

A Strategic Session is a standing Committee of Council for the purpose of reviewing specific municipal matters in an informal meeting setting.

Off-Site Levies

Council met with Greg Weiss, president of Corvus Business Advisors, the consulting firm that created the County's Off-Site Levy model in 2011. The purpose of the meeting was for Council to get an explanation of the science behind the Off-Site Levy model, and an overview of how off-site levies work in Lac La Biche County.

Lac La Biche County Council approved the Off-Site Levies Bylaw (11-010) in 2011. Off-site levies are fees charged to developers. They help pay for new and expanded capital infrastructure benefitting their development.

The Municipal Government Act (MGA) legislates the creation of off-site levies to ensure that municipalities have the funds to improve water, sewer, storm water and road infrastructure without placing the entire burden on the taxpayer. The MGA also lays out the rules for charging off-site levies—for example, an off-site levy can be charged only once on a particular parcel of land, and developers must only be charged their fair and equitable share of present and future infrastructure costs.

The Off-Site Levy model is the equation with which each developer's cost share of the infrastructure improvements for a particular parcel of land is calculated. The complex equation takes into account the cost of present and future capital infrastructure projects servicing each specific area of the County. Off-site levies vary depending on the level of water, sewer, storm water and road service in the area. Developers only pay off-site levies for infrastructure that their parcel of land benefits from. According to Corvus, the County's current off-site levies are among the lowest in the province.

County Administration will be working to update the Off-Site Levy model to reflect new capital infrastructure projects that have been planned or implemented over the last four years. Council also asked Administration to provide information on the off-site levies of neighbouring municipalities for the purpose of comparison.