staging projections. • The Sturgeon Industrial Park Area Off-Site Levy was previously updated April 22, 2014 with Bylaw 1320/14. • The <i>Municipal Government Act (MGA)</i> allows a municipality to impose the payment of a levy, to be known as an “off-site levy”, in respect of land that is to be developed or subdivided. The <i>MGA</i> also states that Off-Site Levies are to be updated on a regular basis. • The Sturgeon Industrial Park area requires new or expanded road, water, waste water and storm water municipal infrastructure to support new developments. • The updated levy model takes into account changes to the economic environment and revised construction cost estimates. • Cost per acre for each of the water, sanitary, storm and transportation off-sites will vary based upon the expected timing of development in various development zones. In most cases, on average, off-site levies are lower.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> Administration has sent out notification to all land owners within Sturgeon Industrial Park who have contacted the County in regards to entering into a Development Agreement in the future. Administration has also informed major land owners with vacant lands of the proposed Off-Site Levy Bylaw revisions, and asked for questions if there are any. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> Section 648, <i>Municipal Government Act</i>, RSA 2000, cM-26. If this Bylaw is approved, Bylaw 1320/14 will be rescinded by this Bylaw. This was the previous Off-Site Levy Bylaw for Transportation, Water, Sewer and Storm water infrastructure within Sturgeon Industrial Park.
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>A current and updated Off-Site Levy Bylaw promotes Strong Local Governance and Regional Leadership, as well as Planned Growth by ensuring that growth pays for the costs of Municipal Improvements based on degree of benefit.</p> <p><u>Organizational:</u></p> <p>The new Bylaw will enable all new Development Agreements to be transacted with the most accurate information available for Municipal Improvement cost sharing obligations.</p> <p><u>Financial:</u></p> <p>Projected Infrastructure Capital improvement costs for the next 25 years are estimated to total approximately \$114 million. Breakdown is as follows:</p> <p>Transportation - \$70,610,000</p> <p>Water Utilities - \$29,420,000</p> <p>Sanitary Utilities – \$10,370,000</p> <p>Storm Water Facilities – \$3,364,000</p> <p>The Off-Site Levy amounts will be collected as per the Bylaw and will be used to pay the developers’ share of these required municipal improvements when required based on degree of benefit.</p>
<p>Alternatives Considered</p>	<p>That Council does not approve second and third reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> Planned Growth is not supported as the current costs of infrastructure improvements based on recent economic growth and market construction estimates will not be included in Development Agreements.

	<p><u>Organizational:</u></p> <ul style="list-style-type: none"> • Cost certainty and accurate budgeting for both Sturgeon County as well as prospective developers within Sturgeon Industrial Park will not be achieved. <p><u>Financial:</u></p> <ul style="list-style-type: none"> • Levies being collected will not reflect current economic growth and market construction estimates, resulting in a shortfall of funds or a greater deficit that will need to be offset by future development.
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Follow up Action	1. Signing of second and third reading of Bylaw 1363/16.
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Attachment(s)	<ol style="list-style-type: none"> 1. Proposed Bylaw 1363/16 2. Current Bylaw 1320/14
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Report Reviewed by:	 Brian Hartman, Manager Engineering Services  Stephane Labonne, GM Integrated Growth  Peter Tarnawsky , County Commissioner – CAO
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Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Consistent with neighborhood role (see MDP), master plans,, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>