



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	All
DATE:	July 27, 2021	APPLICATION:	N/A
FILE:	N/A		
SUBJECT:	Regional Off-Site Levy Bylaws - Update		

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with an update on Off-Site Levy collections and the projects supported through the Off-Site Levy Fund for the time period between January 1, 2020, and June 30, 2021. The following Off-site Levy Bylaws were passed by Council on June 9, 2020, and are active:

- Bylaw C-8007-2020: Regional Transportation Off-Site Levy Bylaw
- Bylaw C-8008-2020: Regional Stormwater Off-Site Levy Bylaw
- Bylaw C-8009-2020: Regional Water and Wastewater Off-Site Levy Bylaw

Levies collected and levy funds contributed between January 1, 2020, and June 30, 2021, can be summarized as follows:

- Regional Transportation Off-Site Levies collected: \$4,747,788 in 2020, and \$3,069,029 in 2021. The Off-Site Levy Fund has provided \$6,916,700 towards transportation projects in 2020 and 2021.
- Regional Stormwater Off-Site Levies collected: \$427,764 in 2020, and \$12,104 in 2021. The Off-Site Levy Fund was used towards the initial phases of Co-operative Stormwater Management Initiative (CSMI) totaling \$1,694,000 in 2021.
- Regional Water & Wastewater Off-Site Levies collected: \$1,415,857 in 2020, and \$3,262,371 in 2021. These funds have been used to pay down the initial capital and borrowing costs associated with the servicing infrastructure contained within the bylaws.

Offsite levies are essential funding mechanisms in balancing the benefits and costs of growth within Rocky View County. They ensure that new development pays its proportionate share of the costs needed for the improvement and long-term sustainability of the County's infrastructure network resulting from that growth.

ADMINISTRATION RECOMMENDATION:

Administration recommends that this report be received for information, in accordance with Option #1.

Administration Resources

Gurbir Nijjar, Planning and Development Services

**BACKGROUND:**Regional Transportation Off-Site Levy

A summary of the Regional Transportation Off-Site Levy collections since January 1, 2020, is as follows:

Levy	Location	2020 (Jan. 1 – Dec. 31)	2021 (Jan. 1 – Jun. 30)
Base	County Wide	\$ 1,541,548	\$ 1,147,447
Special Area 1	East Balzac	\$ 2,792,728	\$ 3,067,901
Special Area 2	Conrich	\$ 92,511	\$ 0.00
Special Area 3	Southeast Industrial	\$ 122,059	\$ 0.00
Special Area 4	Springbank	\$ 150,603	\$ 1,128
Special Area 5	Highway 22 & Highway 1	\$ 0.00	\$ 0.00
Special Area 6	Highway 791 & Highway 1	\$ 0.00	\$ 0.00
Special Area 7	Highway 560 & Highway 797	\$ 38,460	\$ 0.00
Total		\$ 4,747,909	\$ 4,216,476

The above levies have been collected under two bylaws: 1) Bylaw C-7356-2014; and 2) Bylaw C-8007-2020.

Bylaw C-7356-2014 remains in effect until payment of any amounts imposed on Subdivision and Development applications within Bylaw C-7356-2014 have been paid or satisfied, after which the bylaw is automatically repealed.

The Transportation Off-Site Levy Fund has been utilized to support the following County-led and Developer-led projects:

Project	Project Lead	Construction Year	Estimated Total Project Cost	Off-Site Levy Funding
Langdon Centre St (Widen to 4-lanes)	County	2020	\$ 5,741,300	\$ 1,221,000
CrossIron Dr (Widen to 4-lanes)	County	2021	\$ 2,250,000	\$ 1,515,700
Inverlake Rd (Subgrade Reconstruction)	County	2021	\$ 1,600,000	\$ 250,000
Glenmore Tr and Rge Rd 285 (Intersection Improvements)	Developer	2021	\$ 6,200,000	\$ 930,000
Interlink Off-Site Improvements (Stormwater & Signalization)	Developer	2021	\$ 15,217,600*	\$ 3,000,000
Total			\$ 31,008,900	\$ 6,916,700
* Estimate based on costs provided for Cost Recovery on Oversized Improvements as per Development Agreement.				



Regional Stormwater Off-Site Levy

A summary of the Regional Stormwater Off-Site Levy collections since January 1, 2020 is as follows:

Levy	Location	2020 (Jan. 1 – Dec. 31)	2021 (Jan. 1 – Jun. 30)
CSMI	Omni, Conrich, Janet & Langdon	\$427,764	\$12,104
Langdon Regional Drainage	Langdon	\$0	\$0
Total		\$427,764	\$12,104

These levies have been collected under two bylaws: 1) Bylaw C-7535-2015; and 2) Bylaw C-8008-2020.

Bylaw C-7535-2015 remains in effect until payment of any amounts imposed on Subdivision and Development applications within Bylaw C-7535-2015 have been paid or satisfied, after which the bylaw will be automatically repealed.

The Stormwater Off-Site Levy Fund was used fund the initial stages of the Co-operative Stormwater Management Initiative (CSMI) in 2021 totaling \$1,694,000.

Regional Water and Wastewater Off-Site Levy

A summary of the Regional Wastewater Off-Site Levy collections since January 1, 2020 is as follows:

Levy	Location	2020 (Jan. 1 – Dec. 31)	2021 (Jan. 1 – Jun. 30)
Wastewater Facilities	Langdon, East Balzac, Dalroy, Cochrane Lakes & Bragg Creek	\$1,019,580	\$2,545,693
Water Facilities	East Balzac, Conrich & Bragg Creek	\$396,277	\$716,678
Total		\$1,415,857	\$3,262,371

These levies have been collected under two bylaws: 1) Bylaw C-7273-2013; and 2) Bylaw C-8009-2020.

Bylaw C-7273-2013 remains in effect until payment of any amounts imposed on Subdivision and Development applications within Bylaw C-7273-2013 have been paid or satisfied, after which the bylaw will be automatically repealed.

All payments relating to the water and wastewater offsite levy bylaw have been applied to servicing the County’s borrowing costs for the infrastructure included within the bylaw.

OPTIONS:

- Option #1: THAT the Regional Off-Site Levies Bylaw Update report be received for information.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BR/AY/rp