

Bylaw 01-2007 Repeal Overview

Country Residential Road Levies

February 17, 2026

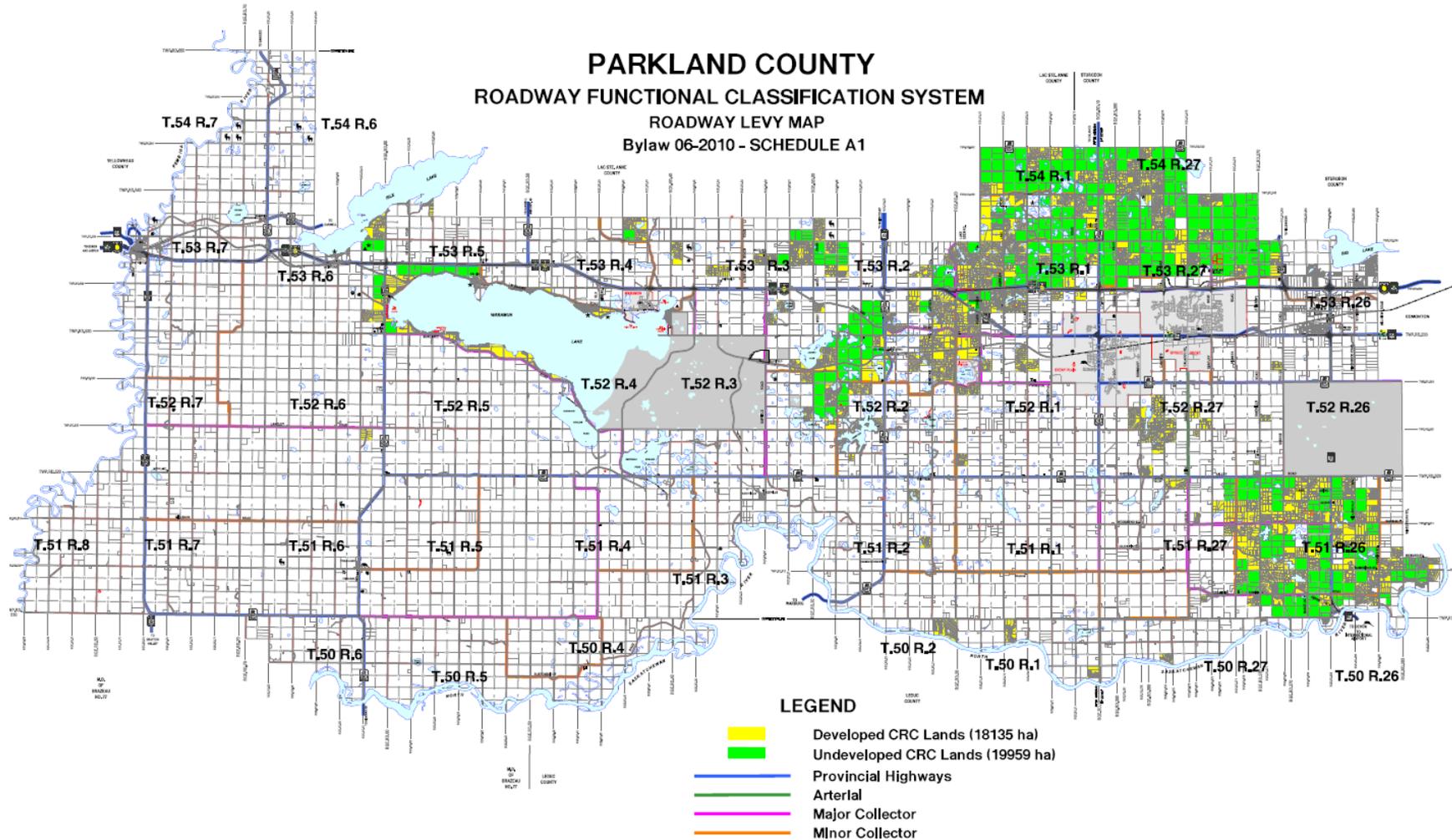


Agenda

- 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

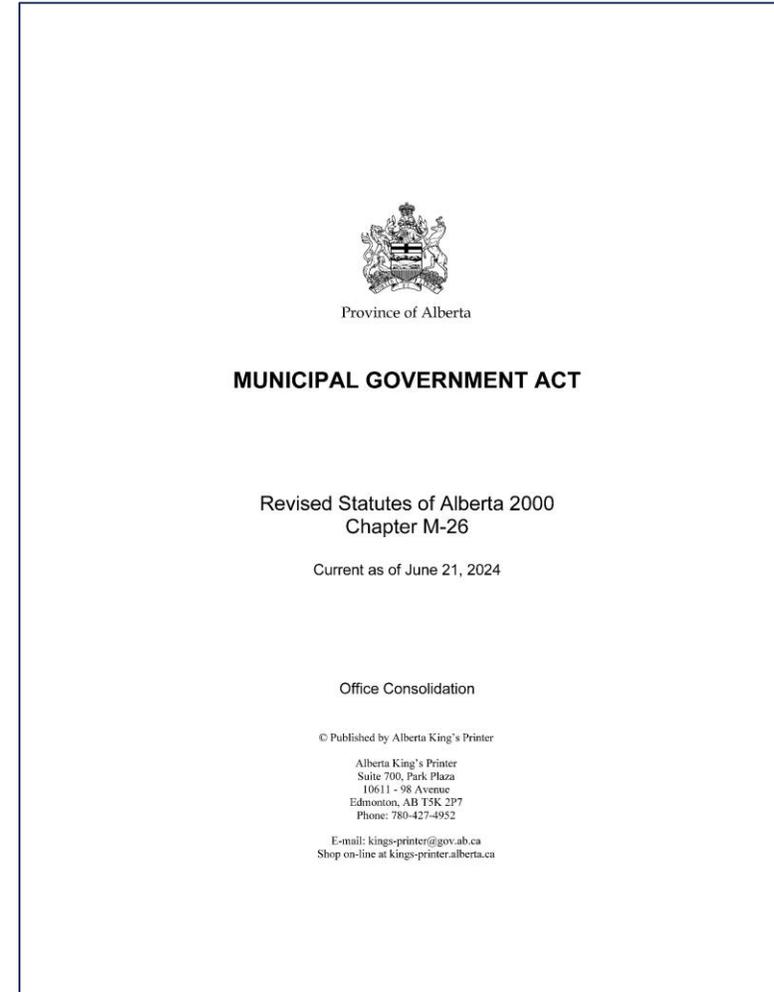
Development Pays for Development

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



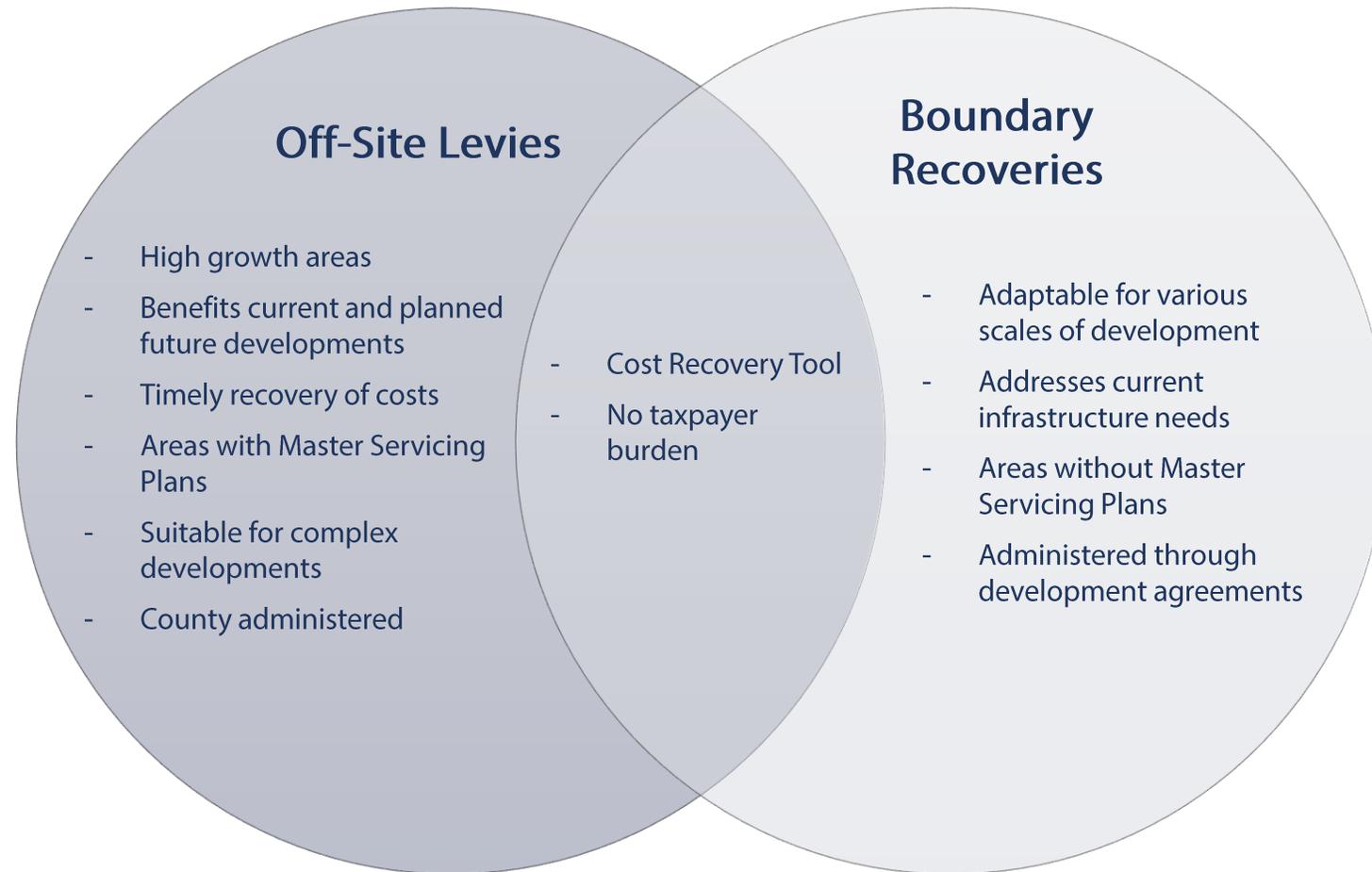
Legislation

- 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



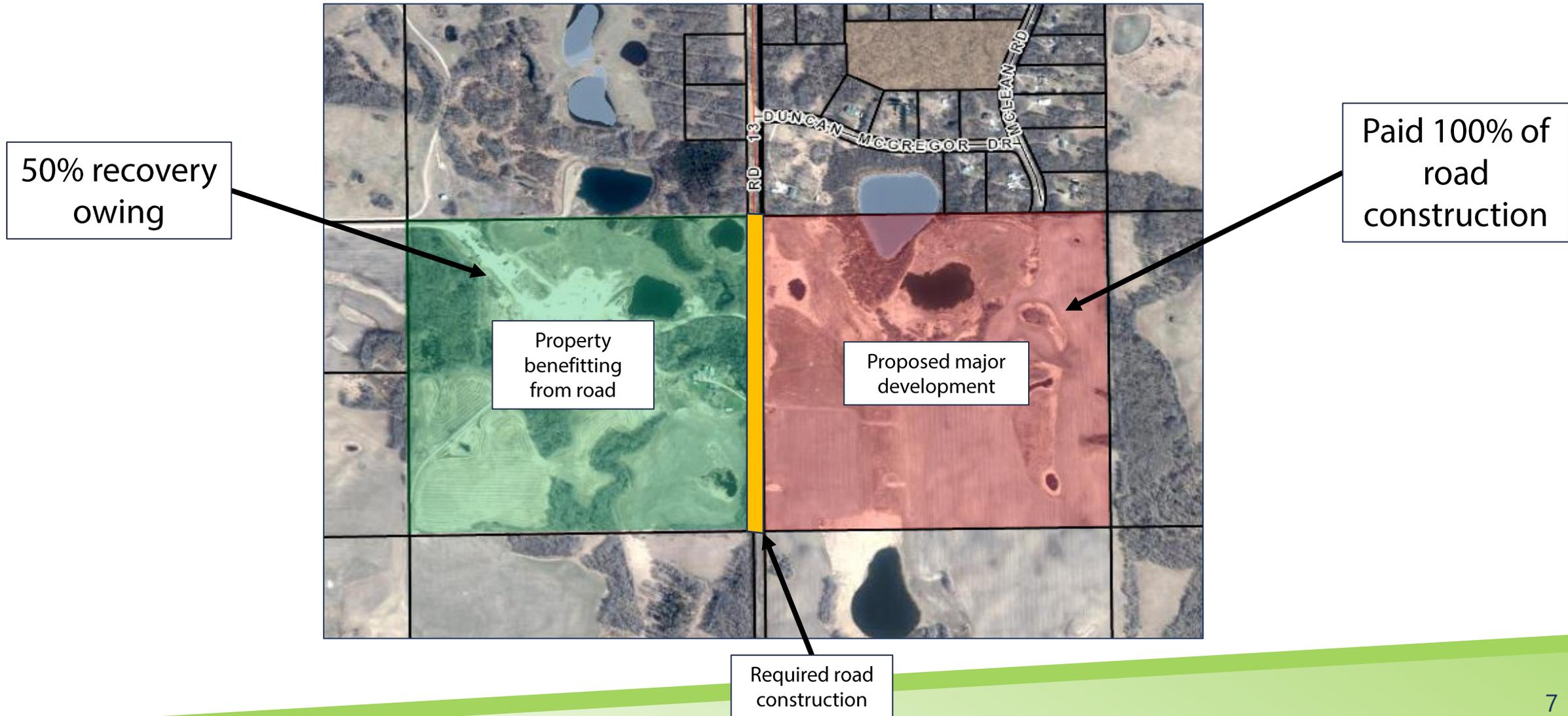


Cost Recovery Tools Comparison





Boundary Recovery Scenario



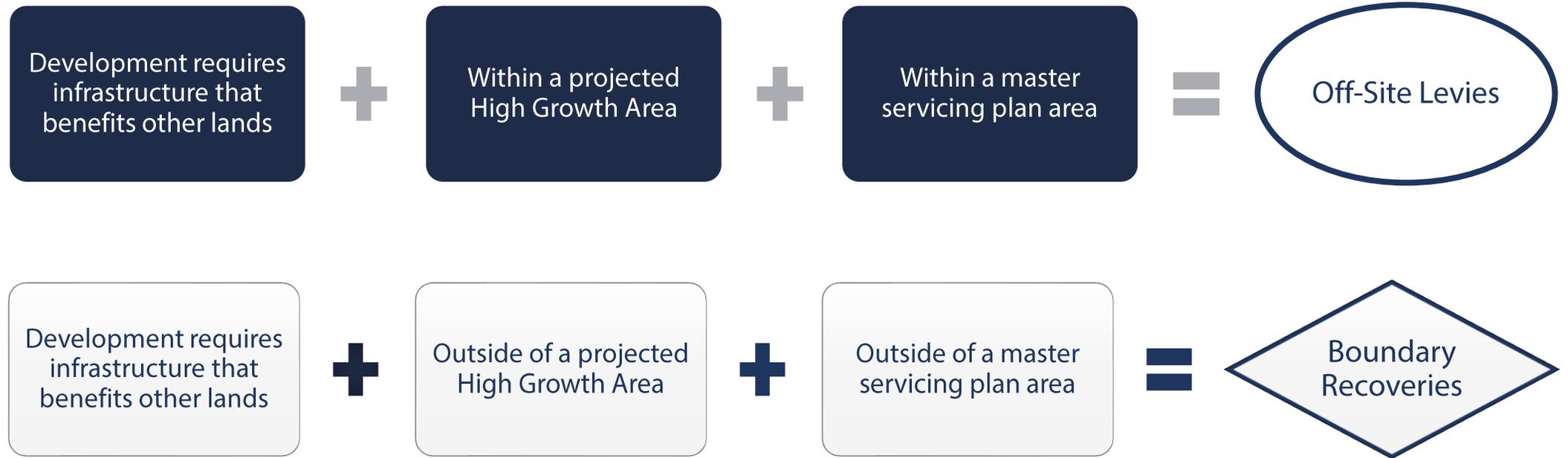


Criteria for Applying Off-Site Levies

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



Summary



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



Recommendation

Administration recommends that the Governance and Priorities Committee accept the presentation on the Country Residential Levy Bylaw Repeal Overview for information.