

OFF-SITE SOFT SERVICES LEVY BYLAW:

WHAT WE HEARD REPORT





EXECUTIVE SUMMARY

Rocky View County is considering the implementation of an Off-site Soft Services Levy Bylaw to support future recreation and fire service facilities in the County. In accordance with the *Municipal Government Act* and at the project team's request, the County embarked on public engagement regarding four levy framework options to better understand each option's positives, challenges, and impacts.

Engagement primarily took place over October and November 2023 and focused on two main objectives:

- To consult with interested and affected members of the public and development community on four proposed framework options for implementing an Off-site Soft Services Levy in Rocky View County.
- To share transparent and accurate information about the proposed Off-site Soft Services Levy framework, including details on how levy options were developed, the anticipated impact on residents and businesses, and how the levy would support fire and recreation services in the County.

Two hundred forty-nine comments were gathered through various methods and channels throughout the engagement. The County provided participants with background information on the project, as well as access to members of the project team to answer questions before giving feedback.

ENGAGEMENT & COMMUNICATION ACTIVITIES

Throughout October and November, a series of public and targeted engagement activities were undertaken to gather insight and feedback on the proposed Off-site Soft Services Levy Bylaw. These included:

- Collaborative meetings with building industry and land development associations.
- Targeted sessions with residential, industrial, and commercial developers in Rocky View County.
- An Open House event on November 2, 2023, featuring a public feedback session.
- A discussion with a local community group.
- Online information video and public survey from November 3 – 17, 2023.

A robust communications plan was implemented to share information on the proposed levy bylaw, address misinformation, and encourage public participation. Additionally, targeted outreach was conducted throughout the regional development community to ensure the widespread distribution of project information and to encourage engagement on the project.

Key elements of communications and outreach were:

- Information and an invitation to engage with BILD Calgary (Local Building Industry & Land Development Association), NAIOP Calgary (Commercial Real Estate Development Association), and a selection of 60 residential, industrial, and commercial developers with holdings in the County.
- Information and an invitation to engage with community groups and chambers of commerce in the County.
- A call for public participation through social media and targeted ad campaigns.
- A dedicated information and feedback page on engage.rockyview.ca.
- Advertisements in the Rocky View Weekly.
- Regular updates in the County's electronic newsletter.
- A news story published on rockyview.ca.

WHAT WE HEARD

FROM THE PUBLIC: GENERAL SENTIMENT AND THEMES

Throughout the engagement process, consistent themes emerged, offering valuable insight into residents' priorities, concerns, and viewpoints. The public strongly supported a clear connection between levies collected and facilities built. They consistently emphasized the need for fairness in decision-making. Concerns were raised about the potential of the levy to deter investment, influence development patterns, and increase housing prices.

Some community members expressed they did not want all the facilities outlined in the levy to be built based on overall costs. There was a call for flexibility in planning and constructing facilities and more opportunities for public participation.

Regarding the levy collection, some residents felt the rate was too low and suggested housing density should be considered. Multiple comments recommended collecting the levy on a per-door basis rather than per acre, and there was a call for considerations of agricultural land.

Additionally, although it was not a primary focus of this engagement, several comments mentioned Fire Services response times and the need for more regional partnerships to deliver services.

FROM THE DEVELOPMENT COMMUNITY: GENERAL SENTIMENT AND THEMES

Members of the development community expressed strong support for a demonstrated link between levies collected and facilities constructed. It was suggested that levies assessed on commercial development may differ from levies assessed on residential development.

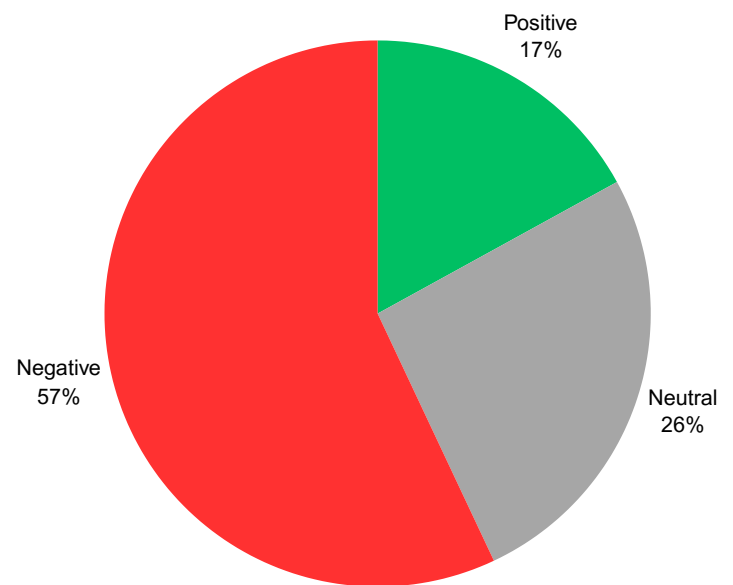
The County was asked to consider the cost burden on businesses and the continued review of the Off-site Soft Services Levy framework for future flexibility.

The timing of the levy was highlighted as important regarding facility construction—as growth estimates may change—and in levy collection to ensure alignment with the financial planning already conducted for the year.

OPTION 1: EACH FACILITY SERVED BY A LEVY

WHAT WE HEARD FROM THE PUBLIC

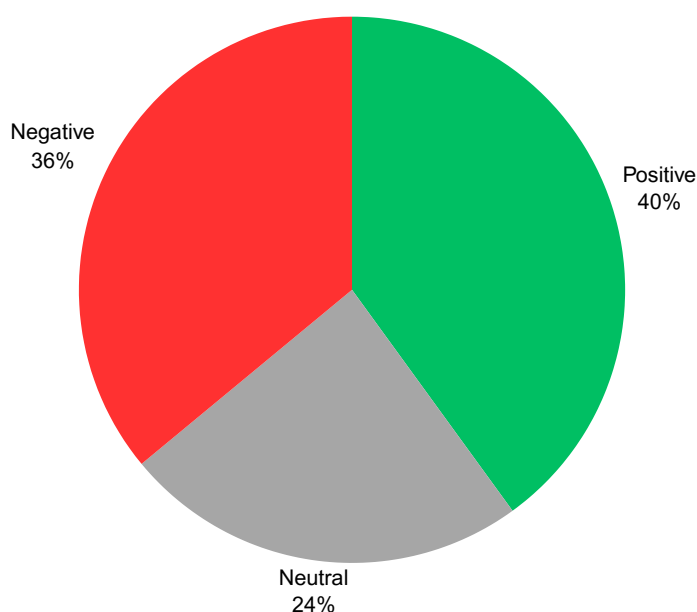
- Residents shared 35 comments on this option, and sentiment was generally negative to neutral.
- It was noted as positive that the levy would serve the needs of the area where it's applied, but some felt the lack of flexibility would create implementation issues.
- Some residents felt this option would influence investment in communities.
- Costs to current and future taxpayers were a concern, and it was noted that Indus was excluded because of a lack of projected development in the area.



OPTION 1: EACH FACILITY SERVED BY A LEVY

WHAT WE HEARD FROM THE DEVELOPMENT COMMUNITY

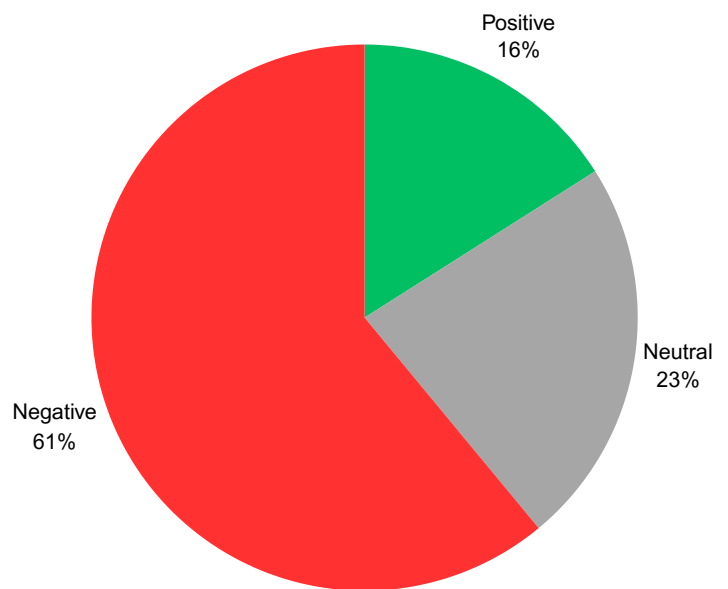
- Participants shared 25 comments, and the general sentiment expressed was positive.
- There was a preference for the direct link between levies collected and facilities provided, but also concerns about equity as users from other areas would likely benefit from the facilities.
- There were questions as to what happens if a community's build-out occurs differently than anticipated. Costs in general were noted as an additional burden.
- Participants noted a risk in lack of flexibility if areas develop faster or identified needs change.
- Affordability challenges for businesses were noted, as well as the cost of housing for new residents.



OPTION 2: GROUPED FACILITIES IN CATCHMENT AREAS

WHAT WE HEARD FROM THE PUBLIC

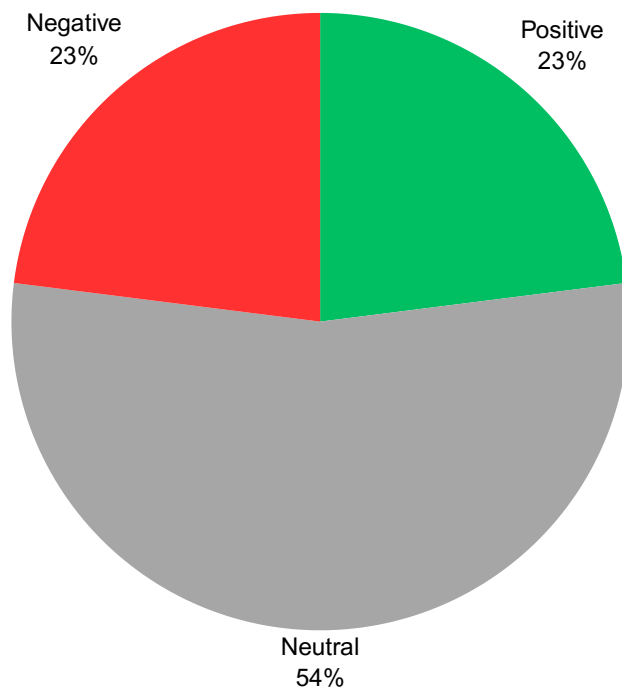
- Participants shared 31 comments, and the consensus was negative.
- There were concerns about the fairness of the levy's impact across different areas, with a focus on ensuring those who benefit from the services shoulder the costs.
- It was noted the levy could influence development patterns, with a call for flexibility in both the application of this proposed option and the construction of facilities.
- Participants also shared concerns about the ongoing operational and maintenance costs of the facilities.



OPTION 2: GROUPED FACILITIES IN CATCHMENT AREAS

WHAT WE HEARD FROM THE DEVELOPMENT COMMUNITY

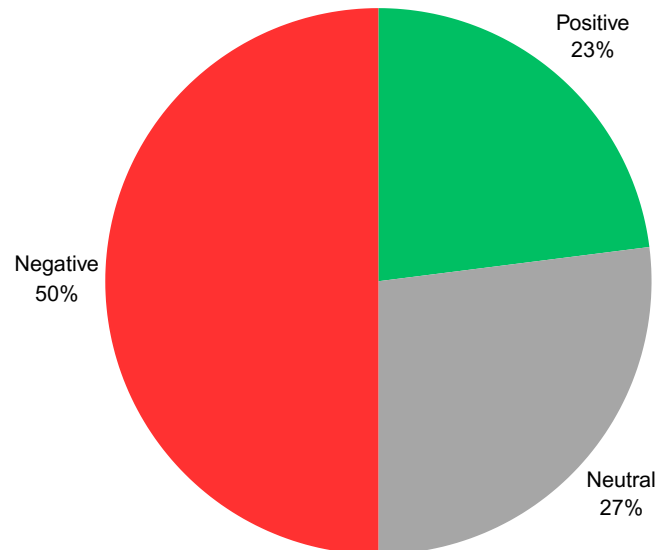
- There were 13 comments provided, and the consensus was neutral.
- There was a focus on ensuring equitable costs for developers in both high and low growth areas, with a blended approach suggested for fair distribution across the county.
- Concerns were shared about funding in areas without growth and the need for clear allocation of where levy funds are going.



OPTION 3: ONE LEVY FOR THE COUNTY

WHAT WE HEARD FROM THE PUBLIC

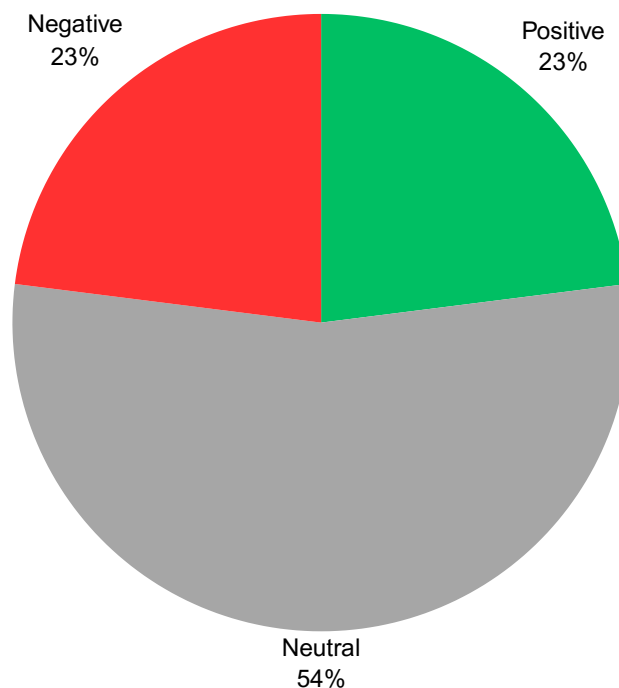
- There were 30 comments shared on this option, and the sentiment was negative. Option three was noted as fair and easy to implement, offering a uniform approach to levies.
- There were concerns from residents who did not want to pay for facilities outside their community.
- Some participants noted this could hinder residential development and discourage investment.
- There was an emphasis shared on tailoring services and facilities to specific areas, considering factors such as fire services response times and population thresholds for recreational facilities.



OPTION 3: ONE LEVY FOR THE COUNTY

WHAT WE HEARD FROM THE DEVELOPMENT COMMUNITY

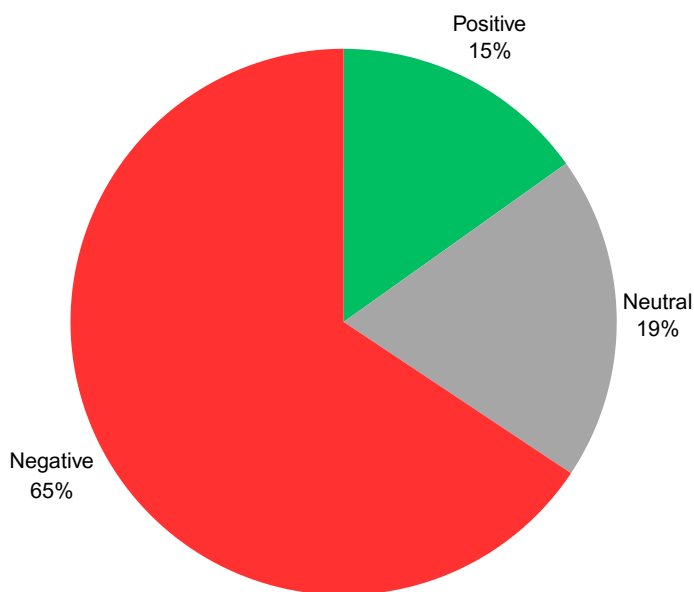
- There were 11 comments on this option, and the sentiment was neutral.
- Participants largely viewed this approach as the most cost-effective, although there was concern about added costs without direct benefit to developers or residents in specific areas.
- It was questioned if developers in low-growth areas may feel they are paying more for less benefit. Participants shared the need for clarity on how funds are allocated and spent with a recommendation for regular reporting.



OPTION 4 – HYBRID BASE AND GROUPED CATCHMENT AREAS

WHAT WE HEARD FROM THE PUBLIC

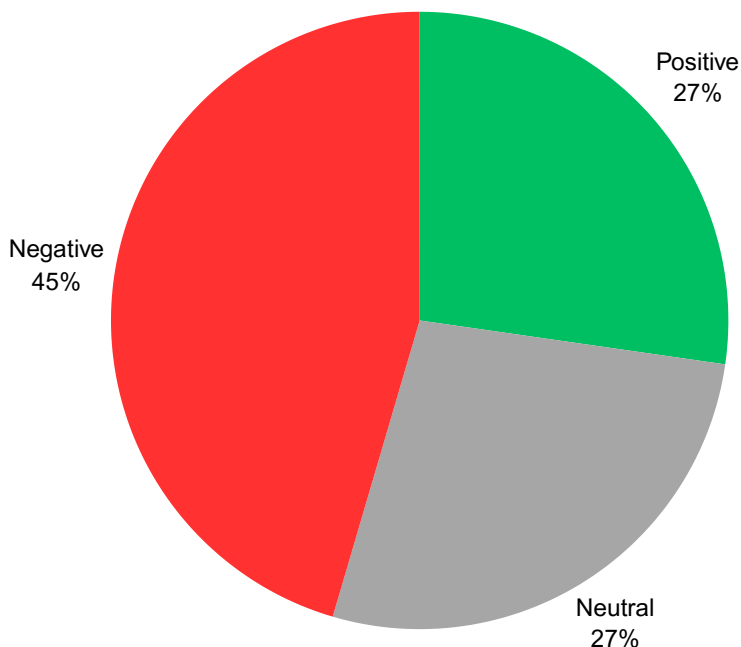
- There were 26 comments on this option and the consensus was negative.
- Some participants felt the County was too large to charge a base rate, and some felt a base rate was positive.
- There were suggestions to increase the levy rate to match current recreation costs and the County was encouraged to look at cost-sharing partnerships with neighbouring municipalities.



OPTION 4 – HYBRID BASE AND GROUPED CATCHMENT AREAS

WHAT WE HEARD FROM THE DEVELOPMENT COMMUNITY

- There were 12 comments on this option and the consensus was negative.
- Participants shared their worry that increased levies may reduce the County's appeal for development compared to neighbouring municipalities.
- There was support for a base rate system, but questions on transparency and the need for levies to be tied to benefit.



WHAT DO YOU WANT ROCKY VIEW COUNTY TO CONSIDER WHEN MAKING THIS DECISION?

We asked the participants to tell us what they want decision makers to consider in the potential implementation of an Off-site Soft Services Levy Bylaw.

PUBLIC FEEDBACK

- Members of the public provided a total of 41 comments, some of whom shared they did not want the proposed facilities in the bylaw or wanted flexibility in when and how the facilities were built based on the community's future needs.
- The cost of the facilities was a concern, with participants noting the future tax burden of the proposed facilities. The County was urged to consider partnerships with neighbouring municipalities to deliver services.
- Residents emphasized fairness to avoid financial burdens on smaller landowners, agricultural land, or developments, suggesting levies could vary based on the size and type of development.
- Some participants felt the levy cost would drive away investment, and some residents felt the levy cost was too low and that it should be collected per-door vs. per acre. Participants also asked the County to consider different housing densities when implementing the levy.

DEVELOPMENT COMMUNITY FEEDBACK

- A total of 25 comments were collected. Participants asked the County to consider the residential vs commercial rates.
- Participants also asked for levies to be used in a timely manner, with a clear link between levies collected and facilities constructed.
- There was a call for flexibility, fairness, and the consideration of additional costs to businesses. A review process was requested.

NEXT STEPS

This What We Heard Report, project outcomes and Council decisions on the proposed off-site soft services levy bylaw will be posted at engage.rockyview.ca.

APPENDIX A – FULL COMMENTS

Option 1: Public Feedback

- As growth happens in each community, levy \$ would be spent in the community Rec would therefore improve where it is needed.
- Spend the money where it is collected.
- Strongest link to benefit but far too inflexible.
- From a theoretical level it is the best but from a practical level it doesn't work.
- This one links to the benefit best, but it has a ton of warts from an implementation perspective. It seems to me because the costs are so variable across the county all of a sudden you have an Impact -- that is different land costs based on if there is going to be a rec centre close by or not.
- Like this because only residents who benefit the developer pays.
- Fire protection service is very much a service that is location dependent. Some people may feel that the area that is to be serviced should pay for the service.
- User area pay.
- Some county residents may not like the range of different levies. Inflexibility of use of funds (tied to location).
- Funding comes from the high development in this area that needs the facilities. If the fire hall or rec centre doesn't benefit others, they shouldn't have to pay.
- This is true growth paying for growth, not others subsidizing.
- Growth pays for growth, users pay. People from Bragg Creek aren't going to go to a rec centre in Langdon. It is most fair.
- Users to pay.
- Difficult to implement this levy due to difference in rates. It is not really fair since people outside the catchment areas will avail themselves of the facilities. Does not lend itself to a construction timetable for each facility.
- It is adding an artificially to your land prices. If you have the individual one the county doesn't have the flex to say oh gee maybe we did not want to build these specific facilities in this specific location. You lose flexibility and I think, although it is easier to make the benefit connection, all

the other pieces make it much less feasible.

- Devalues our land.
- Will detract investment in our area. Will be a levy, but we do not see any new facilities in our area.
- Same BS as AB Govt pension engagement. We do not support additional levies.
- The cost of the levy should be kept as small as necessary, so it does not prevent future development. Also, since existing residents are benefitting from these new facilities they should also contribute.
- Overall cost to current rate payers (will have an impact).
- I think the levy should be for dense home development and industrial development. Make sure it doesn't penalize small business development, that doesn't bring vast amounts of people to an area. You don't need rec and fire if small business isn't set up.
- Development should pay for the future impacts they bring to the County this is just good planning & sustainability.
- Residential should pay more.
- Dependent on size should pay more.
- The cost to current rate payers (will have an impact).
- The costs (are a challenge).
- Less homes will be built adding to housing crisis challenges.
- This option excludes funding for the Indus project.
- The user groups that use the Indus facility come from Langdon, Chestermere, Strathmore & Calgary.
- Indus has had zero growth since 2004. How do you fund the \$12 million Indus rink expansion?
- Problem with acres.
- Residents feel unheard on the hard levy.
- Dependent on infrastructure.
- Far too large a range of levies.
- People may think that this best serves local residents (since they pay for the facility). I don't believe this to be true since many people from outside catchment area will use it.

Option 1: Development Community Feedback

- The money from the levies is directly invested into the community they are developing in.
- Directly benefits the tenants and resident of the area, which makes it easier for a developer to explain their costs.
- Encourages developments to be more specific and control their timelines.
- Guarantees that the funds/ levies are paid to where they are needed for that specific area.
- As an investor and developer, it is important to know that there is support going to the areas they invest in.
- Fairness in different areas. Exposes additional risk if build-out does not occur how a developer envisioned it to occur.
- If certain areas develop at higher rates, or their needs change, this option does not allow enough flexibility.
- Not equitable. If developers are working in a large growth area, that is another cost they must undergo.
- As the density builds, do you consider a 'user-pay' approach.
- Growth projections should be dependent on timing, instead of facing large up-front costs.
- Will the fees be a hybrid approach balancing new growth and existing residents.
- Do you still receive the benefits of services if it is outside of the community that paid for the service – do the communities still benefit even if one community paid for the service?
- How do you globalize the service even if the users only paid for it.
- Disadvantage of trying to keep costs down and prioritizing needs in communities.
- Which portion of the costs would be captured by the County? Not all costs are covered by the levy. (as existing residents will also benefit from the services).
- How do you create affordability for developers?
- How to include affordability for developers and residents – stay inclusive.
- You can't be big and affordable.
- The rates look proportionally out of step with other areas – e.g. Langdon.
- If the ASP is revised – would that change the levy amount.

- Areas that require the services urgently should be prioritized. They asked if there would be a chance that a fire station in the Conrich area could be developed sooner than 2027.
- They want Conrich's growth, and far distance to the closest firehall, to be taken into consideration and prioritized. If you are not by a fire station (or utility services) the density levels drop for development.
- If Langdon is not fully developed when the recreation centre is planned for construction, will that impact the levy amount?
- Why is Springbank and then Harmony – currently SB is a lease facility – just one to serve this area.
- Have the locations been determined yet?

Option 2: Public Feedback

- Serves the needs of the catchment area in entirety.
- It is a positive that user area pays.
- (It is positive that) users in each area pay seeing as they will have opportunity to use facility higher costs.
- Really important part of the levy is that you are charging something extra because you are getting an extra benefit. I would be paying for someone else rec facilities when I would be miles and miles from them, that is the problem with the County wide.
- What about north/south view? 100% of rec investment is south of the river. Just about the worst place for someone on the northwest side to get to. E.g. Glenmore Trail or via 22/Cochrane.
- 100% of \$144M spent in the south is a huge issue for the next election.
- Charges areas that wouldn't get the service, not a fair approach.
- Extremely high levies will influence where development & growth occurs.
- Could developer investment change directions, i.e.-developers in the East turn their favour to the West?
- How can we accurately project recreational needs for 20 years? Perhaps we need to spend some of the funds in the other catchment areas. How would one equitably shift funds to other

catchment, because development would have gone because it is too costly.

- Ongoing cost to staff and maintain ongoing (will be a challenge).
- ongoing cost (will be an impact).
- A challenge of this option is that all areas of County should contribute. Those not within the catchment area can still use the facility - a better approach is everyone in County pays.
- Higher costs in one area due to less rate payers is a challenge.
- Charges areas that wouldn't get the service, not a fair approach.
- Levy funding in this way may cause issues when deciding which facility to build first.
- Ongoing staffing and upkeep costs (will have an impact).
- My sense is that if I had to pick one of them, I would pick this or the hybrid because they still have a link to the benefit of what is being levied is stronger.
- (It is positive that) this has less variability in levy rate as opposed to levy based on each individual community.
- Development permits are triggered for minor building improvements for commercial/industrial small businesses.
- We are a landowner who incidentally needed a development because of poorly applicable landuse bylaws.
- Defer farmers.
- Just one rate for all communities. Funding can be directed to community most ready to build firehall.
- Madden should be included in levy funding.
- Indus has had no growth since 2004 and in the foreseeable future. This levy would make improvements too costly.
- At \$12 million wouldn't the arenas be better closer to urban development and growth with other services?
- 96% of small business in Alberta \$8000/acre is not affordable.
- When is Langdon a town? Can they contribute to their own rec fund?
- We have no one to pass this levy to, we are the landowner.
- Don't like acres for resident, should be per door.

- The County must retain flexibility on when it can build the facilities. Specifically, funding must be directed to the area where it is most needed.

Option 2: Development Community Feedback

- In a high growth area, developers would pay less. This option more equitable and supports the entire County.
- You have to do a blended approach – as everyone throughout the County benefits from this approach.
- How would it be funded when there is no growth projected?
- In a low growth area, developers would have to pay more than what they are expecting in services. Which makes this option appear less equitable. Not specific to developers who are invest in specific areas. Costs are just being spread across large geographic area.
- How do you determine what the criteria is under this option?
- Allocation and timing. Developers need to know what areas those funds are going to and what percent of those total funds are being used in each area.
- The benefiting pool of residents.
- Trying to prioritize (will be a challenge).
- How this option may affect the pricing exercise. Moving forward, should we be selling land, to owners, users, or developers?
- Why are the recreation centres broken up by east and west and fire is across the board.
- If the cost is higher to construct facilities, it impacts the amount of the fees needed east vs. west.
- Less people to pull funding from on the east side vs. the west side.
- The proportionate value for each facility has been estimated and is different.

Option 3: Public Feedback

- This approach (option 3) is the most egalitarian approach.
- It is likely the easiest to implement and administer.
- From a future perspective this option is the best way to approach future levies. It is easiest to

just alter the one overall levy for the soft levies for the region as a whole rather than having to re-evaluate for smaller regions within RVC.

- Users should pay.
- I would be paying for someone else rec facilities when I would be miles and miles from them, that is the problem with the County wide. You can't justify charging a rec levy to somebody who lives in Bottrel.
- Why pay \$700 levy if your fire response is well beyond 10 minutes (urban/rural).
- North RVC is not benefiting no levies should be applied.
- Levy res and non-res differently. Residential by the door, non-residential by the acre
- The County should recognize that the cumulative soft and hard levies are becoming difficult for residential developers to attain.
- Less investment in County (will have an impact).
- Will drive development away.
- Worst option - unfair. Loudest voices get heard?
- The firehall in Harmony should be located further west of Hwy1, maybe by the Petro Canada on #22 or even farther west.
- One size does not fit all.
- Costs not spread-out overtime so cost born to 1st generation home buyers.
- Old area has hall, firehall and rec centre (Balzac).
- This is the easiest levy method to implement. It is also the fairest for all County residents. It provides most clarity for developers. It has best flexibility in use of funds.
- There are no positives associated with this option.
- It may lead to a situation where different areas vie for the levies to build their respective facilities. However, this competition would occur for all cases except option 1.
- Response time for service very different.
- Charges other non-growth areas.
- This is by far the best Option. Facilities should be built only when needed. County needs to determine a population threshold which will determine when to build the facility.
- Response time very different thus total burnout on property.

- This is the easiest system to implement in terms of fairness to County residents. Many residents will travel to get to the first built facility regardless of where it is. Thus, this option makes it fairer.
- There are no positives associated with this option.
- Possible politics in the future when deciding which area gets its facility built first. This can be obviated by using a population threshold to determine when to build.
- Response times.
- Not fair across county, charges non growth areas.
- The levy must not be so high as to prevent developers from actually developing. Existing residents are getting access to a new facility thus they should also contribute (not just new growth). This can come via County funding supplemental to the levy structure.
- General overall rate payer costs but service is not the same.

Option 3: Development Community Feedback

- From a developer point-of-view, it is the cheapest. Allows the county to allocate fund where they wish.
- Less money and more equitable. Larger denominator being spread across large geographic area.
- The benefit is that the fee is a lesser amount.
- One pot makes sense – less expensive.
- Creates added costs. Developers are indirectly contributing to something that is not adding an advantage to the developer's sites or benefitting the residents and people working at their sites. Dependent on high and low growth areas. If someone is in a low growth area, they may feel they are paying more, for less, than someone in a high growth area.
- All facilities added up divided by all the acres in the County.
- The benefitting area is larger.
- Developable acres.
- NAOP & BUILD work quite closely. Recommended meeting/ presenting to those companies as they may experience a more significant impact from these levies.

- Accountability and transparency. “How are those funds being spent?”
- Has there been a thought to split fire and recreation approaches – be different options.

Option 4: Public Feedback

- More equitable for users/development outside east/west catchments than # 3.
- I think there should be a common base levy anywhere in the county. So, if someone in the NE is going to subdivide their quart section into ... where does their levy go? I am for this with the recreation option increased. There should be a base level for fire too.
- Closes the gap between E & W for developers and fair for those outside of catchments.
- Base rate for rec levy should recognize significant cost of living increases since it was originally set.
- Increase base rate from \$800 to \$1600.
- What about partnerships for rec facilities i.e., YMCA.
- Think outside the box please.
- Base payers may not have anything closer. 10- & 18-minute response.
- Too costly for small business.
- Don't use arena, make users pay.
- Hybrid method attempts to be seen as compromise between growth and non-growth areas.
- seems fairer.
- It is not the fairest system. The better option is one rate across all County (whether in growth area or not). This is fairer since all residents will access the facilities (not just those in growth area).
- Not fair for everyone.
- This excludes Madden (which it should not).
- Do not further tax current ratepayers.
- The county is too large to charge across the county. we have various pocket communities that need to pay for their own services when they grow.
- This attempts to align levy with catchment areas. However, it is not fair since residents can easily go outside catchment area to utilize any facility.

- Area pays for the use.
- This makes an East vs West mentality. The County should not implement this type of thinking since it is divisive. The facilities built benefit all County residents.
- High cost and ongoing.
- The County should perhaps make arrangement with Calgary to determine how many Calgarians will utilize these facilities. Unnecessary complication - why not just have one County wide levy.
- Unfair to those not using the facilities.
- The county is too large to charge across the county. We have various pocket communities that need to pay for their own services when they grow.
- What about partnerships for rec facilities i.e. YMCA.
- Why exclude Madden if it has 0 growth, it would inherently be excluded.

Option 4: Development Community Feedback

- RVC's advantage for successful development is the reasonable amount of levies and low cost of overall development. The reason the county stays competitive is its low cost of levies and approachable price points.
- If levies go up and dissipates the competitive advantage that the county offers. Developers and brokers might choose to go with Calgary due to transportation network, and bigger catchment of labor pool (from a commercial standpoint).
- Most preferred option. Having a base rate contributing to specific areas of development.
- A base levy.
- Challenge to come up with what the base amount would be.
- If you live closer to the facility, then you pay a bit more.
- Catchment to recreation. Base verses area specific would need to have more transparency with funds. Developers would want to see something more specific to their development area. (e.g. "Something that benefits the entire county, but is also being promoted in a catchment area, is being defined)."
- If there is an area specific levy, it would be preferred to have something more specific to the development area.

- Questions and concerns about “area specific” not being specific to an area, but multiple areas.

Also differs in definition for other levies.

- It will be a political decision.
- The facilities on the west will not really interact with the facilities on the east.
- Not every area of the county would have each type of facility.

What do you want Rocky View County to Consider when making this decision: Public Feedback

- Housing crisis/inflation putting costs on development. Will drive investment away from RVC.
- The cumulative impact of all of the hard and soft levies should be considered. The sum of the water infrastructure, soft levies and transportation are becoming very onerous for developers to recoup their costs.
- Encourage small developments, don't tax them out of consideration. There is enough taxes and enough gate keeping. Provinces download costs to municipalities and municipalities download costs to landowners and then landowners either walk away or download costs to potential home buyers.
- It never ceases to amaze me how governments, at every level, think they can just come up with more taxes and people are expected to somehow pay them! Government at every level needs to monitor their spending!
- What if none of the residents want the proposed recreation facilities. Should they not be consulted?
- At what point will the County begin to develop the firehalls and recreation facilities? Specifically, is there a population threshold? It does not make sense to accumulate levies for facilities that may not be required for a very long time if the residential development does not agree.
- There are too many fire halls and too many rec centers.
- Need to remember that levies will only pay a small percentage of total facility costs so residents will pay most of remainder through taxes.
- Would like to see rec facilities estimate with present value information.
- I think having soft levies is having a really important thing to have but I think we are suffering

from a garbage in garbage out problem. I don't think council has sat down and thought we approved the rec master plan, and it has the facilities plan. What would those cost? Do we really want to spend our tax dollars that way?

- In terms of the fire halls, I have a bigger problem in the fire master plan has never been approved by anyone so now we are introducing levies to pay for things that no one has approved.
- Do we need a fire hall in Bragg Creek, or could we juice up the contract with the redwood meadows hall? Could we partner with Cochrane and put a fire hall up in Sunset Ridge that could service north Cochrane and Rocky View County up north?
- The building of a fire hall is a small part of the overall cost. Wages to staff it and maintain it are another matter altogether. What metrics does the county use to decide on where and when new fire stations are built. These are outlying areas (Cochrane Lakes) for example, that have very low existing call volumes. What about contracting out with mutual aid service partners to offset cost much like what was done in Elbow Valley with the City of Calgary on the past?
- Why not separate fire services which is a fundamental need from a 'nice to have' recreation facilities? Increase recreation facility user fees to reflect closer the cost of service.
- Is there flexibility on what is built if we decide? Phase 2 and 3 (Springbank) can we pivot to another recreational amenity?
- Indus arenas capital cost has increased 4-fold since the original estimate. It is not time to stop and rethink?
- Can we estimate the economic/social benefit that rec centres bring to the County? Extremely surprised at the void of rec spending north of the river. How could this be a realistic proposal? Particularly given the extensive Springbank existing facility.
- The rate is too low, it should be like 2,000.
- The base rate for recreational facilities needs to increase and be based on per door.
- For the residential component consider the levy per house vs. per acre. Higher likelihood of fire and a greater need for rec services. People in higher density communities are not paying their fair share for any of the services the levy is dealing with.
- Development has caused the need for firehalls, and rec centres and it should pay for new

facilities. How will levy's support the sustained use of facilities once they are built - operational costs, capital updates.

- What impact do you see this having on business, small business?
- Do not overbuild facilities. Only start construction once need is obvious and most of funding is in place.
- Keep the levies as small as possible so that developers can actually develop. The total aggregate of all levies (hard and soft) seem to be going up significantly and this will hamper further development (which is needed in order to provide needed amenities and pay off existing infrastructure debt).
- Setup and ongoing cost to current rate payers on fixed income.
- If growth isn't as high, you will collect less money.
- Costs will not be spread out over time. Developers will pay less for land and increase costs to new home buyers-if they invest in RVC.
- This is a much better plan than the previous proposals where existing landowners foot the bill.

My concern is how subdivisions are treated relative to full commercial/residential developments. For example, if a 50-acre subdivision, which would have a single home built on it, would have a disproportionate levy (and very considerable amount!) all owed by one family.

Somehow the density of development needs to be considered as more people and homes drive the requirement for new facilities, land basis does not consider this.

- Not dealing with the inequity that is there because of different permitted densities of residential development because they might change, and you might be able to collect more down the road than you could have collected today I think is a bad trade off.

- It should be dependent on the parcel size of the subdivision. A person dividing their land into a bunch of 5-acre parcels is different than someone splitting a 1/4 section for their kids.

- I agree! The county treats the small landowner the same as a high-density residential developer.

All I want is all my family enjoying our land together, with their own little place to call home.

- I think the levy should be for dense home development and industrial development. Make sure it doesn't penalize small business development that doesn't bring vast amounts of people to an area. You don't need rec and fire if small business isn't set up to do that (as an example).

- There needs to be differentiation between full developments like Harmony, Elbow Valley types vs small subdivisions in rural communities. Small communities lose potential businesses because critical population mass can't establish and communities then languish, Bragg Creek is a perfect example.
- Good to make user pay.
- This is an excellent idea and should have been implemented a long time ago.
- Observation-fire service times called "urban" and "rural" is very confusing since it is based on distance from firehall, not population density.
- Land use bylaw changes should have a similar engagement process as the off-site soft services Levy.
- Auxiliary building is triggering us to get a development permit, then the off-site soft services levy. All we are trying to do is build to keep the weather out.
- Can you collect Phase 1, 2 & 3 for Springbank at the same time.
- The County should (once built) track how many Calgarians use the facilities and look for reciprocity from the City.
- Ensure cooperation in fire services between all CMRB members.

What do you want Rocky View County to Consider when making this decision: Development Community Feedback

- Disagrees with residential verses non-residential for recreation.
- Will there be a proportional split between commercial/industrial and residential? Something to consider.
- Potential to offset more on the commercial/industrial?
- What is the County trying to capture – primarily commercial/industrial or residential?
- Would that mean commercial would still be paying more – through the levy and also regular property taxes?
- Believes that if you are around the community facility, it should be a higher rate.
- If there is a project that has no benefit to the overall development, it is view as another additional cost.

- Is there a way or blended rate to highlight how that is benefiting or directly correlating with the levy that they developers are paying is paramount.
- Recommends staying competitive for growth and asked if the county has thought about transit system.
- Recommends being mindful of timing of implantation of the bylaw, such as beginning of calendar year, compared to partially through a calendar year, to avoid causing confusing to the market.
- Depending on the developer, they are front ending a lot of infrastructure costs. Consider recovery of costs and keep it as specific as possible.
- With respect to the growth timeline, when developers invest in a levy, they need to know that those funds are going to get used in a reasonable timeframe. More thought needs to be given to how that relates to each approval. For example, developers may contribute less to the Voluntary Rec Contribution if they know that there is another levy they must pay.
- Would like consideration for an option that has simplicity, flexibility and is equitable. Consider what option might have a direct impact to developers and small businesses.
- The CMRB is hindering our commercial/industrial base.
- What is the flexibility of this process – we need to be aware of the realities of the projections.
- Is there a review period set for how often the bylaw will be looked at and revisited if needed.
- How long is the base rate set for before it is revisited?
- Recreation is a “catchment” of some kind and needs to be more specific.
- The growth assumptions for community and residential – will the draft MDP be used to refine the soft levy growth assumptions?
- Later in this process, will there be refinements to the growth assumptions – based on the MDP process?
- Confirmation that we can only reach a certain levy amount to support the future projects --- The County will not be able to gather all the funding needed to complete a project.
- What impact do you see this having on business, small business?
- Because of the difference in how Harmony is developing – would be good for them to be engaged individually – look at efficiencies; lower base rates, different impacts.

- Did the Project Team look at other municipal samples – e.g. Ontario? They seem to have a super clean, soft levy process – a very defined input and output.
- Recommended that levies for Fire services are “holistic” across the county.