

June 21, 2024

Roll No. 279004

Pastor Brian Coldwell  
New Testament Baptist Church of Edmonton  
26404 HWY 16  
Spruce Grove, AB T7X 3H5

Dear Mr. Coldwell:

**Subject: Development Permit PLDPC20240293 and Off-Site Levy Exemption Request**

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On June 10, 2024, Parkland County Development Authority approved Development Permit PLDPC20240293 for "replacement of existing manufactured home with a new model" on the property described as Plan 0225318, Block 1, Lot 3. Condition 1 of the approved Development Permit requires the payment of Off-Site Levies for this parcel. We understand that you are not in agreement with this condition, however Parkland County is not in support of removing it. As such, if you have concerns with the decision or conditions of the permit, the option available to you is to file an appeal with the Subdivision and Development Appeal Board before June 30, 2024. The contact information is on your Development Permit and below for your convenience:

Subdivision and Development Appeal Board  
Phone: 780-968-8471  
Email: [sdab@parklandcounty.com](mailto:sdab@parklandcounty.com)

As previously shared with you in the letter dated August 16, 2023, the New Testament Baptist Church is not exempt from paying off-site levies. Parkland County has confirmed, through a legal opinion, that the private school operated within the New Testament Baptist Church does not meet the criteria outlined in Section 648(1.2), as it does not fall under the classification of a school division established by Ministerial Order. The distinction between private schools and school divisions is outlined under Section 112 of the Education Act and is an important distinction in this case.

In addition, Parkland County and the New Testament Baptist Church of Edmonton previously entered into a Deferred Servicing & Off-Site Levy Payment Agreement dated August 8, 2018. This agreement deferred payment of off-site levies under Development Permit 18-D-037 and stipulated that upon any future intensification/development (triggering event) of the property will require payment of levies which cannot be exempted based on your organization's charitable status. Note that Parkland County's position on the offsite levies will not change.

In accordance with Parkland County's Off-site Levy Assessment and Collection Policy C-PD05-P1, the off-site levies owing for this parcel may be paid by way of installment payments over a period of two (2) years. We would be happy to discuss this option further with you.

Should you have any further questions, please contact me at 780-968-8888 ext. 8527 or by email to [nancy.domijan@parklandcounty.com](mailto:nancy.domijan@parklandcounty.com).

Regards,

A handwritten signature in blue ink, appearing to read "N. Domijan".

Nancy Domijan,  
Interim General Manager, Development Services

CC:

Jeff Dyck, Acting Chief Administrative Officer

April Gallays, Acting Director, Planning and Development Services

Karen Kormos, Manager, Development Planning & Safety Codes