



OFF-SITE LEVY BYLAW & POLICY

Council June 23, 2026



Agenda

- What is an Off-Site Levy?
- Why an updated Bylaw?
- Proposed Off-Site Levies Policy
- Public Engagement
- Questions



What is an Off-Site Levy?

- A tool to share the cost of major infrastructure needed because of new development
- Paid when land is being developed or subdivided
- Helps fund major infrastructure projects
- **Must be implemented by bylaw**
- **OSL rates are approved by Council through the OSL Bylaw**



Why an updated Off-Site Levy Bylaw?

- Administrative review of the off-site levy program was conducted in 2025
- Updates to the proposed Bylaw:
 - Credits for eligible construction costs
 - Refunds when project does not proceed
 - Deferral and/or staged payments
 - 2026 proposed OSL rates
- No change to land area or types of infrastructure included



Proposed OSL Policy

- Minor revisions to reference the new Bylaw 2026-23 and Procedure P-455
- Continues to provide the for the assessment and collection of levies in the Big Lake, Acheson and Fifth Meridian



Engagement

- Circulation of proposed documents sent to industry partners May 12
- No comments received as of June 5, 2026



Summary

- Updated Bylaw and Policy ensure alignment with legislative requirements
- Continues to provide for the assessment and collection of off-site levies
- Enabling development to pay for development
- No burden on existing ratepayers



Recommendation

That Council pass all three readings of Bylaw 2026-23.

Questions?

