

Offsite Levies Guiding Principles

- County Council and Administration have been working to develop an offsite levy structure that is fair, consistent and tailored to meet the needs of residents, developers and County Administration.
- Toward this end, a team composed of Planning and Development, Finance and Public Works staff, along with representatives from the CAOs office, reviewed the existing offsite levy structure and developed a set of guiding principles to direct the development of an offsite levy structure unique to the County.
- The Guiding Principles developed by staff are as follows:
 1. Growth must pay for itself through offsite levies and developer funded infrastructure and have a neutral impact on taxes.
 2. Infrastructure required to support growth over the next ten to twenty years will be funded through three methods: (1) taxation (capital budget); (2) user fees and (3) offsite levies.
 3. The land owner will not be charged for an offsite levy component where there is no chance services will ever be constructed to that location.
 4. Offsite levies should serve as a benefit to land owners by providing infrastructure that they alone cannot afford.
 5. Offsite levies should not be a detriment to growth.
 6. Offsite levies must be transparent and easy to understand not only by land owners but also administration.
 7. Offsite levies should reflect the infrastructure cost associated with each basin so that one basin does not subsidize another.
 8. Treatment of water and sanitary sewer will be paid through user fees and not offsite levies.
- Council reviewed these guiding principles and provided feedback and direction to Planning and Development staff regarding the ongoing development of offsite levies based on the proposed guiding principles.

Northern Lights Library Board System Levy Proposal

- Council approved the Northern Lights Library Board System's levy of \$5.07 per capita. The amount remains the same as last year's levy.

Diamond Ridge – Pathways/Parks

- The County has been approached by the developer of the new Diamond Ridge subdivision (currently under construction) to discuss the development of parks, playgrounds and walking trails within the subdivision.
- The developer plans to create a park and trail system within the subdivision, a cost that would be borne by the developer. However, the developer has requested that once built, ongoing maintenance be taken over by the County.
- Further discussions will be ongoing between County staff and the developer.

Letter from Metis Nation of Alberta Association Local Council #2097

- Council received a letter from the Metis Nation of Alberta Association Local Council #2097 outlining their concerns about the amount of work available to local service providers from the oil and gas industry and requesting Council's help in creating a strategic plan to attract more business to the County.
- Council assigned a representative from Council's Aboriginal Liaison Committee to attend meetings with the local Metis Nation of Alberta chapter to participate in the creation of a business development strategy for the region.

Water Treatment Plant Improvements

- Council approved funding for the design of upgrades to the County's water treatment plant. The planned upgrades should improve the water treatment process during periods of poor lake water quality, particularly in the summer months, when the water's temperature and pH are high and algae blooms are prevalent.

Encouraging County Contractors

- Council discussed ways to better inform local contractors of upcoming County construction opportunities and the process for bidding on them.
- Council directed Administration to bring this issue to the Public Works Committee for their consideration. The Public Works Committee (made up of members of Council) will provide their recommendations for to Council at a future Council meeting.



Regular Council Meeting
December 8, 2015