



AGENDA ITEM

Lacombe County 2022 Rates and Fees Bylaw

December 16, 2021

BACKGROUND

Administration has prepared Bylaw 1352/21 for Council's consideration. The bylaw reflects the proposed 2022 rates and fees for County services.

A copy of the bylaw is attached.

ANALYSIS

Bylaw 1352/21 follows a process that was first created in 2020 where County rates and fees were consolidated into one bylaw. Except for utility rates, which are adopted under separate bylaws, the County's Rates and Fees Bylaw is the County's master bylaw for rates and fees.

The County has been incorporating rates and fees previously adopted by policy into this bylaw. New for 2022 is the inclusion of the County's rates charged for vacant lot sales in the Hamlet of Mirror. These rates were previously located in Policy AD(8). These fees are identified in schedule 1, item 7 of the bylaw. The proposed rates are actually lower than what is currently in policy. The reduced rates reflect the current market value of lots in the community.

The following changes are proposed

Serviced With Water and Sewer - at Property Line	50' x 120' Other Sizes	from \$20,500 to \$14,000 from \$3.42 to \$2.33/sq. ft.
Serviced With Water and Sewer- in Adjacent Street	50' x 120' Other Sizes	from \$17,000 to \$9,800 from \$2.832 to \$1.63/sq. ft

Three additional changes are proposed in schedule 5. These changes are:

1. sign prices in item 9 of schedule 5 increase from \$195 to \$215 each for large signs;
2. rural address signs in item 10 of schedule 5 increase from \$30, \$15, and \$88 to \$35, \$18, and \$90 respectively; and
3. updated dust control rate (item 2 on Schedule 5) increases from \$3.20 per linear metre to \$3.27 per linear metre.



ALTERNATIVES

1. Approve the bylaw as presented (Administration recommendation)
2. Take no action. The current bylaw, Bylaw #1340/21 remains in place until replaced.
3. Additional changes to the Bylaw as directed by Council

BUDGET IMPLICATIONS

No major changes to rates were proposed in the 2022 operating budget and bylaw 1352/21 reflects the status quo apart from the updated dust control and sign fees in Schedule 5. The County does not budget for lot sales in Mirror due to low demand.

LEGISLATIVE RESPONSIBILITIES

Policy is governed by Municipal Government Act, RSA 2000, c M-26 provisions:

- Section 3 – The purposes of the municipality are... (b) to provide services, facilities, or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality.
- Section 7 – A Council may pass bylaws for municipal purposes respecting the following matters...(f) services provided by or on behalf of the municipality.
- Section 180(1) - A council may act only by resolution or bylaw.

RECOMMENDATION

That Council take the following actions:

1. *That Council approve this bylaw by giving all three readings to Bylaw 1352/21, the "2022 Rates and Fees Bylaw."*

PREPARED BY: Michael Minchin, Director of Corporate Services

REVIEWED BY: Tim Timmons, County Manager