

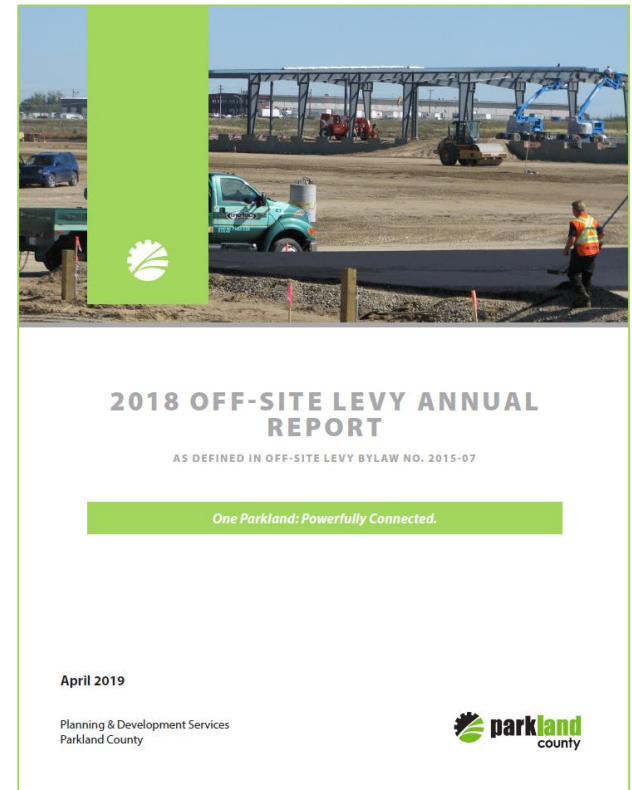


2019 OFF-SITE LEVY RATES AND ANNUAL REPORT

APRIL 23 , 2019

OSL ANNUAL REPORT

- Bylaw 2015-07 requires an annual report to Council regarding off-site levies collected by the County in the previous year and the updated levy rates for the current year.
- The report includes information on:
 - Estimated infrastructure costs (which are sourced from the County's master and capital infrastructure plans)
 - Project expenditures (2018 costs that were previously treated as estimates have now been converted to actuals)
 - Off-site levy collection
 - Forecast development (staging)



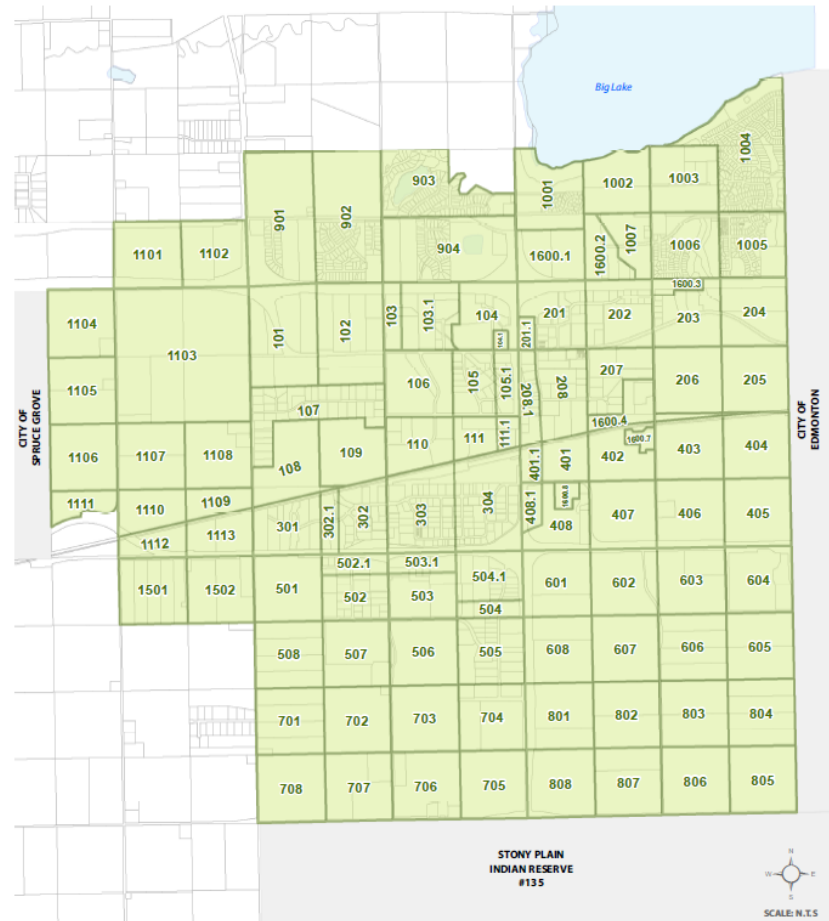
OFF-SITE LEVY PROJECTS

- NEW PROJECTS:
 - 0
- PROJECTS REMOVED:
 - 0
- PROJECTS COMPLETED:
 - Transportation Project # 45:
 - ↳ Acheson Traffic Impact Assessment
 - Sanitary Project #8:
 - ↳ Glowing Embers (Sewer Main Upsizing)
 - Stormwater Project #1:
 - ↳ Outfall

Off-Site Levy Projects



Schedule A: Acheson/Big Lake Benefiting Areas



2019 LEVY RATES

- OSL rates were updated for all 123 basins.
- Allocation of costs vary across benefiting parties, therefore some basins experienced a decline in rates while other saw an increase.
- On a weighted average basis the overall rates increased from \$82,492/ha to \$92,448/ha, a 12% increase.
- The OSL model utilizes inputs and information gathered from Engineering, Planning, and Finance departments to establish levy rates.
- All of these inputs have an impact on rate calculation, however there were two primary inputs that had the most impact on the 2019 rates:
 1. Development Staging
 2. Infrastructure Staging



OSL MODEL INPUTS

Year-end Expenditures
Year-end OSL Receipts
Development Areas & Staging
Project Cost Estimates & Financing
Debenture Impacts
Infrastructure Staging
Infrastructure Allocation
Interest Rates
Construction Price inflation

2019 LEVY RATES

- Adjustments to staging information (infrastructure & development) are triggered by:
 - Current development activity
 - Anticipated development
 - New planning information (ie. Conceptual Scheme, subdivision application, re-districting application)
- **EXAMPLE:** Water Project #21- Zone 6 Water Mains
- During the model update in early 2018 the project was not anticipated for construction in the next 15 years, therefore the OSL/Developer share of the project was \$238,947 in 2018.
- Since that time, the County received new planning information (Zone 6 Conceptual Scheme and re-districting application) which triggered staging adjustment in anticipation of development taking place. Therefore, the OSL/Developer share of the project increased to \$4,930,181 in 2019.

2019 LEVY RATES

- Staging considerations correlate with development activity, as a result the developers (offsite levy) share of infrastructure costs has increased from \$176M (2018) to \$270M (2019) which is indicative of accelerated pace of development.
- Forecast land development has increased 7% from 1816 ha. to 1947 ha.

STAKEHOLDER CONSULTATION

- Administration held an information (Q &A) session on March 28th, 2019 with developers and interested stakeholders regarding the County's Annual Off-Site Levy Report and proposed 2019 rates.
- No objections or concerns were received during or after the information session.



INFORMATION SESSION

2019 Off-Site Levy Rates & Annual Report

Parkland County invites all developers or persons interested within the following areas to attend an Information Session (Q & A) on the County's Annual Off-Site Levy Report, and proposed 2019 Off-Site Levy Rates regarding Bylaw No. 2015-07.

- Acheson Industrial Area
- Big Lake Residential Area
- 5th Meridian Business Park

The Question and Answer session (drop-in) is scheduled to take place on:
Thursday, March 28, 2019, 1:00 – 4:00 p.m.
Pembina Room, County Centre, 53109A Hwy 779

Representatives from the County's Planning, Engineering & Finance Departments will be in attendance to answer any questions. A finalized Annual Report and the 2019 rates will be presented to Council at its April 23, 2019 regular scheduled Council Meeting.

BUILDING PARKLAND COUNTY TOGETHER

If you wish to attend, please confirm your attendance in advance of the session. If you have any questions on the session or wish to present a written submission prior to the session, please contact Planning Services at 780-968-8443 Attn: Sharif Ibrahim, Planning & Off-Site Levy Coordinator at sharif.ibrahim@parklandcounty.com.

RATE COMPARISON

- The table below compares the weighted average of off-site levy rates in other municipalities:

Municipality	Average rate per ha.
Town of Stony Plain (2018)	\$72,000
City of Spruce Grove (2018)	\$86,497
Parkland County (2019)	\$92,000
Leduc County (Greater Nisku Basin – 2017)	\$109,000
City of Leduc (2018)	\$128,000
Strathcona County (Industrial Area 1 - 2018)	\$63,000
Strathcona County (Industrial Area 2 - 2018)	\$224,000
City of St. Albert (2019)	\$290,000
City of Edmonton (2018)	+\$300,000

OSL PROGRAM PROGRESS

- 2018 Review & Data Gathering
 - Input year end construction costs
 - Input development receipts
 - Update construction cost estimates
 - Update development & infrastructure staging
- OSL Annual Report & 2019 Rates (Mar)
 - Update and run model
 - OSL Annual report
 - Information session with development community
 - ↳ Held On March 28, 2019
- Bylaw 2015-07 Update (Apr)
 - Council report
 - Update bylaw 2015-07
 - ↳ April 23, 2019 Council Meeting



OSL PROGRAM PROGRESS

- Front-ending Repayment Plan

- The Off-Site Levy Committee is in the process of developing a work plan to use OSL reserves to pay developers for front ended projects
- Expected payout to begin in 2020



- GIS Integration into OSL Processes

- Carry-on from 2018: Transfer of paper records into GIS format (ie. development agreement information pertaining to OSL)




- OSL Program Improvements

- Define and map out timelines and responsibilities for OSL update process
- Establish OSL update procedures



THANK YOU

Global Inputs & Flags



Confidentiality Agreement

Offsite Levy Model

Development Area	Transportation Cost Estimates	Water Cost Estimates	Sanitary Cost Estimates	Stormwater Cost Estimates	Recreation Cost Estimates	Fire Cost Estimates	Police Cost Estimates	Library Cost Estimates	Offsite Levy Rates
Service Demand Factor	Transportation Expenditures	Water Expenditures	Sanitary Expenditures	Stormwater Expenditures	Recreation Expenditures	Fire Expenditures	Police Expenditures	Library Expenditures	Offsite Levy Receipts
Development Staging	Transportation Debentures	Water Debentures	Sanitary Debentures	Stormwater Debentures	Recreation Debentures	Fire Debentures	Police Debentures	Library Debentures	Reports
	Transportation Facilities	Water Facilities	Sanitary Facilities	Stormwater Facilities	Recreation Facilities	Fire Facilities	Police Facilities	Library Facilities	Muni Costs
	Transportation Allocation	Water Allocation	Sanitary Allocation	Stormwater Allocation	Recreation Allocation	Fire Allocation	Police Allocation	Library Allocation	
	Transportation Staging	Water Staging	Sanitary Staging	Stormwater Staging	Recreation Staging	Fire Staging	Police Staging	Library Staging	Global Staging Adjustment
	Transportation Reserve	Water Reserve	Sanitary Reserve	Stormwater Reserve	Recreation Reserve	Fire Reserve	Police Reserves	Library Reserves	Start New Year Rates