



Legislation Text

File #: RFD 17-093, **Version:** 1

Off-Site Levy Annual Report (as per Bylaw 2015-07)

Proposed Motion

That Council table the Off-Site Levy Annual Report and Updated Schedules, for Bylaw 2015-07, to the May 23, 2017 Council Meeting for presentation.

Administration Recommendation

Administration supports the proposed motion.

Purpose

To request additional time to complete work with the Development Industry regarding the Off-Site Levy Annual Report and Updated Bylaw Schedules for 2017 as per Bylaw 2015-07.

Summary

As stipulated in Bylaw No. 2015-07 (Paragraph 11), Administration is to submit the Off-Site Levy Annual Report and updated Bylaw Schedules to Council on or before April 30th of each year. Administration requests that this date be tabled until May 23, 2017 to allow the Off-Site Levy Committee additional time to complete its final review and recommendation.

To date, Administration has completed a DRAFT of the annual report and updated schedules as per Bylaw 2015-07 and presented them to the Off-Site Levy Committee for review. The Development Industry was provided a copy of the DRAFT annual report and proposed rate changes prior to a Question and Answer Session held on April 11, 2017.

Implications of delaying the submission of the annual report and updated Bylaw Schedules are that the 2017 off-site levy rates will not be adopted until May 23, 2017 which is after the normal timeline of April 30th. All Development Agreements require that, when a Developer makes payment for an off-site levy, the amount is based on the off-site levy rates at the time of payment regardless of when the Agreement was signed. Further, the Development Industry is permitted to pay off-site levies at any time, including prior to proposed rate changes. Administration has advised the Development Industry (those with executed Development Agreements as well as those currently negotiating Agreements) that the County is requesting an additional approximately 30 days this year to complete the previously committed enhanced consultation. This was generally supported.

Financial Impact:

Cost: \$0.00

Source of Funding: N/A