



**City of Lloydminster
Request for Decision (RFD)**

Subject Matter: Bylaw No. 25-2021, Offsite Levy Bylaw

Department: Operations

Presented By: Terry Burton

Council Meeting Date: October 2, 2023

Recommendation:

That Council grant second reading to Bylaw No. 25-2021, Offsite Levy Bylaw.

That Council grant third and final reading to Bylaw No. 25-2021, Offsite Levy Bylaw.

Issue: To repeal the current Offsite Levy Bylaw No. 13-2011 and adopt a new Offsite Levy Bylaw No. 25-2021.

Background: The current Offsite Levy Bylaw No. 13-2011 has been in place since 2013 and was based on past infrastructure master plans and population growth expectations. Through Motion No. 347-2021, at the October 25, 2021, Regular Council Meeting Bylaw No. 25-2021 was granted first reading. The project was paused to allow time to review the changing circumstances in regard to the annexation decision on January 1, 2022. During the June 12, 2023, Governance and Priorities Committee (GPC) Meeting Administration advised that an in-depth review of the questions and comments posed by the development community pertaining to Bylaw No. 25-2021 was conducted and the model and background report was amended as needed.

Bylaw No. 25-2021 was established through the review of the various capital projects identified within the most current infrastructure master plans as being required to support the growth of the community through the development of undeveloped/unsubdivided lands. Bylaw No. 25-2021 is required to ensure the Offsite Levy rates are pertinent to the City of Lloydminster's current and future needs. The model which calculates the Offsite Levy rates will be required to be updated in the future as infrastructure projects are completed, and master plans are updated. Additionally, yearly status reports are required to be completed and provided for information to the development community.

Since the update at the June 12, 2023 Governance and Priorities Committee Meeting, Stakeholders were provided the opportunity to submit feedback and comments (summary attached) prior to second and third reading to Bylaw No. 25-2021. Changes to Bylaw No. 25-2021, since first reading was granted, are reflected in the Offsite Levy Rates as per the update at the June 12, 2023 GPC meeting.

Options:

1. That Council approve all motions as indicated in the Recommendation above.

2. That Council not grant second, third and final readings to Bylaw No. 25-2021, Offsite Levy.
3. That Council request further information and that the item be brought forward to a future Regular Council Meeting for decision.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Managing our Environment and Infrastructure. Funds generated through the collection of Offsite Levies will provide the City the necessary means to undertake capital projects required to support the growth of the City.

Legal Review: N/A

Governance Implications: Bylaw No. 13-2011 will be repealed upon second, third and final readings of Bylaw No. 25-2021.

Bylaw No. 25-2021, Offsite Levy Bylaw, aligns with objectives as outlined in Bylaw No. 14-2023, Municipal Development Plan, such as, and not limited to Section 3. Our Future Urban Form.

Budget/Financial Implications: The City of Lloydminster is seeking to adopt a new Offsite Levy Bylaw which assists in covering a portion of the anticipated costs of the infrastructure required to service undeveloped lands within the City. An Offsite Levy is a charge that is imposed by the municipality and is collected from the developer as a condition of a subdivision and/or development.

Environmental Implications: N/A



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Report Approval Details

Document Title:	Bylaw No. 25-2021 Offsite Levy Bylaw.docx
Attachments:	- Offsite Levy Bylaw 25-2021 - Developer Feedback.pdf - Offsite Levy Bylaw 25-2021.docx - 2023-09 City of Lloydminster OSL Background Report FINAL.pdf
Final Approval Date:	Sep 27, 2023

This report and all of its attachments were approved and signed as outlined below:

Don Stang

Doug Rodwell

Task assigned to Dion Pollard was completed by delegate Denise MacDonald