



CHESTERMERE

Frequently Asked Questions

Off Site Levies

OSL Report

Q: How does Chestermere's current Off-site Levies (OSL) and associated costs compare to similar-sized municipalities?

A: When comparing off-site levies between municipalities, it's important to remember that all municipalities' OSLs differ in infrastructure and levy categories. Rate comparisons are available on the final page of the City of Chestermere 2025 OSL Report.

Q: Of the 45 municipalities using the Corvus OSL Model, how many are also members of the Alberta Mid-sized Cities Mayors' Caucus (MCMC)?

A: Approximately 12 of the 24 MCMC member municipalities utilize the Corvus Model for off-site levies. These include Brooks, Beaumont, Camrose, Chestermere, Cold Lake, Fort Saskatchewan, Medicine Hat, Spruce Grove, Stony Plain, Strathmore, Sylvan Lake, and Wetaskiwin. Grande Prairie and Lacombe have used the Corvus business model in the past, but their current practice is unclear.

Q: The initial document indicated an average OSL rate increase of 8.19%, while the presentation showed 11.8%. Could you clarify this discrepancy?

A: An error in the previous document has been corrected. The updated report now contains the accurate figure.

Q: The Estimated Areas map shows Area 20 as partially developed, but with the Beacon development, it will be fully developed. Can you explain this?

A: The City's growth projections are reviewed annually to ensure accuracy and to accommodate changes in development plans.

OSL Calculations

Q: What methodology is used to determine OSL rate increases? Is it based on inflation, and what metrics are considered?

A: Off-site levy rates are calculated using a model that considers project costs and the area benefiting from the infrastructure. These rates are reviewed and updated annually.

Q: What is the relationship between population size and the different categories of Off-site Levies? How does population impact these levies?

A: The City's population growth influences the type and timing of infrastructure needed, as identified in the City's Master Plans. These plans form the basis for determining off-site levy requirements for various infrastructure categories.

Q: Would it be possible to obtain the rate of growth and density of planned/current developments from other planning departments?

A: The specific growth rate and density metrics do not directly translate to Chestermere's specific OSL calculations. These metrics primarily influence master plans, which then impact the levies.

Q: Rapid growth raises OSLs. Is this accurate?

A: Rapid growth can influence the timing of infrastructure projects, which may have implications for off-site levy rates.

Q: Rapid growth would reasonably compress the OSL cost into a shorter timeframe, resulting in a higher year-over-year percentage increase.

A: Rapid growth can accelerate the need for certain infrastructure projects, potentially affecting how their costs are distributed.

Q: Rapid growth also means fewer grant and tax cycles before project commencement, reducing the City's time for planning, budgeting, securing grants, etc.

A: The City's annual budget and capital planning processes are aligned with off-site levy updates to ensure adequate time for planning and financial management.

Q: Higher density communities should logically have higher OSL calculated per hectare. Is this the case?

A: Density is one factor considered in the overall infrastructure needs of a community. Chestermere's current off-site levy structure does not differentiate rates based on density.

Q: There is concern that infrastructure projects are not keeping pace with development. Can you elaborate on the OSL program's funding and project timing?

A: The OSL program funds infrastructure projects over a long-term period. Project timing is dependent on various factors, including the availability of funding and the logical sequence of construction.

Library & Recreation OSL

Q: The police station was funded through franchise fees. Could this model be applied to other projects like a library or recreation centre?

A: Alternative funding models for various City projects are being explored.

Q: Has the administration engaged with the development industry on alternative library building ideas since the last council meeting?

A: Yes, the administration has been in discussions with the development industry to explore alternative solutions for a library in Chestermere.

Q: If a revised report from Gibbs Gage for the Recreation Centre is available, can these updates be included in this year's OSL Rates?

A: There are specific processes and timelines that must be followed before updates to project costs can be included in the Off-site Levy Bylaw.

Q: Recreation has been a Council priority, and the current recreation OSL number is based on a 2020 study. Given the Recreation Task Force, why wasn't an updated study brought to the task force earlier to inform the OSL numbers sooner?

A: There is an annual timeline for the submission of project information to be considered for the Off-site Levy Bylaw.

Stormwater OSL

Q: Who inflated the OSL Stormwater project costs?

A: Stormwater project costs were adjusted to reflect current dollar values based on inflation since the original reports were completed.

Q: What is the connection between the payout of the Rainbow Falls Underdrain Endeavour to Assist and the OSLs?

A: The remaining costs associated with the Rainbow Falls Underdrain project were incorporated into the Stormwater Off-site Levies to ensure fair contribution from the benefiting areas.

OSL Bylaw

Q: From Section 6.1 of the OSL Bylaw, what are some examples of applications that do not require a Development Agreement (DA)?

A: Examples include minor property adjustments that do not require new infrastructure.

Q: Does the City adhere to all criteria specified in Section 6.1 of the OSL Bylaw?

A: Yes.

Q: From Section 7 of the OSL Bylaw, can you please provide copies of the annual reports for 2024 and 2023 that capture this information?

A: Yes, these reports are available as part of the OSL Bylaw documentation.

Q: Has the administration received legal advice indicating confidence in the City's likelihood of success if the development industry challenged the OSL Bylaw at the Land and Property Rights Tribunal (LPRT)?

A: Yes.