



# OFF-SITE LEVY BYLAW & POLICY

GPC June 2, 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:
  - Clarify annual reporting requirements
  - Developer 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
- One-on-one meetings offered
- Summary of feedback to Council on June 23



# 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 the Governance and Priorities Committee accept the Off-Site Levy Bylaw 2026-23 and Policy C-455 Overview for information, as presented.

# Questions?

