

# Municipal Land Development Essentials

(Including New MGA –  
Offsite Development  
Charges)

Webinar  
**August 14**

10:00 – 11:30 MST

Registration Link - <https://www.gfoa.ab.ca/events.php>



## Municipal Land Development Essentials

### Learn the basic fundamentals for land development in Municipalities!

**This webinar “demystifies” the basic fundamentals of municipal land management for the non-land use professional.**

- ✓ One of the most important responsibilities of municipal government is the responsible and effective management of land. Land use planning is an essential competency for any municipality's long term sustainability! Having a fundamental understanding of how land plays a role in the business of municipal government is essential for elected officials, CAO's, planners, and **finance officers**.
- ✓ This webinar will cover the basic fundamentals of municipal land management with a special focus on the new MGA and off-site development charges.

**Special focus on the new MGA and off-site development charges highlighting financial opportunity and risk associated with land development.**

- ✓ Relationship of the business of land development and municipalities. (development business explained)
- ✓ Overview of statutory plans. What they? What are their purpose?
- ✓ Roles and responsibility in land use planning. Council, administration, finance.

- ✓ Municipal Development Plan (MDP). Basic purpose, legislation.
- ✓ Area Structure Plan (ASP). Basic purpose.

**Linkage of long term tax strategy, capital budget/planning and the operating budget to land development.**

- ✓ Land Use Bylaw. Purpose, concept - permitted and discretionary use.
- ✓ New MGA - offsite development charges explained. Allowable infrastructure.
- ✓ Offsite levies defined. Offsite vs. onsite infrastructure. Determining developer responsibility for infrastructure.
- ✓ Math behind development charges explained. Calculating development charges. Inputs required. Capital, debt charges, inflation and land base.
- ✓ Development risks. How to identify, measure and communicate risk effectively with Council and the Public.
- ✓ Offsite levy bylaw. Structure, inputs, levy collections.
- ✓ Basic accounting for levies.
- ✓ Communication with the public. transparency and accountability.

## Webinar Creator/Instructor Tim Duhamel

### Tim Duhamel is the founder and president of Bloom Centre of Municipal Education.

Tim is a municipal veteran whose career has spanned over 21 years. Tim's passion is creating educational material and conducting lectures for municipal professionals. He has lectured as far away as Kiev Ukraine for the Federation of Canadian Municipalities. Tim is the lead creator of education material and course delivery for Alberta GFOA.



### Bloom Consulting – “Value and Enable”

Tim's growing municipal consulting practice has numerous repeat clients in Alberta with ongoing projects ranging from:

- ✓ General mentorship and in-house training
- ✓ Strategic planning (Council, Executive Team and department workshop facilitations)
- ✓ Leadership training, team building, Council/Admin relationship
- ✓ Process improvement reviews, change management, municipal scans, service reviews
- ✓ Financial plans, feasibility studies, priority reviews, long term operating and capital plans, priority based budgeting, forecasting.

### Manager - Financial Planning, Strathcona County

- Principal Financial Advisor to Strathcona County's Executive Team, CFO and Council
- Developed Long Term Capital Plans, Long Term Operating Plans, Priority Based Budgeting.
- Capital Committee Chair - over 1 Billion in projects approved and constructed

### CAO -Town of Bruderheim

- Successfully negotiated a funding agreement between Strathcona County, Lamont County and the Town of Bruderheim for a new fire hall and managed the project to construction
- Provided leadership during Town of Bruderheim forest fire recovery (\$3.5M fire)
- Led numerous Council directed changes to success (i.e. Snow removal, fire support, website and town branding, capital projects etc.)
- Negotiated a Town/Country revenue sharing agreement for the Lamont County Industrial Heartland

### General Manager - Community and Protective Services, City of Spruce Grove

- Lead RCMP, Fire, Ambulance, Family and Community Services, CSS, Recreation, Culture
- Led the development of a business case and budget approval of the Aerials Gymnastics Facility and City of Spruce Grove partnership (\$12M)
- Led a review of long-term Fire and Ambulance resource requirements