



Off-site Levy Bylaw Review

Community Services Session #3

July 28, 2022



Today's Agenda

- 1. Welcome & Agenda Overview**
- 2. Meeting Norms (Hybrid)**
- 3. Leviaible Land**
- 4. Benefit Example**
- 5. Discussion**



Meeting Norms (hybrid)

Norms

- **Presentations:** Hold questions until the end.
- **Tone:** Keep a positive tone. Discuss ideas on addressing issues.
- **Listen & Respect:** Every voice is an important voice. Everyone participates, no one dominates
- **Sounds:** Mute your mic when you are not talking (online). Speak-up so that those online can hear (in-person).
- **Sights:** You are encouraged to turn on your camera if you are online, and to face the camera when you are in person.
- **Discussion:** If you would like to comment or have a question, please raise your hand (in-person/online). We will get to you in order as best as we can.



Formula



Capital Costs (\$)²
*Including adjustment factors
 for TVM & inflation*

x



Benefit (%)³

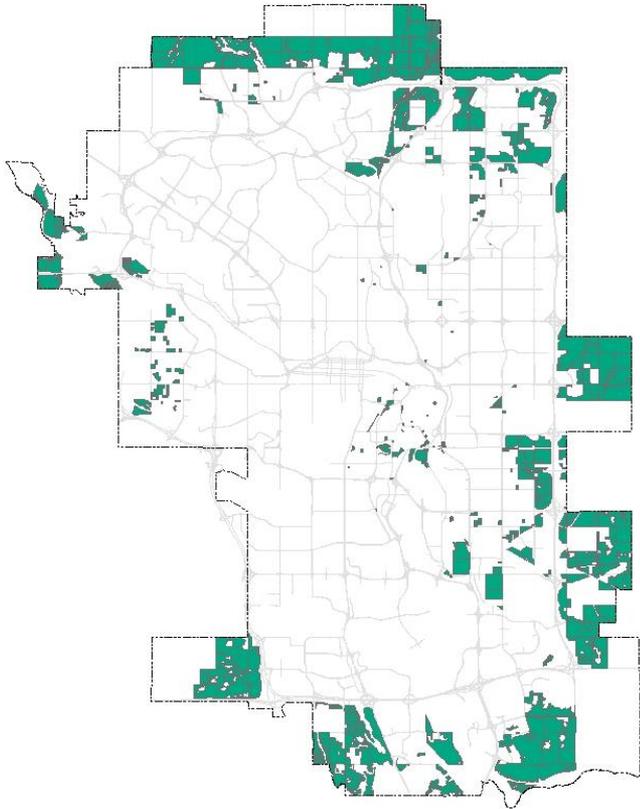
**= Levy Rate per
 Hectare⁴**

Leviable Land (ha)¹



- 1 Leviable land refers to land available for development that has not previously paid levies, within active Area Structure Plans t
- 2 Capital costs required for leviable land
- 3 Benefit attributable to leviable land
- 4 Different levy rates per infrastructure type/infrastructure category

Leviable Land (ha)



Area Structure Plans

All remaining leviable land* within approved Area Structure Plans.

Includes Residential / Industrial / Commercial

Total: ~11,190 ha (*to be updated as of December 2022*)

*Leviable land refers to lands within the greenfield, available for development, with Area Structure Plans that have not previously paid levies.

Changes to Leviable Lands

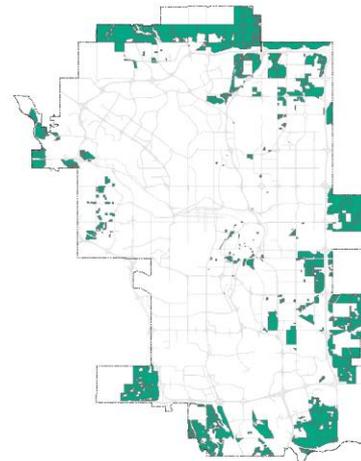
Decrease

- Executed Development Agreements

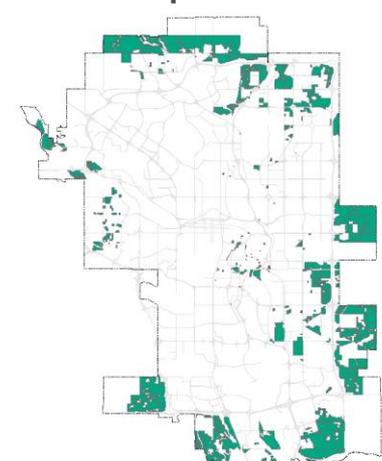
Increase

- **Option 1 Approved ASPs:** Council approves a new Area Structure Plan.
- **Option 2 Active ASPs:** GMO removed from an Area Structure Plan where no previous development has been approved yet.
- **Option 3** Other ideas?

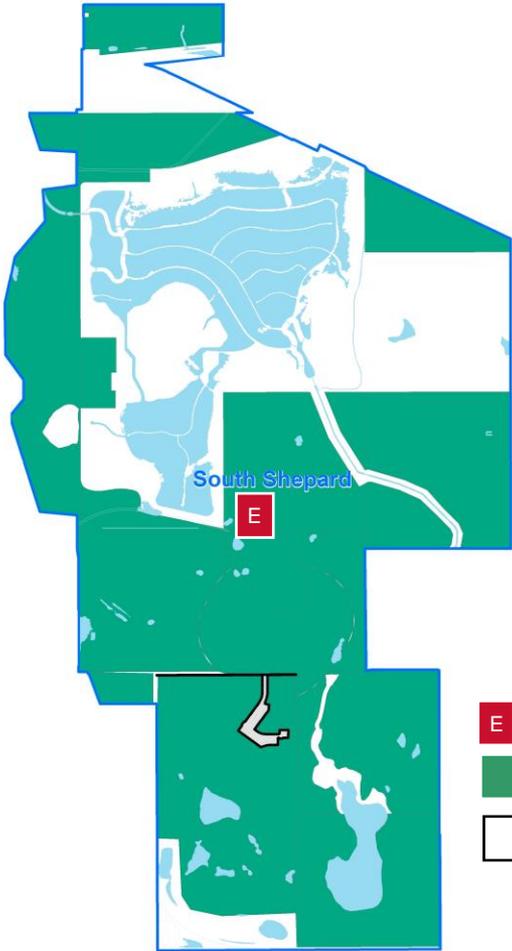
Option 1



Option 2



Benefit Example



- E Future Fire Hall
- Leivable Land
- Previously Levied

Infrastructure Required	Est. Capital Cost	Primary Benefitting Area	Future Population in ASP (2049)	Greenfield			Leviable Costs
				Previously Levied	Leviable Land (ASP)	Future Leviable	
Hotchkiss Fire Hall	\$18M	South Shepard ASP	29,088	1%	99%	N/A	\$17.9M



Changes to benefit

Executed development agreement proportion benefit removed (leviable land portion transfers to previously levied)

Discussion Questions

1. **LEVIABE LAND:** What option do you prefer (Option 1 & Option 2) and why? Do you have any other ideas?
2. **BENEFIT:** Do you have any suggestions for the benefit example presented?



Next Steps

Session Schedule

- September – 1 - 2 session(s)
- October – 1 - 2 session(s)
- November – 1 - 2 session(s)

Calgary



Thank you!

Questions & Comments