



Request for Decision

Title	Sturgeon Industrial Park Off-Site Levy Bylaw 1445/19
Proposed Motion	<ol style="list-style-type: none">1. That Council give second reading of Bylaw 1445/19.2. That Council give third reading of Bylaw 1445/19.
Administrative Recommendation	That Council approve second and third reading of Bylaw 1445/19 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><u>June 11, 2019</u> Motion 203/19: That Council give first reading of Bylaw 1445/19.</p> <p><u>May 10, 2016</u> Motion 177/16: That Council give third reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.</p> <p>Motion 176/16: That Council give second reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.</p> <p><u>April 26, 2016 – Motion 142/16</u> 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">• Administration completed an update to the Sturgeon Industrial Park Off-Site Levy model on May 8, 2019. This update incorporates all actual costs to December 31, 2018 and updated development staging and infrastructure improvement staging projections.• The Sturgeon Industrial Park Area Off-Site Levy was previously updated May 10, 2016 with Bylaw 1363/16.• The <i>Municipal Government Act</i> (MGA) 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 MGA 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, wastewater and stormwater municipal infrastructure to support new developments.
- The updated levy model considers changes to the economic environment and revised construction cost estimates. This also includes cost savings from a recently executed Memorandum of Agreement between Alberta Transportation and Sturgeon County for widening of Highway 825.
- The cost per hectare for 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 have reduced.
- The proposed average (weighted) off-site levy rate is approximately \$53,291. This represents a decrease of \$27,377 (34%) from the prior average rate of \$80,668.
- Under the MGA, municipalities may now consider establishing off-site levies to pay for costs associated with new or expanded community recreation facilities, firehall facilities, police station facilities or libraries. At this time, Sturgeon County's levy bylaw update does not contemplate cost recovery for these types of municipal infrastructure for several reasons:
 1. Further research and discussions are taking place regionally to more fully understand the scope, outcomes and stakeholder input including implications of the Big City Charters.
 2. There is no updated statutory plan for the Sturgeon Industrial Park area that informs or justifies community recreation, fire hall, police or library facilities.
 3. Off-site bylaws are required to be updated on a regular basis. New levy opportunities can be considered in a future scheduled update.

External Communication

- Administration sent out notification to all landowners within Sturgeon Industrial Park December 21, 2018.
- A stakeholder open house was completed at Sturgeon County Centre on May 29, 2019 from 2 p.m. to 4 p.m., where members of the development community (land developers, Urban Development Institute) were invited to provide comment on the update levy model.

Relevant Policy/Legislation/Practices:

- MGA, section 648
- Off-Site Levy Policy
- If this Bylaw is approved, Bylaw 1363/16 will be repealed by this Bylaw. This was the previous Off-Site Levy Bylaw for transportation, water, sewer and stormwater infrastructure within Sturgeon Industrial Park.

<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Strong Local Governance and Regional Leadership - A current and updated Off-Site Levy Bylaw follows the requirements outlined within the MGA.</p> <p>Planned Growth – This Off-Site Levy Bylaw update will ensure that developers pay for a fair share of the municipal improvements necessary to support industrial growth 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 included within the Off-Site Levy model total \$121.46 million. Breakdown is as follows:</p> <p>Transportation - \$76.17 million;</p> <p>Water Utilities - \$30.49 million;</p> <p>Sanitary Utilities – \$11.03 million; and</p> <p>Stormwater Facilities – \$3.77 million.</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>Council could decide to defeat Bylaw 1445/19 at second or third reading.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <p>Strong Local Governance and Regional Leadership – An Off-Site Levy that is not current does not support Strong Local Governance and Regional Leadership.</p> <p>Planned Growth – Not updating the Off-Site Levy to include current projections will not ensure developers pay for a fair share of the municipal improvements necessary to support industrial growth based on degree of benefit.</p> <p><u>Organizational:</u></p> <p>Cost certainty and accurate budgeting for both Sturgeon County and prospective developers within Sturgeon Industrial Park will not be achieved.</p>

Financial:

Levies being collected will not reflect current economic growth and market construction estimates, resulting in higher rates which may have future developments located elsewhere.

Follow up Action 1. The new off-site levy rates will be applied in accordance with the Bylaw.

Attachment(s) 1. Bylaw 1445/19 with Schedules "A" and "B"
2. Schedule "C" to Bylaw 1445/19

**Report Reviewed
by:**



Brian Hartman, Manager, Engineering Services



Collin Steffes, General Manager, Integrated Growth



Reegan McCullough, County Commissioner – CAO

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
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 and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports a strong thriving business environment to strengthen our economic foundation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans for responsible growth through the MDP and regional growth plan.</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Manages growth for current and future developments through: <ul style="list-style-type: none"> <i>transparent bylaws, policies and processes to enable responsible land development</i> <i>targeting growth around existing and identified future growth areas</i> </i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides access to programs and services that have a 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>Provides access to safe and reliable infrastructure assets</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports the safety of people and property</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</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>Fosters collaborative intergovernmental partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Support and/or collaborate with voluntary organizations in the region</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans and partnerships that minimize environmental impact on natural areas</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides awareness of environmental issues impacting the County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>