

Date: June 7, 2022 10:00am

Attendees: Perry Neufeld, Bridget Mearns, Bud Hogeweide, Byron Buzunis, Bryce Dudley and Janet Gutsell and Lisa Sutherland

Meeting #5 – Document Review

Bylaw Review

- City sent the documents late, they are very draft.
- Byron, based on feedback from the solicitor, drafted the bylaw to align with the MGA, most of current bylaw has been moved to the methodology document.
- Everything in the bylaw is “set”, is there anything we need to look at setting?
- Definition of benefit, how we determine the catchments, developed land vs undeveloped land, needs to be defined to ensure we capture all the appropriate lands and developments.
- Where does the definition of benefit come from? This is not the same as the current valid bylaw on line.
- Byron talked about the addition of recreation facilities, fire stations libraries etc., difficult to do in Lethbridge, need to do a lot of work to get these in the levy
- Last sentence “Benefit is not proportional to capacity consumed by the development” this is meant to unlink the actual developed land from the projects and level the playing field. This statement may need to be updated and further explained.
- Undeveloped land is a new definition. Land is being used but has never paid levies.
 - How do we ensure we collect levies on the interim use land gets serviced? Example storage, and golf course.
 - Need to add the definition of interim use definition.
 - Discussion about what pieces of land are still owing offsite levies.
 - Redeveloping in the BRZ and in existing developed areas?
- School sites? Are we making changes here or in the next Levy?
- Compare definition of developed land and undeveloped land to what is in the MGA
- Calculating the OSL rate. MGA Requirements:
 - Show work, there should be a method to get to the levy rate on your own.
 - Going to use the get involved Lethbridge link to show all supporting documents.
 - Need to add the project list and Map
- Growth forecast.
- Oversize credits’ no mention of how OSL credits are calculated. We are working on a plan to ensure the credits stay as part of the OSL Service agreements. Need to add as project as part of the project list. What do other municipalities do with the oversize costs?
- Administrations intent is to run the OSL as business as usual for the duration of the approved bylaw 2023 to 2025 possibly 2026. Keep the oversize and service agreements

the same as the past, aside from the bylaw lay out and OSL rates. There should not be any big changes but the phase 2 review may bring on some big changes.

- Review of Red Deer bylaw

Methodology Document Review

- Methodology: Perry, what kind of Authority does the Methodology document have?
Where does this document live?
 - Section 1) Philosophy- Mostly from the 5990 bylaw.
 - Section 2) Calculation current review- please send some feedback on this section so it can be clear to any reader/user.
 - Section 3) Management plan- OFL funding eligibility, add "plinko" board
- Add discussion about new levies (i.e. rec centers, fire halls)
- Project timing change requires amending the CIP and OSL Bylaw
- Maximum Value: need vs. want. Level of service from council, admin and land developers needs to align.
- Add an escalation plan for disagreements on projects, level of service between council/Admin/Industry.
- Value engineering - how do we achieve the functional goals at the lowest cost. This has been required on city projects on all OSL projects in the past.
- Change ALL UDI and Urban Construction Manager to appropriate terms.

Proposed levy rates

- Proposed levy rates, what is your thoughts on the rate we presented, need to have the rates set for mid-August. BILD to take it back to the meeting for discussion and they will get back to us with any comments.

Next meeting:

- Finalize the rates
- Bylaw review after solicitor has a chance to rewrite
- Review methodology document after BILD review