



Request for Decision

Title	Bylaw 1708/26 – Repeal of Bylaw 1259/11 – Sierra Ridge and Riverside Springs Development Area Off-Site Levy Bylaw – First Reading
Summary	Administration is recommending that Council give first reading of Bylaw 1708/26, which would repeal the Sierra Ridge and Riverside Springs Development Area Off-Site Levy (Bylaw 1259/11) currently imposed upon the lands. This bylaw was passed in 2011 but never reconciled, resulting in infrastructure (capital) cost estimates, allocations, benefiting lands, and associated engineering and planning studies being outdated, thereby potentially providing an inaccurate picture of the cost of development in the area and creating financial risk for the municipality.
Recommended Motion	That Bylaw 1708/26 be given first reading.
Previous Council Direction	<u>October 25, 2011</u> Motion 437/11: That County Council gives third reading to Bylaw 1259/11 Sierra Ridge/Riverside Springs Off-Site Levy and that this bylaw be approved.
Background Context	<ul style="list-style-type: none"> • The Sierra Ridge Area Structure Plan was approved in 2009 (Bylaw 1135/07), proposing 165 (0.5 acre) fully serviced Country Residential - Estate Lots over 62.7 hectares. The land is currently zoned Country Estate Residential. • The Riverside Springs Area Structure Plan was approved in 2010 (Bylaw 1199/09), proposing 340 (0.5 acre) fully serviced Country Residential – Estate Lots over 175 hectares. The land is currently zoned Country Estate Residential. • The <i>Municipal Government Act</i> (MGA) allows a municipality to impose the payment of a levy, to be known as an “off-site levy,” in respect of land that is to be developed or subdivided. • The County maintains a “growth pays for growth” philosophy that aligns with the purpose of an off-site levy, which is to provide a mechanism for a municipality to recover costs associated with new or expanded infrastructure required to support development. According to the MGA, this infrastructure could include: <ul style="list-style-type: none"> ○ New or expanded roads ○ New or expanded facilities for the storage ○ Transmission or supplying of water ○ New or expanded facilities for the treatment, movement, or disposal of sanitary sewage facilities ○ New or expanded community recreation facilities ○ New or expanded fire hall facilities

- New or expanded policy station facilities
 - New or expanded libraries
- Council deemed it necessary to establish an off-site levy to pay for the capital costs of new or expanded roads, for new or expanded facilities for the storage, transmission or supplying of water, and new or expanded facilities for the treatment, movement or disposal of sanitary sewage facilities, and any land required in connection with those facilities, as required for the Sierra Ridge and Riverside Springs Development Area, and the subdivision and development that is anticipated therein.
- Bylaw 1259/11 imposes off-site levies for capital infrastructure projects required to support residential development upon the following lands:
 - NW-31-55-22-W4 - Riverside Springs
 - SE-06-56-22-W4 - Riverside Springs
 - SW-06-56-22-W4 - Riverside Springs
 - SE-12-56-23-W4 - Sierra Ridge
- Bylaw 1259/11 included three schedules in the Appendix as follows:
 - Schedule A – Assessable Area
 - Schedule B – Off-Site Levy Fees Payable
 - Schedule C – Capital Projects
- Supporting technical information, which identifies the impact of proposed development within the Sierra Ridge and Riverside Springs Development Area, and cost estimates of the Projects listed in Schedule C, are contained in the Sameng Inc. report, dated June 2011, titled “Riverside Springs and Sierra Ridge- Transportation, Water, and Sanitary Systems Levy Assessment”.
- The MGA requires the County to provide an off-site levy financial report (reconciliation of rates) annually to ensure any applicable interest, construction projects, and associated cost estimates are captured and updated accordingly.
- Neither of the Sierra Ridge nor Riverside Springs developments has advanced to date. Furthermore, Bylaw 1259/11 has not been reconciled to date in accordance with Section 13 of the Bylaw.
- Administration is recommending the repeal of Bylaw 1259/11 for the following reasons:
 - The current Off-Site Levy (OSL) Bylaw for this area commits the County to nearly \$21.3 million (in 2011 dollars) in capital infrastructure improvements to service the two developments.
 - The OSL Bylaw has not been updated for nearly fifteen years, and the true cost of development is likely much higher.
 - There is limited benefit to current residents for this infrastructure, especially in relation to the high upfront cost and the potentially long development horizon to recoup these costs through OSLs.

	<ul style="list-style-type: none"> ○ The County has other infrastructure priorities, and developing these lands, at a potentially low absorption rate, would reduce the County’s ability to fund other priority projects. • Administration would recommend that the developers front the costs of the infrastructure necessary to support their developments. • Section 191 of the MGA states that an amendment or repeal of a bylaw must be made in the same way as the original bylaw and is subject to the same consents, conditions, or advertising requirements as the passing of the original bylaw. • Section 648 of the MGA requires that an off-site levy be advertised in accordance with the Public Notification Bylaw. Further, the County must consult, in good faith, with affected stakeholders.
<p>Financial Implications of Recommended Motion</p>	<ul style="list-style-type: none"> • The Developer will be responsible for all on-site and off-site servicing with no cost allocated to existing County residents.
<p>Other Implications of Recommended Motion</p>	<p><u>Bylaw, Policy, Master Plan, and Legislative Alignments</u></p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>, sections 191 and 648 <p><u>Council’s Strategic Direction</u> None.</p> <p><u>Organizational Initiatives, Capacity, and Process Impacts</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <ul style="list-style-type: none"> • Collaborative Governance – Reconciliation and amendments to off-site levy bylaws are consistent with legislative framework, ensuring transparency and consultation compliance when developing, calculating, and applying off-site levies. • Planned Growth – Repealing or amendment of an outdated off-site levy bylaw ensures development pays its proportionate share for all capital costs of new or expanded infrastructure to support growth. • Planned Growth – This Bylaw will enable new development agreements to be transacted with the most accurate information to mitigate financial and legal risk, liabilities, and confusion amongst stakeholders. • Planned Growth – Ensuring new or expanded infrastructure aligns with the ongoing evolution of strategic, and statutory plans, providing meaningful benefits for current and future residents. <p><u>Public or Internal Service Level Impacts</u> <input checked="" type="checkbox"/> Maintain <input type="checkbox"/> Increase <input type="checkbox"/> Decrease</p>

	<p><u>External Stakeholder Impacts</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Administration will send out notification letters via email and mail out to impacted developers following the approval of first reading and invite them to a developer engagement session in April 2026 as a demonstration of good faith and transparency.</p> <p><u>Risk or Legal Considerations</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Communication Measures	<p>Legislated requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The County is required to advertise the Bylaw in accordance with the Public Notification Bylaw and consult, in good faith, with stakeholders.</p> <p>Completed communications or engagement None.</p> <p>Future communications or engagement planned? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>A developer engagement session will be held in April 2026.</p>
Next Step(s) If Recommended Motion Supported	<ol style="list-style-type: none"> 1. Advertise the Bylaw in accordance with the Public Notification Bylaw and hold a landowner/development engagement in April 2026 (Development Engineering and Land Services, March 2026). 2. Present the findings of the developer engagement session to Council and bring forward second and third readings of the Bylaw (Development Engineering and Land Services, April 2026).
Alternatives and Implications	<ol style="list-style-type: none"> 1. If Bylaw 1708/26 is not given first reading: <ul style="list-style-type: none"> • It may result in exposure to legal risks, and liabilities for the County. • There may be an expectation that the County will construct the off-site improvements identified in the Bylaw and recover expenditure through off-site levy collections, which may be challenging due to a lack of development interest in the area. 2. If Administration is directed to update and reconcile Bylaw 1259/11: <ul style="list-style-type: none"> • It would enhance governance and transparency. • A considerable financial commitment would be required to update planning and engineering studies.
Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1708/26 2. Attachment 2: Bylaw 1259/11 - Sierra Ridge and Riverside Springs Development Area Off-Site Levy
Administrative Review	<p>Chris Krath, Senior Development Engineer, Development Engineering and Land Services</p> <p>Milad Asdaghi, General Manager, Development and Economic Services</p> <p>Andrew Hayes, General Manager, Financial Services and Chief Financial Officer</p>

Jesse Sopko, Manager, Legislative and Legal Services

Travis Peter, Chief Administrative Officer (CAO)