

Rescind Bylaw 01-2007

Country Residential Road Levies

March 10, 2026

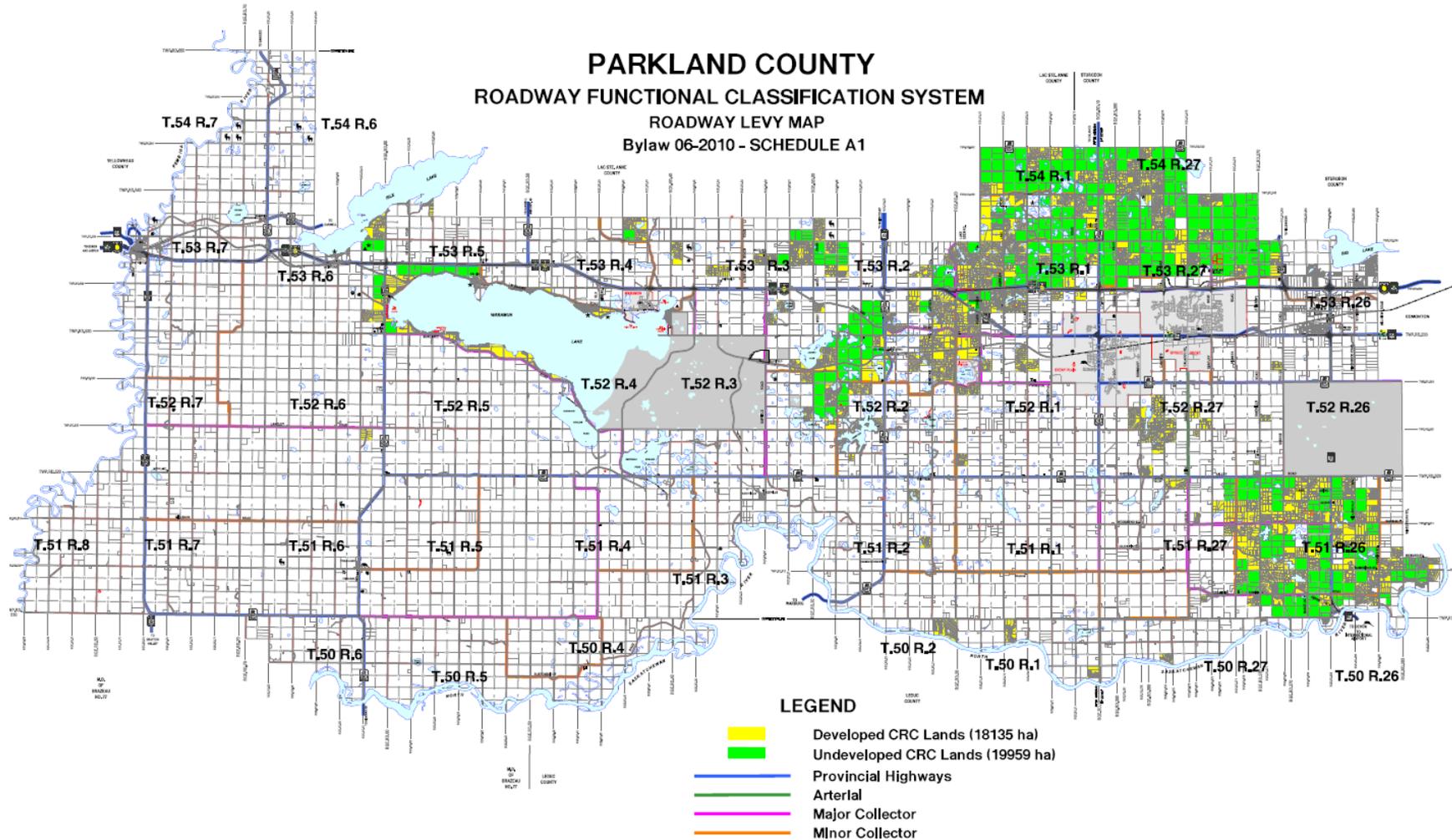


Agenda

- What is Bylaw 01-2007?
- What is an Off-Site Levy (OSL)?
- Legislation
- Cost Recovery Tools Comparison
- Boundary Recovery Scenario
- Criteria for Applying Off-Site Levies
- Summary
- Recommendation



What is Bylaw 01-2007?





What is an Off-Site Levy (OSL)?

Cost Recovery Tool

- OSLs help municipalities recover the capital costs of infrastructure required to serve new development
- Not a revenue source for municipalities
- Cannot be used to maintain infrastructure
- Cost of infrastructure projects are distributed amongst benefitting lands and an off-site levy rate is calculated
- County collects OSL payments from benefitting lands

Practical in High Growth Areas

- Effective in areas with projected growth and master servicing plans
- Pace of development provides for timely recoveries

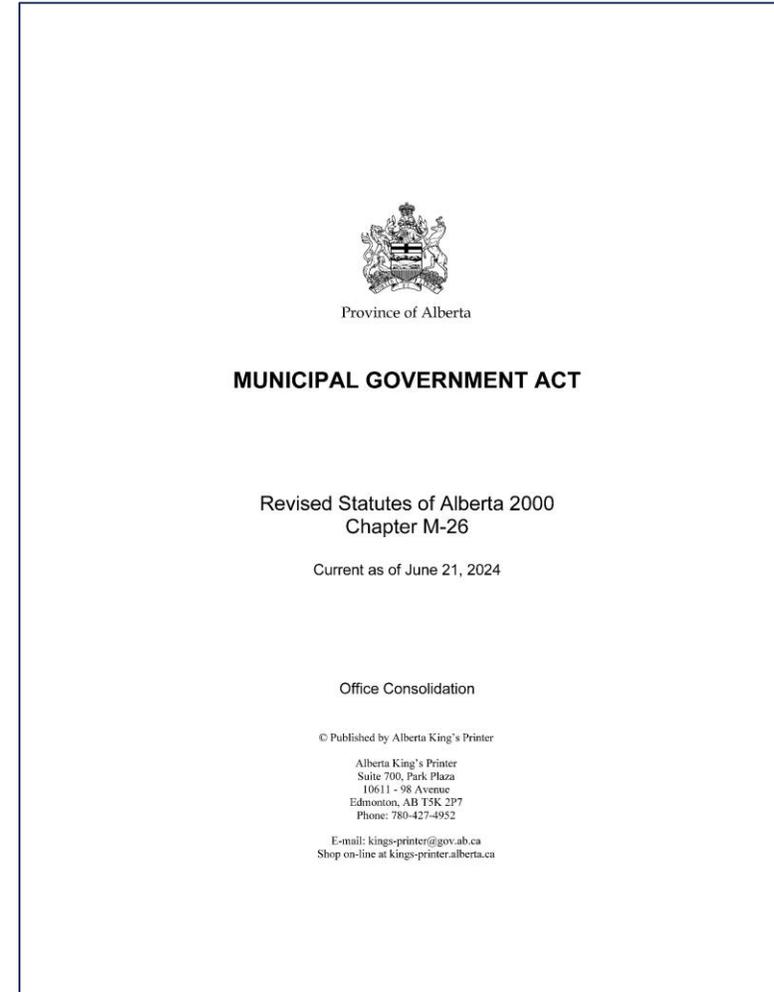
Development Pays for Development

- Ensures tax-payers are not burdened by growth-related infrastructure costs



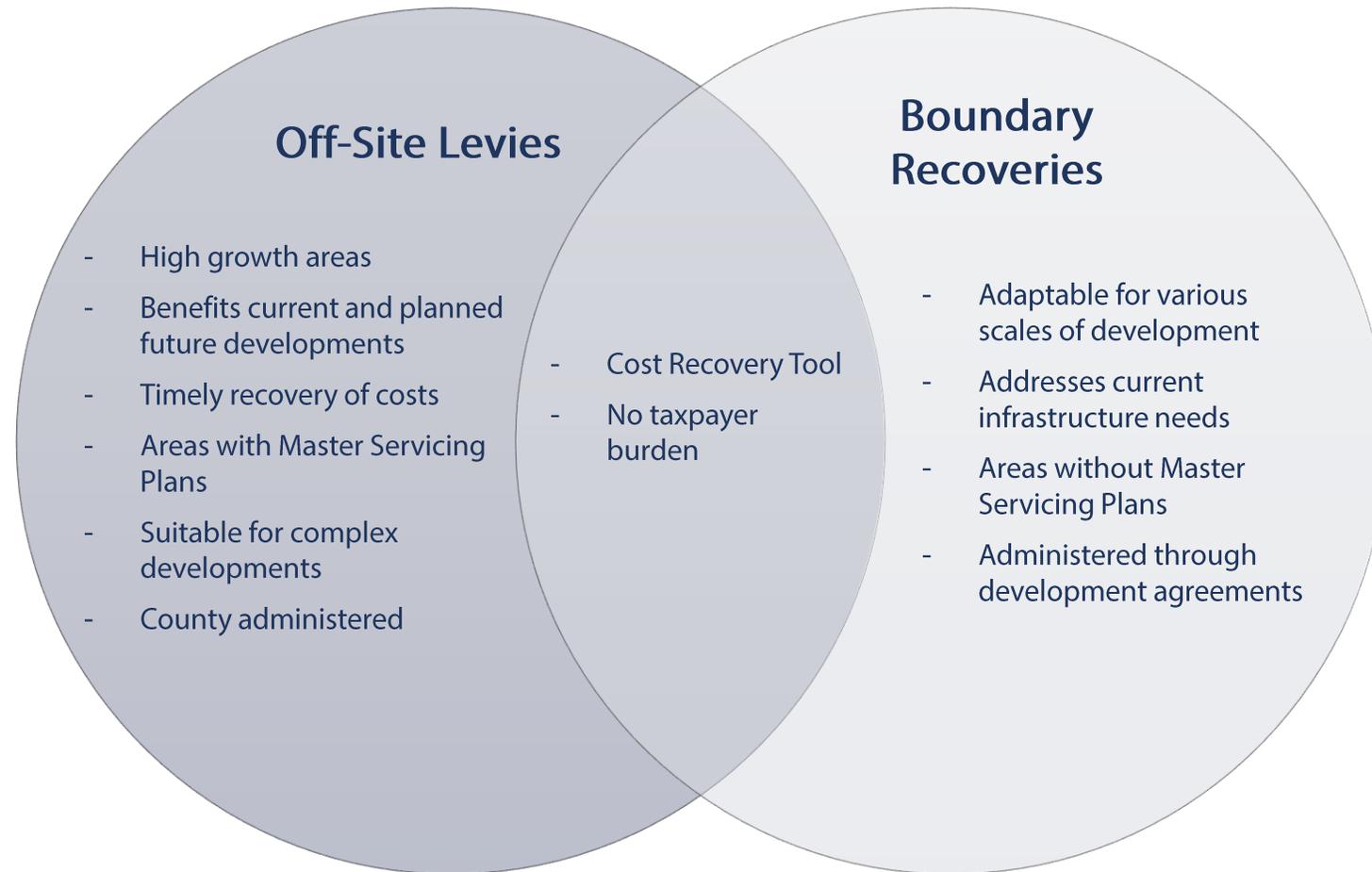
Legislation

- MGA Section 650 and 655
 - Allows for the municipality to require developers to pay for infrastructure
- “Development pays for development”
- Off-Site Levies and Boundary Recoveries



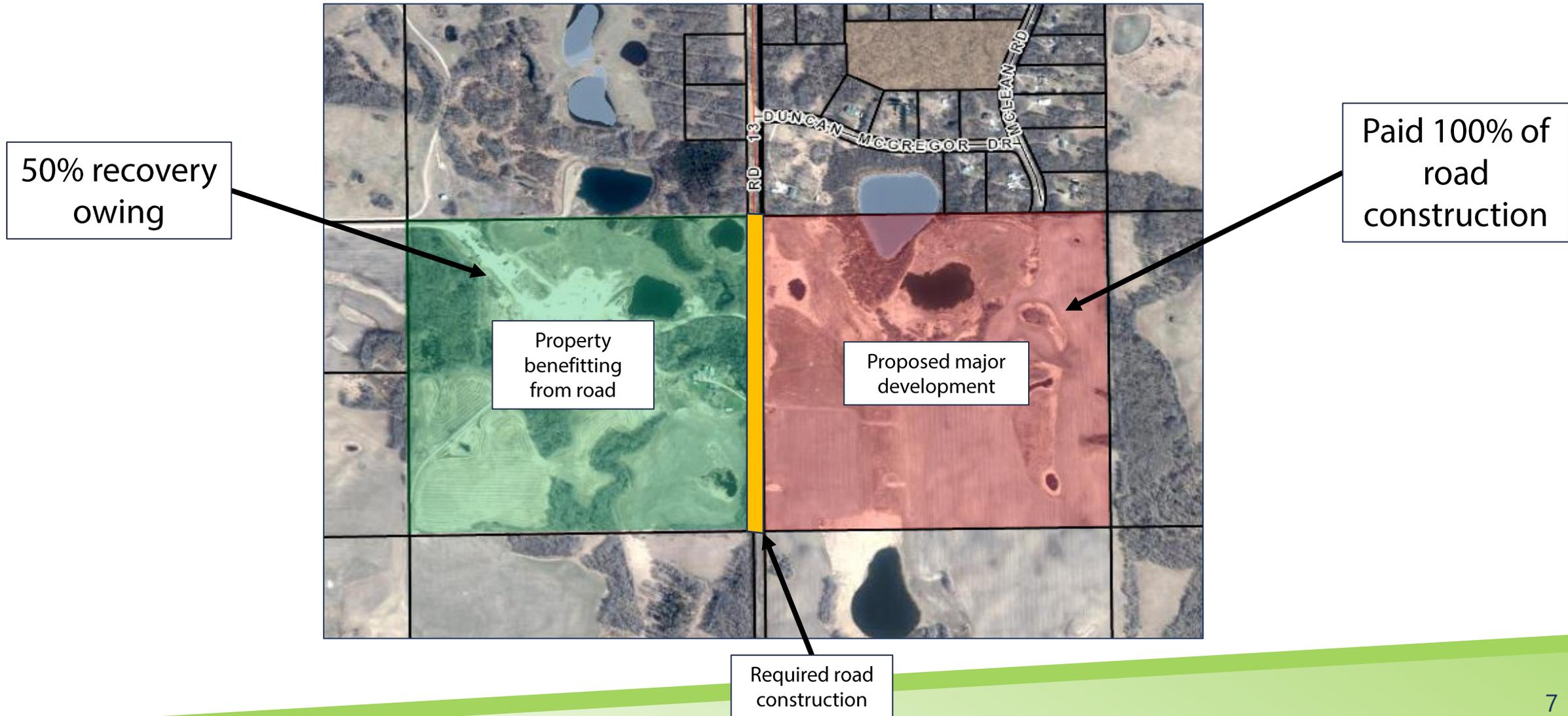


Cost Recovery Tools Comparison





Boundary Recovery Scenario





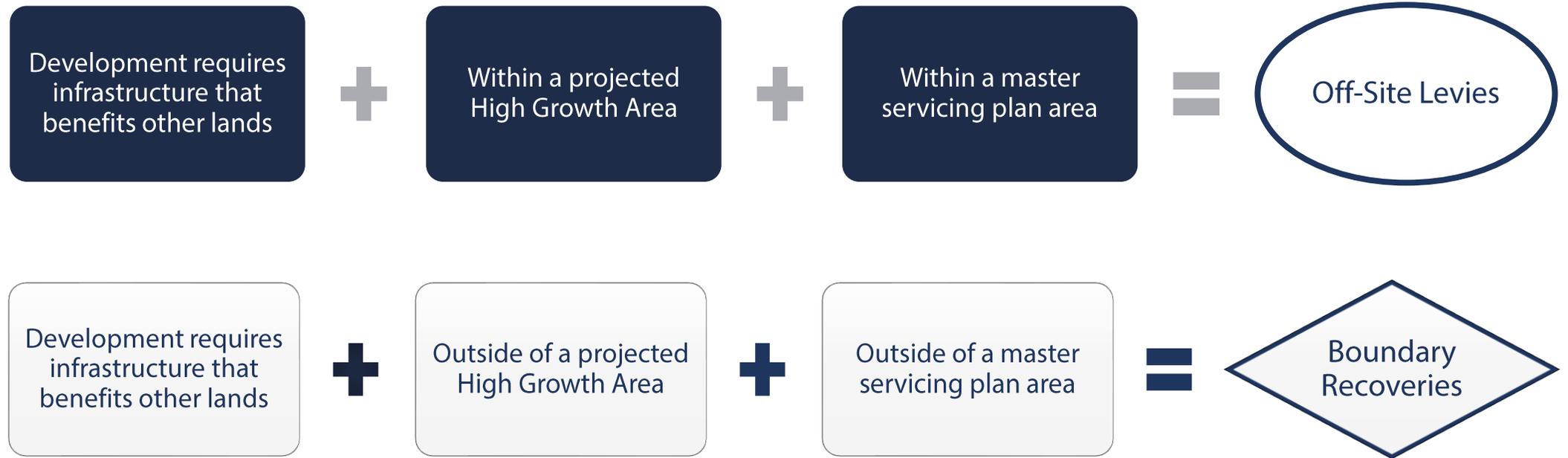
Criteria for Applying Off-Site Levies

| OSL Criteria | Acheson/Big Lake | Un-Serviced CR Areas |
|--|------------------|----------------------|
| Does new development require infrastructure that benefits other lands? | ✓ | ✓ |
| Is it within a High Growth Area? | ✓ | X |
| Does the area have master servicing plans? | ✓ | X |
| Will the pace of development ensure cost recovery? | ✓ | X |

* Administration is developing guidelines for implementing boundary recoveries



Summary



CONCLUSION: Country Residential areas do not meet the criteria to utilize off-site levies



Recommendation

That Council rescind Bylaw 01-2007, 06-2010 (amendment), and 19-2010 (amendment). Also that Council pass all three readings of Bylaw 2026-12.