

THE CITY OF SPRUCE GROVE

BYLAW C-1117-20

OFF-SITE LEVY BYLAW

WHEREAS, pursuant to section 648 of the *Municipal Government Act*, RSA, 2000, cM-26, and amendments thereto a council may pass a bylaw for the imposition and payment of off-site levies in respect of land that is to be developed or subdivided;

AND WHEREAS, Council deems it necessary and expedient to collect Off-Site Levies to pay for the capital cost of infrastructure required to service the Growth of the City;

AND WHEREAS, the City has engaged in consultation with landowners and representatives of the development industry to address and define existing and future infrastructure required for Growth of the City and the allocation of the capital costs of such infrastructure;

AND WHEREAS, Council has received the City of Spruce Grove Off-Site Levy Annual Report, 2020, which sets out a fair and equitable calculation of Off-Site Levies in accordance with the *Municipal Government Act* and the Off-Site Levies Regulation;

AND WHEREAS, Council has advertised its intention to consider the enactment of this Bylaw pursuant to the requirements of the *Municipal Government Act*;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled hereby enacts as follows:

1. BYLAW TITLE

1.1 This bylaw is called "Off-Site Levy Bylaw".

2. DEFINITIONS

2.1 "Act" means the *Municipal Government Act*, RSA 2000 cM-26 and amendments thereto.

2.2 "Bylaw" means this Off-Site Bylaw.

2.3 "City Manager" means the administrative head of the City of Spruce Grove.

- 2.4 “City” means the municipal corporation of the City of Spruce Grove in the Province of Alberta.
- 2.5 “Council” means the Council of the City elected pursuant to the *Local Authorities Election Act*, RSA 2000 cL-21, and amendments thereto.
- 2.6 “Developable Land” means all land within the Development Area;
- a. upon which Development takes place after the date of enactment of this Bylaw; or
 - b. for which Subdivision approval is obtained after the date of enactment of this Bylaw;

but excludes:

- a. all Developed Land; and
 - b. all land designated as:
 - (i) Environmental Reserve;
 - (ii) School Reserve;
 - (iii) Municipal Reserve; or
 - (iv) Arterial road right of way.
- 2.7 “Developed Land” means land that has been subject to Development or a Subdivision prior to the date this Bylaw comes into force, and in respect of which Off-Site Levies for the same category of infrastructure have been imposed and collected.
- 2.8 “Development” means “development” as defined in section 616(b) of Act.
- 2.9 “Development Agreement” means “development agreement” as referred to in ss. 650 and 655 of the Act.
- 2.10 “Development Area” includes the area of land within the municipal boundaries of the City identified in Schedule “A” to this Bylaw.
- 2.11 “Growth” means;
- a. the creation of new Lots through Subdivision; and

b. the occurrence of Development.

2.12 "Lot" means "lot" as defined in section 616(m) of the Act.

2.13 "Off-Site Infrastructure" means those components and projects referred to in the Report, in relation to water facilities, sanitary sewer facilities and roads and related transportation infrastructure to be paid for in whole or in part by Off-Site Levies under this Bylaw.

2.14 "Off-Site Levies" means the off-site levies imposed pursuant to this Bylaw.

2.15 "Off-Site Levies Regulation" means the Off-Site Levies Regulation, Alberta Regulation 187/2017, as amended or repealed and replaced from time to time.

2.16 "Report" means the City of Spruce Grove Off-Site Levy Annual Report, 2020, prepared by City of Spruce Grove Administration, attached as Schedule "B" to this Bylaw.

2.17 "Subdivision" means "subdivision" as defined in section 616(ee) the Act.

3. **OBJECT OF LEVY**

3.1 The object of the Off-Site Levies is to provide funds to pay for all or part of the capital costs of the Off-Site Infrastructure required for Growth, as determined in the Report.

4. **ESTABLISHMENT AND IMPOSITION OF OFF-SITE LEVIES**

4.1 The Off-Site Levies are hereby established and imposed in respect of all Developable Land on the basis set out in the Report attached as Schedule 'B' and hereby made part of this Bylaw.

4.2 The amount of the Off-Site Levies imposed is as calculated in the Report.

4.3 The Off-Site Levies will be assessed on all Developable Land on a per hectare basis.

4.4 Subject to this Bylaw, the obligation to pay the Off-Site Levies shall be a condition imposed on the Development Permit for Development of Developable Land and the Subdivision approval for Subdivision of Developable Land to enter into a Development Agreement which provides for payment of the Off-Site Levies.

- 4.5 Unless otherwise agreed to in the Development Agreement, payment of the Off-Site Levies imposed under this Bylaw is due:
- a. in the case of Subdivision, at or prior to endorsement of the Subdivision plan; and
 - b. in the case of Development, at or prior to execution of the Development Agreement.

5. AUTHORITY OF THE GENERAL MANAGER OF PLANNING AND INFRASTRUCTURE

- 5.1 The General Manager of Planning and Infrastructure is delegated the authority to enforce and administer this Bylaw, including, but not limited to the authority to:
- a. enter into Development Agreements on behalf of the City with respect to, among other things, the collection of Off-Site Levies;
 - b. defer or waive collection of Off-Site Levies imposed pursuant to this Bylaw; and
 - c. delegate the authority to enforce and administer this Bylaw to another employee of the City.

6. DEVELOPMENT AGREEMENT

- 6.1 Council may, from time to time adopt policies or guidelines for the assistance and direction of the City Manager in determining which Development and Subdivision applications require a Development Agreement.
- 6.2 Where it is determined that a Development Agreement is appropriate for any application for Development or Subdivision, the developer or the owner, as the case may be, shall enter into a Development Agreement with the City that provides for the payment of Off-Site Levies in accordance with this Bylaw or that provides for the deferred payment of Off-Site Levies, in which case the Development Agreement shall require security for the payment of the deferred Off-Site Levies.

7. ANNUAL REPORT

- 7.1 On or before December 31 in each calendar year, the City Manager shall provide an annual report to Council regarding the Off-Site Levies imposed under this Bylaw, including:
- a. Off-Site Infrastructure constructed during the previous calendar year;
 - b. construction costs of Off-Site Infrastructure constructed in the previous calendar year;
 - c. estimated construction costs for Off-Site Infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report;
 - d. amount collected in Off-Site Levies; and
 - e. specifics of total value of Off-Site Levies being held by City and yet to be expended on Off-Site Infrastructure, interest earned and commitments for future expenditures of such monies.

8. ACCOUNTING

- 8.1 All funds collected pursuant to this Bylaw shall be accounted for in a special fund for each category of infrastructure and expended only as permitted under the Act.

9. REVIEW

- 9.1 The City shall review the rates for Off-Site Levies annually and, if required, shall amend this Bylaw accordingly to update the rates for Off-Site Levies.

10. GENERAL

- 10.1 Nothing in this Bylaw precludes the City from:
- a. imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the City has not collected Off-Site Levies for that category of Off-Site Infrastructure;
 - b. deferring collection of Off-Site Levies on any portion of Developable Lands, including requiring security for the payment of such deferred Off-Site Levies; or

- c. reducing or forgiving payment of the Off-Site Levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-Site Infrastructure or oversize infrastructure constructed by a developer in calculating and/or collecting the Off-Site Levies that become payable pursuant to this Bylaw.

11. TRANSITION

11.1 This Bylaw applies to:

- a. any Subdivision where the date of Subdivision approval occurs on or after the date this Bylaw comes into force; and
- b. any Development where the date of issuance of a development permit occurs on or after the date this Bylaw comes into force.

11.2 Development Agreements entered into prior to the enactment of this Bylaw shall remain valid and in effect.

11.3 Any Off-Site Levies payable under a Development Agreement entered into prior to the enactment of this Bylaw, are confirmed and shall continue to be payable notwithstanding the repeal of the previous Off-Site Levy bylaw.

12. SEVERABILITY

12.1 Every provision of this bylaw is independent of all other provisions and if any provision is declared invalid by a Court, then the invalid provisions shall be severed and the remainder provisions shall remain valid and enforceable.

13. EFFECTIVE DATE

13.1 This Bylaw shall come into force and effect when it receives third reading and is duly signed.

14. REPEAL OF BYLAW C-1078-19

14.1 Bylaw C-1078-19 is hereby repealed.

First Reading Carried 27 April 2020

Second Reading Carried 11 May 2020

Third Reading Carried 11 May 2020

Date Signed 20 May 2020

Mayor

City Clerk

UNCERTIFIED COPY