



COUNCIL – AGENDA REPORT

Meeting Date: 21 April 2026
Subject: Bylaw B-08/2026 - Off-site Levy Bylaw Amendment
Directorate: Community Infrastructure

Issue:

Council is being asked to give three readings to Bylaw B-08/2026, being a bylaw to amend Off-Site Levy Bylaw B-11/2019, to update water, wastewater, stormwater and transportation levy rates.

Policy / Council Direction:

On June 17, 2025 Council gave three readings to Bylaw B-23/2025 to update off-site levy rates for water, wastewater, stormwater, and transportation infrastructure.

The amendment proposed through Bylaw B-08/2026 represents completion of the wastewater component of the phased approach to updating off-site levies as endorsed by Council in September 2021, by incorporating revised funding assumptions following confirmation of Provincial grant funding.

Background:

Off-site levies are financial contributions collected from developers to fund infrastructure required to support growth. The City currently collects levies for transportation, water, wastewater and stormwater infrastructure under Bylaw B-11/2019, and for community recreation and fire stations under Bylaw B-24/2025. Off-site infrastructure costs are shared among all developers in Airdrie.

The *Municipal Government Act* (MGA) governs the use of off-site levies and requires that levy bylaws clearly outline the purpose and calculation methodology for each levy. Levy rates must reflect the actual cost of growth-related infrastructure, net of any external funding.

During development of the June 2025 update to the City's Off-site Levy Bylaw B-11/2019, the City had a pending grant funding request to the Province to support wastewater infrastructure projects that would otherwise be funded through off-site levies. Should that funding be approved, it was anticipated that the wastewater levy rates could be meaningfully reduced. Administration committed to stakeholders at that time that an

expedited review and update of wastewater levy rates would occur if the grant application were successful.

The Provincial grant funding was subsequently approved and Administration began work in fall 2025 to update wastewater levy rates accordingly. This work included updating the City's Off-site Levy Report, which provides the technical basis for the bylaw, updated financial analysis, engagement with the land development community through BILD Calgary Region (BILD), and a public open house. The resulting levy rates have been reduced, mainly due to the application of grant funding for wastewater, but, they have also decreased for all categories due to reduced interest rates in the financial analysis and minor changes to wastewater projects in the Off-site Levy Report.

Public Engagement and Feedback: *What We Heard*

A public open house was held on March 26, 2026 in Council Chambers, with additional information available on the City's website. Written feedback was received from BILD on March 24, 2026, expressing general support for the infrastructure component of the City's off-site levy bylaws. The BILD Letter is attached to the report for Bylaw B-09/2026 and the update to the Community Recreation and Fire Hall Facilities off-site levy.

Attendance at the open house consisted exclusively of members of the development industry. Feedback provided during the open house was consistent with BILD's letter and supportive of the updated wastewater off-site levy rates.

Compliance with upcoming changes to the MGA

The Government of Alberta introduced Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act, 2026*, on April 2, 2026. It includes amendments to section 648 of the *Municipal Government Act* clarifying permissible off-site levy expenditures. The Bill adds section 648(2.11), restricting off-site levies from being used for operational costs, non-permanently affixed items, or capital works constructed to a standard higher than that required under applicable building codes. These restrictions do not materially affect the City's off-site levy program, as the City funds only capital costs, excludes non-affixed items (if any), and constructs facilities in accordance with building code requirements. Bill 28 is expected to come into force upon proclamation following Royal Assent, with implementation anticipated later in 2026.

Council Committee Routed Through:

This report was not routed through a Council Committee.

Administration Recommendation:

That Council gives three readings to Bylaw B-08/2026, being a bylaw to amend Off-site Levy Bylaw B-11/2019, as presented.

Alternatives/Implications:

- 1) Council could choose to provide alternative direction to Administration in regards to Bylaw B-08/2026.

This would result in off-site levy rates for wastewater being applied based on the current rates established in Bylaw B-11/2019 and would not reflect the application of grant funding from the Province for wastewater infrastructure.

Budget Implications:

The proposed amendments to Off-site Levy Bylaw B-11/2019 will reduce the wastewater levy burden on future development while maintaining full funding for growth-related infrastructure projects. Off-site levies are fully funded by development and there is no financial impact to the tax base.

Future capital and operating budgets will be updated to reflect the revised levy rates, which will directly impact projected off-site levy revenues used in forecasting the City’s debt limits and reserve balances for growth-related infrastructure.

Communications and Engagement:

This bylaw has been advertised in accordance to legislative requirements of the MGA.

If approved, the updated levy rates and development charges will be published on the City’s website and incorporated into Subdivision Servicing Agreements. Administration will collaborate with Corporate Communications to ensure clear and timely communication of the updated rates to industry stakeholders.

Recommendation:

That Council gives three readings to Bylaw 08/2026, being a bylaw to amend Off-site Levy Bylaw B-11/2019, as presented.

Andrew Dormer P. Eng., Manager Roads and Parks Operations

Staff Presenter:	Rick Wiljamaa, Capital Projects and Infrastructure
External Presenter:	N/A
Department:	Engineering Services
Reviewed by:	Rick Wiljamaa, Capital Projects and Infrastructure Meghan Bigney, Finance Kyle Wilkin, P.Eng., Community Infrastructure
Attachments:	#1: Bylaw B-08/2026