



CAPITAL AND ENGINEERING SERVICES

TO:	Council	
DATE:	September 13, 2022	DIVISION: All
FILE:	1007-100	APPLICATION: 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 reporting period between January 1, 2021 and July 31, 2022. 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, 2021 and July 31, 2022 can be summarized as follows:

- Regional Transportation Off-Site Levies collected include \$8,538,878 in 2021 and \$3,740,182 in 2022 up to July 31. The Off-Site Levy Fund has provided \$16,540,700 towards transportation projects in 2021, 2022 and 2023.
- Regional Stormwater Off-Site Levies collected include \$859,539 in 2021 and \$69,807 in 2022 up to July 31. The Off-Site Levy Fund provided \$1,694,000 to the Co-operative Stormwater Management Initiative (CSMI) in 2021.
- Regional Water & Wastewater Off-Site Levies collected include \$4,569,751 in 2021 and \$2,905,587 in 2022 up to July 31. These funds have been used to pay down the initial capital and borrowing costs associated with the servicing infrastructure contained in the bylaws.

Off-site levies are important funding mechanisms to balance the benefits and costs of growth within Rocky View County. The levies ensure that new development pays a 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

Steve Altena, Capital and Engineering Services



BACKGROUND:

Regional Transportation Off-Site Levy

A summary of the Regional Transportation Off-Site Levy collections since January 1, 2021 is as follows:

Levy	Location	2021 (Jan. 1 – Dec. 31)	2022 (Jan. 1 – Jul. 31)
Base	County Wide	\$3,607,107	\$878,366
Special Area 1	East Balzac	\$4,407,763	\$2,630,779
Special Area 2	Conrich	\$ 43,054	\$0
Special Area 3	Southeast Industrial	\$0	\$0
Special Area 4	Springbank	\$423,167	\$231,037
Special Area 5	Highway 22 & Highway 1	\$0	\$0
Special Area 6	Highway 791 & Highway 1	\$0	\$0
Special Area 7	Highway 560 & Highway 797	\$57,787	\$0
Total		\$8,538,878	\$3,740,182

These levies have been collected under two (2) 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.

As of December 31, 2021, the balance of the Transportation Off-Site Levy Reserve Fund is \$30,720,466. Collected levies are transferred to the reserve fund at the end of each year. In January 2022, \$1,473,980.31 was transferred from the reserve as part of cost recovery payments to Ivanhoe Cambridge for transportation and general municipal infrastructure in the East Balzac area.

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

Project	Project Lead	Construction Year	Estimated Total Project Cost	Off-Site Levy Funding
CrossIron Dr Stage 1 (Widen to 4-lanes)	County	2021	\$2,250,000	\$1,515,700
Inverlake Rd (Subgrade Reconstruction)	County	2021	\$1,600,000	\$250,000
Twp Rd 232 – Bragg Creek (Overlay)	County	2022	\$800,000	\$800,000
Twp Rd 232 - Langdon (Subgrade Reconstruction)	County	2022	\$3,500,000	\$1,600,000
Highway 566 (Twinning)	County	2022/2023	\$16,500,000	\$12,375,000
Total			\$24,650,000	\$16,540,700



Regional Stormwater Off-Site Levy

A summary of the Regional Stormwater Off-Site Levy collections since January 1, 2021 is as follows:

Levy	Location	2021 (Jan. 1 – Dec. 31)	2022 (Jan. 1 – Jul. 31)
CSMI	Omni, Conrich, Janet & Langdon	\$859,539	\$69,807
Langdon Regional Drainage	Langdon	\$0	\$0
Total		\$859,539	\$69,807

These levies have been collected under two (2) 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 is automatically repealed.

As of December 31, 2021, the balance of the Stormwater Off-Site Levy Reserve Fund is \$1,855,005. Collected levies are transferred to the reserve fund at the end of each year.

The Stormwater Off-Site Levy Fund was used to 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, 2021 is as follows:

Levy	Location	2021 (Jan. 1 – Dec. 31)	2022 (Jan. 1 – Jul. 31)
Wastewater Facilities	Langdon, East Balzac, Dalroy, Cochrane Lakes & Bragg Creek	\$3,210,115	\$1,532,780
Water Facilities	East Balzac, Conrich & Bragg Creek	\$1,359,636	\$1,372,807
Total		\$4,569,751	\$2,905,587

These levies have been collected under two (2) 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 is automatically repealed.

As of December 31, 2021, the balance of the Wastewater Off-Site Levy Reserve Fund is \$507,166 and the balance of the Water Off-Site Levy Reserve Fund is \$202,335. Collected levies are transferred to the reserve fund at the end of each year.

All payments related to the water and wastewater off-site levy bylaw have been applied to servicing the County's borrowing costs for the infrastructure included within the bylaw.

BUDGET IMPLICATIONS:

N/A

COMMUNICATIONS PLAN:

N/A

STRATEGIC OBJECTIVES:

N/A

OPTIONS:

Option #1: THAT the Regional Off-Site Levy Bylaws Update be received for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Dorian Wandzura"

Executive Director
Operations

Chief Administrative Officer

BR/bg

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8007-2020

ATTACHMENT 'B': Bylaw C-8008-2020

ATTACHMENT 'C': Bylaw C-8009-2020