

Regional Transportation Offsite Levy Bylaw

July 23rd, 2024

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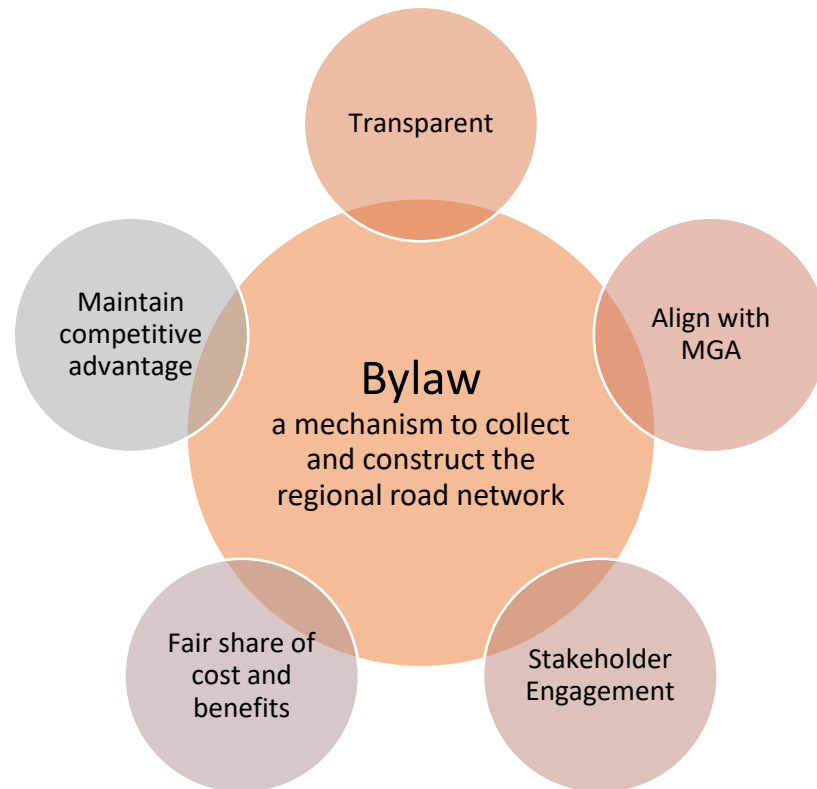
ROCKY VIEW COUNTY

Municipal Government Act, RSA 2000, M-26

- Municipality can improve the Off-Site Levy to recover capital costs of new or expanded infrastructure associated with new or expanded:
 - Water supply and treatment, storage and transmission;
 - Sanitary treatment, movement or disposal;
 - Stormwater drainage facilities;
 - Transportation network improvements;
 - Community recreation facilities;
 - Fire hall facilities;
 - Police station facilities;
 - Libraries; and
 - Land required for or in connection with any facilities above; and
- Imposition of the levy can only be collected once for each purpose on the subject land.
- Off-Site Levy may only be triggered as a condition of subdivision approval or the issuance of Development Permits. Levy cannot be imposed at the time of Building Permits or issuance of occupancy.
- Off-Site Levy Bylaw will require consultation with stakeholders, ongoing reporting and transparency its determination.



Principles & Objectives

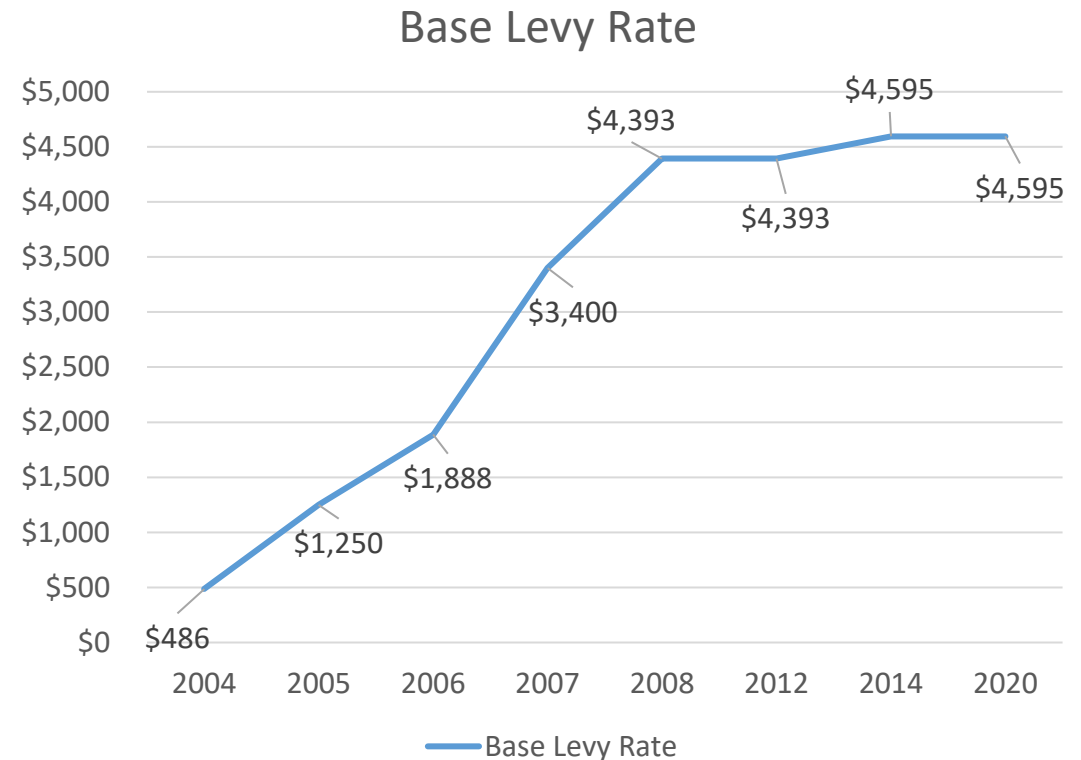


- Develop a long-range transportation network system to serve the public and support County growth.
- Aim for an efficient and sustainable transportation network for growing communities.
- Utilize the Levy to upgrade existing Bridge Files on Long Range Network Roads.
- Ensure development pays for their fair share of infrastructure through off-site levies and locally road network improvements as conditions of approvals.

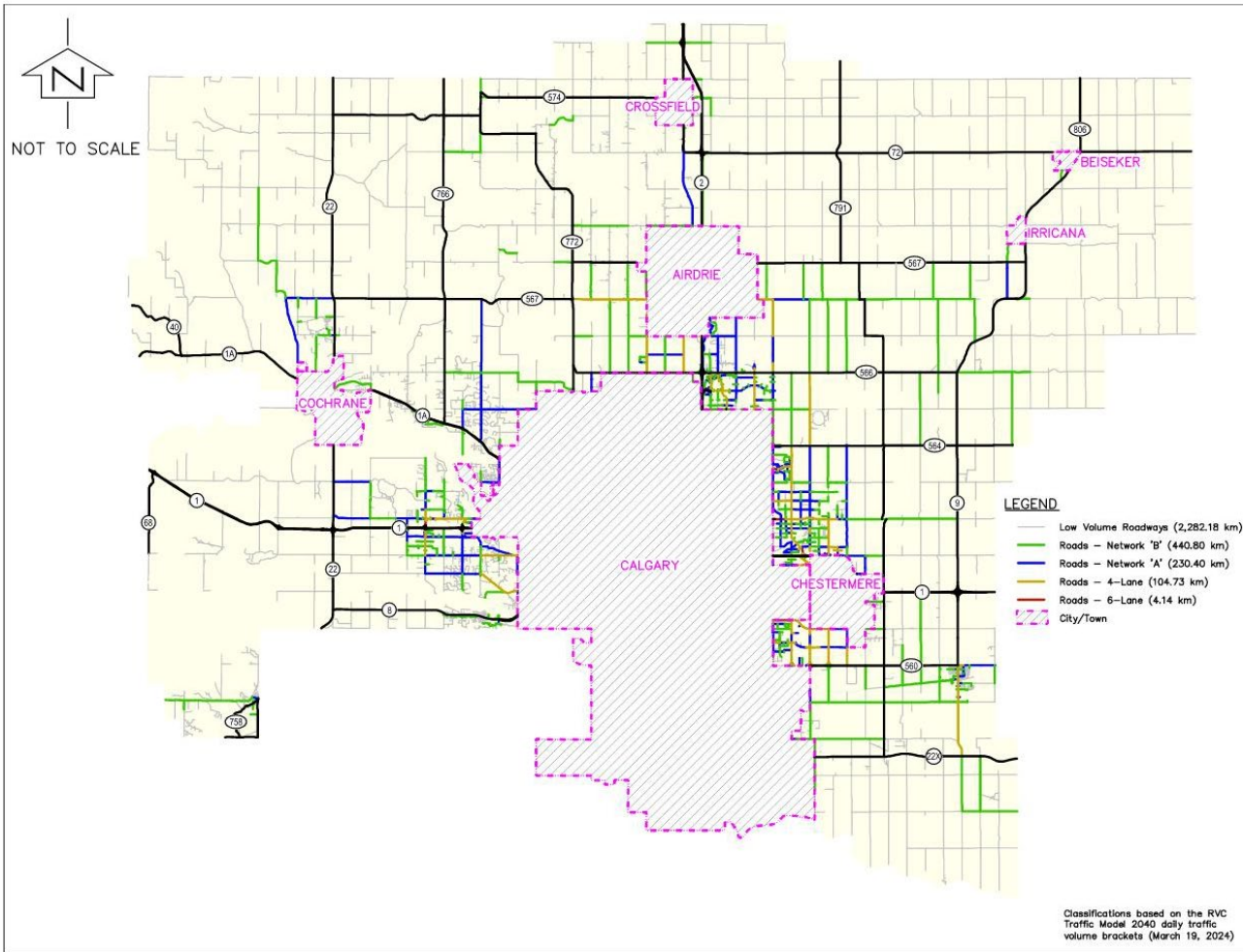


2024 Bylaw - Update

- Update the existing Regional Transportation Off-site Levy Bylaw to align with key policy documents
- “Unfreeze” the Rural and Urban levy cost allocations to development projects in the County’s jurisdiction.
- Update cost estimates to account for inflation.
- Introduce expansion of the existing County Bridge Files along the LRTN to be included in the bylaw.



Long Range Transportation Network



Road Classification	AADT Limit	Surface	Network Improvements	Levy
Rural Low Volume	≤499 VPD	8.0m Gravel Paved/Chip Seal	2,282 Km	No
Regional Collector (Network B)	500 – 2499 VPD	9.0m Paved 2 Lanes	440 Km	Yes
Regional Collector (Network A)	2500 – 9,999 VPD	11.4m Paved 2 Lanes	230 Km	Yes
Arterial 4 Lane	10,000 – 29,999 VPD	24.8m Paved 4 Lanes	104 Km	Yes
Arterial 6 Lane	>30,000 VPD	33.2m Paved 6 Lanes	4 Km	Yes

Rural vs Rurban Development

Rural

- Residential subdivision creating parcels less than 4.0 ha (9.88 acres).
- Development Permits associated with any Agricultural and Residential purposes.
- Subdivision will directly benefit from the Regional Transportation Infrastructure.
- Natural Resource Extraction.

\$6,199/acre

Rurban

- Development Permits and subdivision applications for the purpose of Business or Institutional or:
- Subdivision creating residential lots less than 1.98 acres in size and with piped water and sewer servicing.

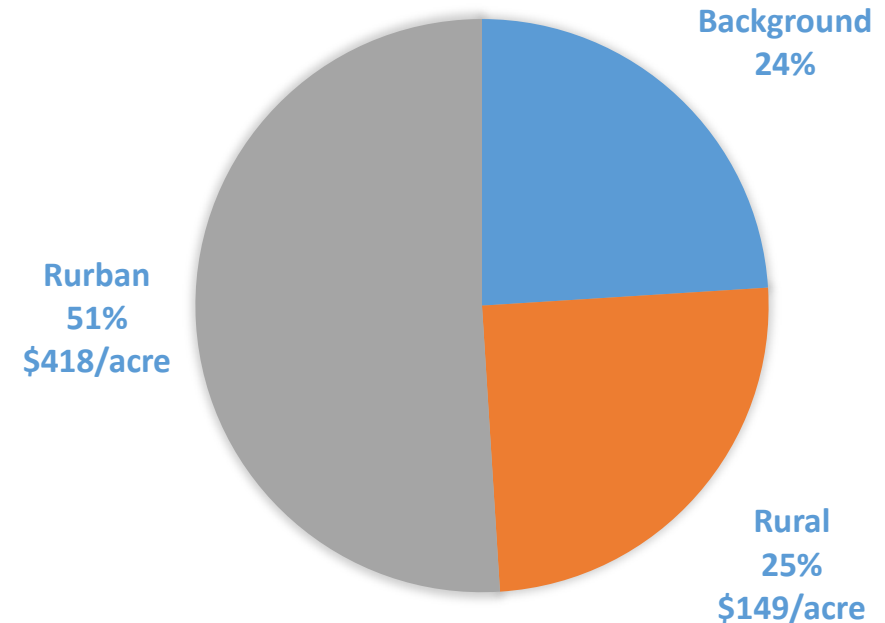
\$17,394/acre



Bridge Files

- Administration evaluated the Long Range Transportation Network's impact on the Bridge File Inventory.
- 63 of the County's 216 existing Bridge Files are on Long Range Transportation Network Roadways and will require expansion/replacement.
- Bridge types for Long Range Network Roads:
 - Network A: 1 span bridge, 7 bridge culvert structures
 - Network B: 13 span bridges, 36 bridge culvert structures
 - 4 Lane Arterial: 2 span bridges, 3 bridge culvert structures
 - 6 Lane Arterial: no span or bridge culverts affected
- Estimated costs for future bridge expansions total \$44.5 M for the 63 bridges.

TOTAL COST \$44.5 M



Proposed Rate Amendments

Off-site Levy Schedule	Cost Per Acre
Schedule A-1: Rurban Base Levy	\$4,595 or \$14,701 \$17,394
Schedule A-2: Rural Base Levy	\$4,595 \$6,199
Schedule A-3: Bridge Files Levy (NEW)	\$149 (rural) \$418 (rurban)
Schedule B: East Balzac Special Area 1 Levy	\$17,199.17 \$20,014
Schedule C: Conrich Special Area 2 Levy	\$5,207.80 \$7,681
Schedule D: Southeast Industrial Special Area 3 Levy	\$9,026.98 \$12,041
Schedule E: Springbank Special Area 4 Levy	\$9,247.30 \$8,150
Schedule F: HWY 22 & HWY 1 Interchange Special Area 5 Levy	\$1,772.88 \$2,383
Schedule G: HWY 791 & HWY 1 Interchange Special Area 6 Levy	\$2,349.73 \$3,158
Schedule H: HWY 560 & HWY 797 Improvements Special Area 7 Levy	\$386.91 \$621
Schedule I: HWY 22x & HWY 791 Improvements Special Area 8 Levy	\$748.40 \$1,036



Rate Comparison

Municipality	Effective Date	Rate \$/acres
Calgary	2024	\$63,287
Airdrie	2022	\$91,755
Cochrane	2021	\$52,392
Chestermere	2024	\$48,562
Strathcona County	2019	\$79,464
Rocky View County	Proposed	Rural: \$6,199 Rurban: \$17,393



Offsite Levy Estimate – Example #1

RESIDENTIAL: 4-acre lot in Springbank (Rural)

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 4	$(\$4,595 + \$9,247)/\text{acre} * 4 =$ $(\$13,842/\text{acre}) * 4 =$ \$41,583	$(\$6,199 + \$8,150)/\text{acre} * 4 =$ $(\$14,349/\text{acre}) * 4 =$ \$57,396	Calgary: \$251,781 Airdrie: \$365,039 Chestermere: \$148,112
Stormwater	Paid through private utility	N/A	N/A	N/A
Water & Wastewater	Paid through private utility	N/A	N/A	N/A
Community Recreation	Base Levy + Western Catchment Area	N/A	$(\$1,162 + \$2,887)/\text{acre} * 4 =$ $(\$4,049/\text{acre}) * 4 =$ \$16,196	Calgary: \$84,541 Airdrie: N/A Chestermere: \$58,844
TOTAL =		\$41,583	\$73,592	Calgary: \$336,322 Airdrie: \$365,039 Chestermere: \$206,956



Offsite Levy Estimate – Example #2

RESIDENTIAL: 1/2-acre lot in Harmony

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 4	$(\$4,595 + \$9,247)/\text{acre} = (\$13,842/\text{acre}) * 0.5 = \$6,741$	$(\$17,394 + \$8,150)/\text{acre} = (\$25,544/\text{acre}) * 0.5 = \$12,772$	Calgary: \$31,277 Airdrie: \$45,346 Chestermere: \$18,399
Stormwater	Paid through private utility	N/A	N/A	N/A
Water & Wastewater	Paid through private utility	N/A	N/A	N/A
Community Recreation	Base Levy + Western Catchment Area	N/A	$(\$1,162 + \$2,887)/\text{acre} = \$4,049/\text{acre} * 0.5 = \$2,024$	Calgary: \$21,135 Airdrie: N/A Chestermere: \$14,711
TOTAL =		\$6,741	\$14,796	Calgary: \$52,412 Airdrie: \$45,346 Chestermere: \$33,110



Offsite Levy Estimate – Example #3

RESIDENTIAL: 1-acre lot in Conrich

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 2	$(\$4,595 + \$5,208)/\text{acre} = \$9,803/\text{acre} = \$9,803$	$(\$17,394 + \$7,681)/\text{acre} = \$25,075/\text{acre} = \$25,075$	Calgary: \$62,554 Airdrie: \$90,693 Chestermere: \$36,798
Stormwater	CSMI + Conrich Regional Drainage	\$5,992/acre = \$5,992	$(\$8,333 + \$2,582)/\text{acre} = \$10,915/\text{acre} = \$10,915$	Calgary: \$8,347 Airdrie: \$1,776 Chestermere: N/A
Water & Wastewater	Assumed 0.95m ³ /day for water, 0.85m ³ /day wastewater	\$30,157*	\$37,092*	Calgary: \$131,756 Airdrie: \$55,600 Chestermere: \$48,506
Community Recreation	Base Levy + Eastern Catchment Area	N/A	$(\$1,162 + \$6,076)/\text{acre} = \$7,238/\text{acre} = \$7,238$	Calgary: \$21,135 Airdrie: N/A Chestermere: \$14,711
TOTAL =		\$45,952	\$73,082	Calgary: \$223,661 Airdrie: \$147,069 Chestermere: \$99,924

*Assuming 0.855 m³/day/unit wastewater flow as per the off-site levy bylaw and exclude borrowing costs

Offsite Levy Estimate – Example #4

RESIDENTIAL: ½ acre lot in Langdon (Area 1)

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 7	$(\$4,595 + \$387)/\text{acre} * 0.5 =$ $(\$4,982/\text{acre}) * 0.5 =$ \$2,491	$(\$17,394 + \$621)/\text{acre} * 0.5 =$ $(\$18,015/\text{acre}) * 0.5 =$ \$9,007	Calgary: \$31,277 Airdrie: \$45,346 Chestermere: \$18,399
Stormwater	CSMI + Langdon Regional Drainage	$(\$5,992/\text{acre} + \$3,188/\text{acre}) * 0.5 =$ $(\$9,180/\text{acre}) * 0.5 =$ \$4,590	$(\$8,333 + \$10,602)/\text{acre} * 0.5 =$ $(\$18,935/\text{acre}) * 0.5 =$ \$9,467	Calgary: \$4,174 Airdrie: \$888 Chestermere: N/A
Water & Wastewater	Assumed 0.855m3/day wastewater (Water paid through private utility)	\$8,285*	\$8,511*	Calgary: \$65,878 Airdrie: \$27,800 Chestermere: \$24,253
Community Recreation	Base Levy + Eastern Catchment Area	N/A	$(\$1,162 + \$6,076)/\text{acre} * 0.5 =$ $(\$7,238/\text{acre}) * 0.5 =$ \$3,619	Calgary: \$10,502 Airdrie: N/A Chestermere: \$7,310
TOTAL =		\$15,366	\$30,604	Calgary: \$111,897 Airdrie: 74,034 Chestermere: \$50,008

*Assuming 0.855 m3/day/unit wastewater flow as per the off-site levy bylaw and exclude borrowing costs



Offsite Levy Estimate – Example #5

RESIDENTIAL: 2-acre lot in West Bragg Creek

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy	$(\$4,595/\text{acre}) * 2 = \$9,190$	$(\$6,199/\text{acre}) * 2 = \$12,398$	Calgary: \$125,088 Airdrie: \$181,386 Chestermere: \$73,596
Stormwater	N/A	N/A	N/A	N/A
Water & Wastewater	Bragg Creek WWTP + Bragg Creek WTP & PWR	$\$23,727.68/\text{m}^3$ of projected wastewater flow + $\$22,600.90/\text{m}^3$ projected water flow = $\$41,758^*$	$\$24,289/\text{m}^3$ of projected wastewater flow + $\$24,671/\text{m}^3$ projected water flow = $\$44,205^*$	Calgary: \$263,512 Airdrie: \$111,200 Chestermere: \$97,012
Community Recreation	Base Levy + Western Catchment Area	N/A	$(\$1,162/\text{acre} + \$2,887/\text{acre}) * 2 = (\$4,049/\text{acre}) * 2 = \$8,098$	Calgary: \$42,270 Airdrie: N/A Chestermere: \$29,422
TOTAL =		\$50,948	\$64,701	Calgary: \$430,870 Airdrie: \$292,586 Chestermere: \$200,030

*Assuming 0.950 m3/day/unit water demand and 0.855m3/day/unit wastewater flow as per the off-site levy bylaw



Offsite Levy Estimate – Example #6

RESIDENTIAL: 1/2-acre lot in Cochrane Lakes

Offsite Levy Type	Description	Current Levy Cost	Proposed Levy Cost	Neighboring Municipalities Levy Totals
Transportation	Base Levy	$(\$4,595/\text{acre}) * 0.5 = \$2,298$	$(\$17,394/\text{acre}) * 0.5 = \$8,697$	Calgary: \$31,277 Airdrie: \$45,346 Chestermere: \$18,399
Stormwater	N/A	N/A	N/A	N/A
Water & Wastewater	Cochrane Lakes Wastewater (Water paid through private utility)	\$2,048*	\$2,240*	Calgary: \$65,878 Airdrie: \$27,800 Chestermere: \$24,253
Community Recreation	Base Levy	N/A	$(\$1,162/\text{acre}) * 0.5 = \581	Calgary: \$10,502 Airdrie: N/A Chestermere: \$7,310
TOTAL =		\$4,346	\$11,518	Calgary: \$107,657 Airdrie: \$73,146 Chestermere: \$49,962

*Assuming 0.855m3/day/unit wastewater flow as per the off-site levy bylaw and exclude any borrowing costs



Offsite Levy Estimate – Example #7

Commercial: 10-acre lot in East Balzac

Offsite Levy Type	Description	Current Levy Cost	Proposed Levy Cost	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 1	$(\$4,595 + \$17,200)/\text{acre} * 10 =$ $(\$21,795/\text{acre}) * 10 =$ \$217,950	$(\$17,384 + \$18,392)/\text{acre} * 10 =$ $= (\$35,776/\text{acre}) * 10 =$ \$357,760*	Calgary: \$625,440 Airdrie: \$906,930 Chestermere: \$369,980
Stormwater	N/A	N/A	N/A	N/A
Water & Wastewater	Assumed 5m3/day	\$158,786*	\$187,535*	Calgary: \$1,317,560 Airdrie: \$556,000 Chestermere: \$485,060
Community Recreation	Base Levy	N/A	$(\$1,162/\text{acre}) * 10 =$ \$11,620	Calgary: \$210,040 Airdrie: N/A Chestermere: \$146,196
TOTAL =		\$376,736	\$556,915	Calgary: \$2,153,040 Airdrie: 1,462,930 Chestermere: \$1,001,236
*exclude any borrowing costs				



Offsite Levy Estimate – Example #8

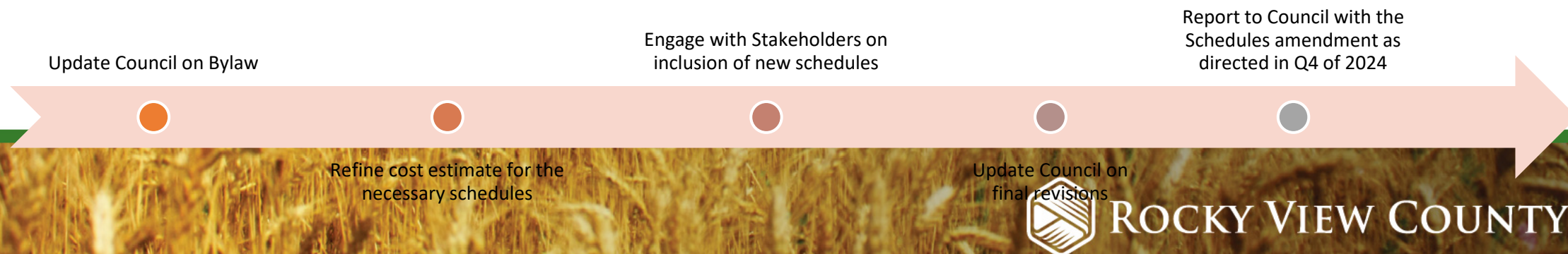
Commercial: 5-acre lot in Janet

Offsite Levy Type	Description	Current Levy Total	Proposed Levy Total	Neighboring Municipalities Levy Totals
Transportation	Base Levy + Special Area 3 + Special Area 7	$(\$4,595 + \$9,028 + \$387)/\text{acre} * 5 =$ $(\$14,010/\text{acre}) * 5 =$ \$70,050	$(\$17,384 + \$12,041 + \$621)/\text{acre} * 5 =$ $(\$30,046/\text{acre}) * 5 =$ \$150,230	Calgary: \$312,720 Airdrie: \$453,465 Chestermere: \$183,990
Stormwater	CSMI + Janet Regional Drainage	$(\$5,992/\text{acre}) * 5 =$ \$29,960	$(\$8,333 + \$6,700)/\text{acre} =$ $(\$15,033/\text{acre}) * 5 =$ \$75,165	Calgary: \$41,378 Airdrie: \$8,878 Chestermere: \$184,834
Water & Wastewater	Paid through private utility	N/A	N/A	N/A
Community Recreation	Base Levy + Eastern Catchment Area	N/A	$(\$1,162 + \$6,076)/\text{acre} * 5 =$ $(\$7,238/\text{acre}) * 5 =$ \$36,190	Calgary: \$105,020 Airdrie: N/A Chestermere: \$73,098
TOTAL =		\$100,010	\$261,585	Calgary: \$459,118 Airdrie: \$462,343 Chestermere: \$441,992



Next Steps....

- Stakeholder Consultation on Bylaw
- Website – Supporting Information
- Engage industry representatives and stakeholders on updates/changes
- Final Edits & Consolidate Feedback
- Prepare final bylaw package for Council consideration
- Bylaw would then apply to development after the date of adoption - 2025



Questions

