

ADOPTION OF BYLAW No. 1139-2022 BEING A BYLAW TO ESTABLISH AN OFF-SITE LEVY

Off-site levies are fees developers pay to the City when they are building new neighbourhoods. Off-site levies are paid by developers as a condition of subdivision approval. They are not paid by homeowners or future home buyers. Under Section 648 of the Municipal Government Act RSA 2000, Chapter M-26, as amended, council may adopt a bylaw to establish off-site levies to be used to pay for all or part of the capital cost of any of the following:

- (a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
- (b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- (c) new or expanded roads required for or impacted by a subdivision or development;
- (d) new or expanded fire hall facilities;
- (e) land required for or in connection with any of the aforementioned facilities.

Bylaw No. 1139-2022 will repeal and replace the existing City of Leduc Off-Site Levy Bylaw No. 1109-2021 and will go to the November 21, 2022, Council meeting for first reading, and is scheduled to go to the December 12, 2022, Council meeting for second and third readings

Section 648 of the Municipal Government Act, gives the City of Leduc the authority to assess off-site levy charges against new development areas. The Municipal Government Act does not require a public hearing to adopt an Off-Site Levy Bylaw.

A copy of Bylaw No. 1139-2022 may be inspected by the public between the hours of 8:30 a.m. and noon and 1 p.m. and 4:30 p.m. Monday through Friday at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. Inquiries respecting Bylaw No. 1139-2022 may be made by contacting the Engineering Department at (780) 980-7177.

Written submissions must be submitted to the City Clerk's Office, City Hall, before noon, December 9, 2022.

This notice is being advertised in the December 2nd, 2022 issues of this newspaper.

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