

OFF-SITE LEVY Overview

GPC June 17, 2025



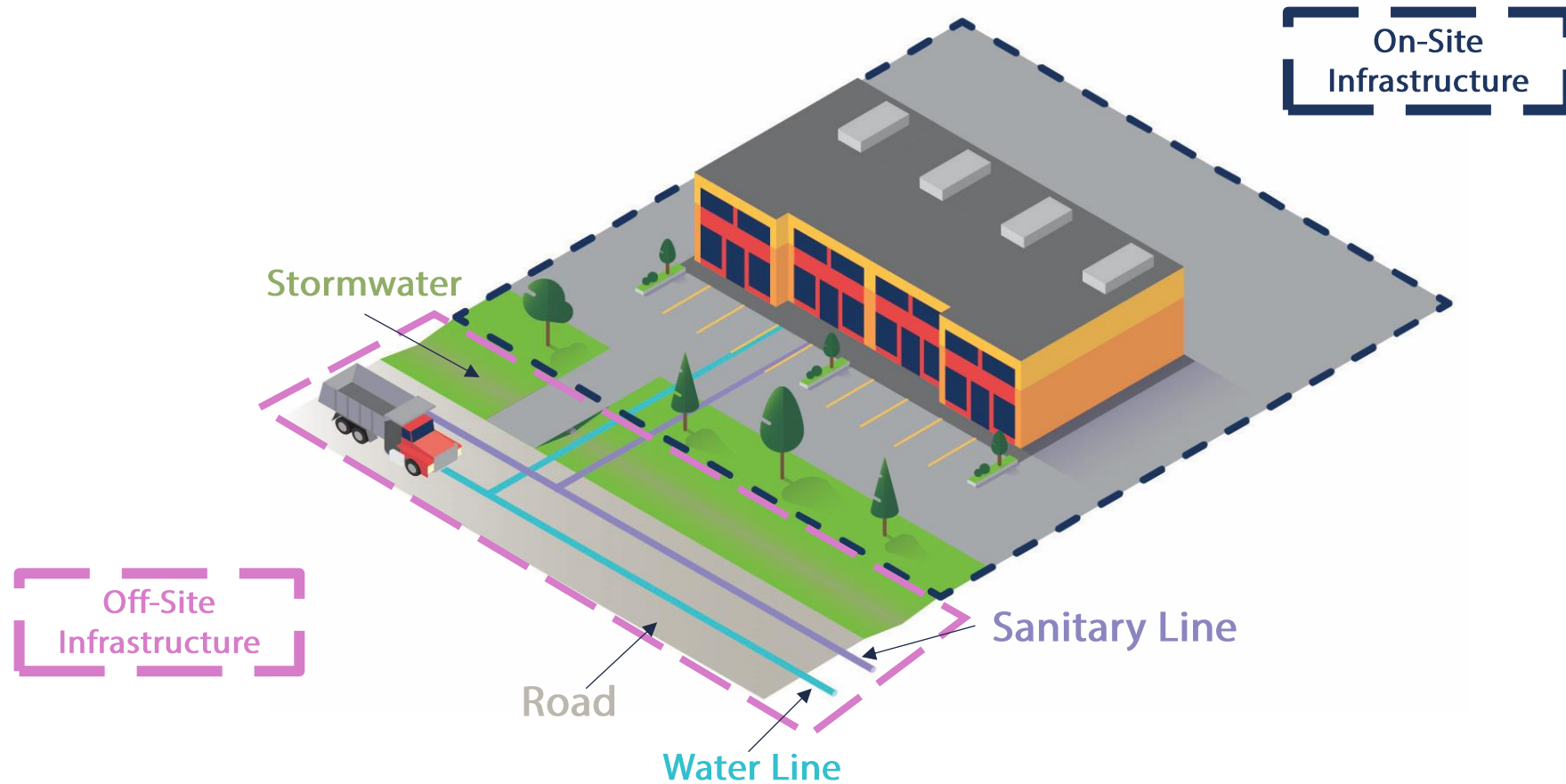


Agenda

- ❖ Off-Site vs On-Site Infrastructure
- ❖ What is an Off-Site Levy?
- ❖ Why do we have Off-Site Levies?
- ❖ What is our Off-Site Levy Program?
- ❖ What is the Current Update Process?
- ❖ What do we update Annually?
- ❖ How do we Collect Off-Site Levies?
- ❖ How do we Allocate Off-Site Levies?
- ❖ Summary



Off-Site vs On-Site Infrastructure



What is an Off-Site Levy?

The basic formula for determining levy rates is below:

$$\frac{\text{Infrastructure Costs}}{\text{Net Area}} = \text{Offsite Levy Rate (\$/Ha.)}$$

The County's off-site levy calculation also takes into consideration:

- Development sequencing
- Infrastructure sequencing
- Off-site levy reserve balances
- Macro-economic factors

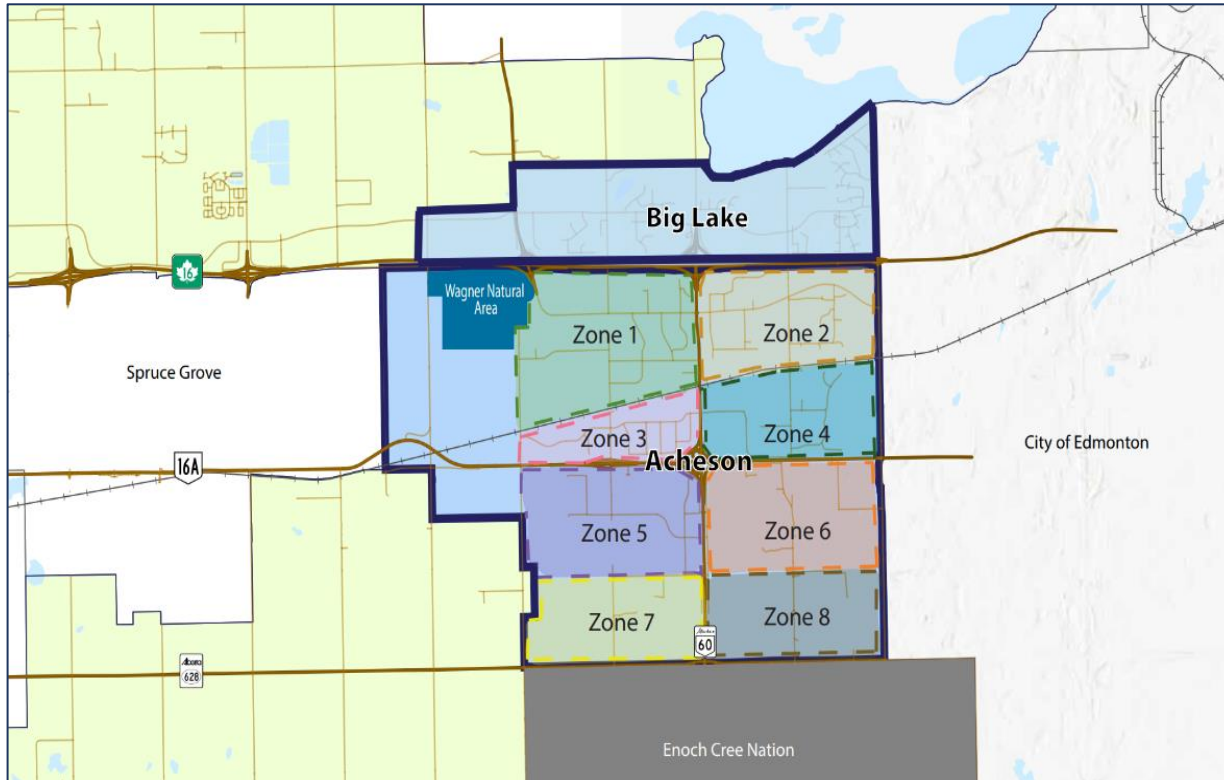


Why do we have Off-Site Levies?



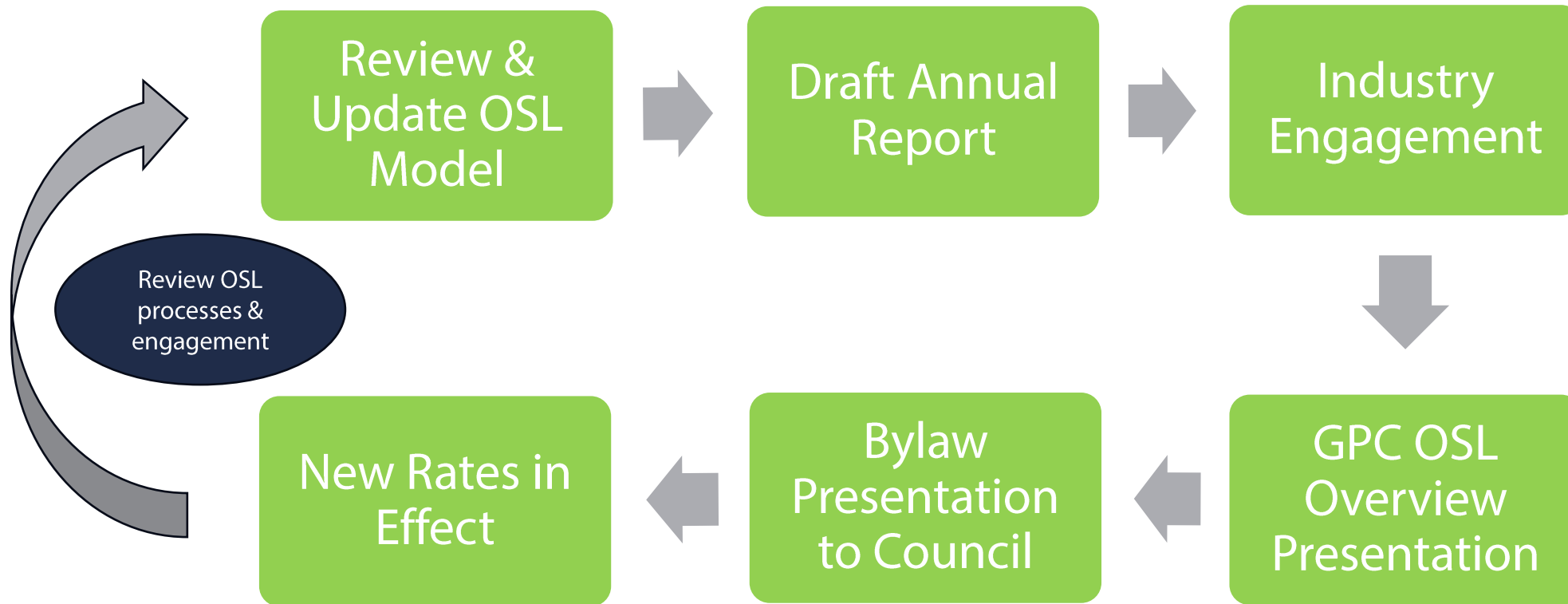
- To fairly distribute costs of infrastructure amongst areas that benefit
- Guiding principle is “development pays for development”

What is our Off-Site Levy Program?

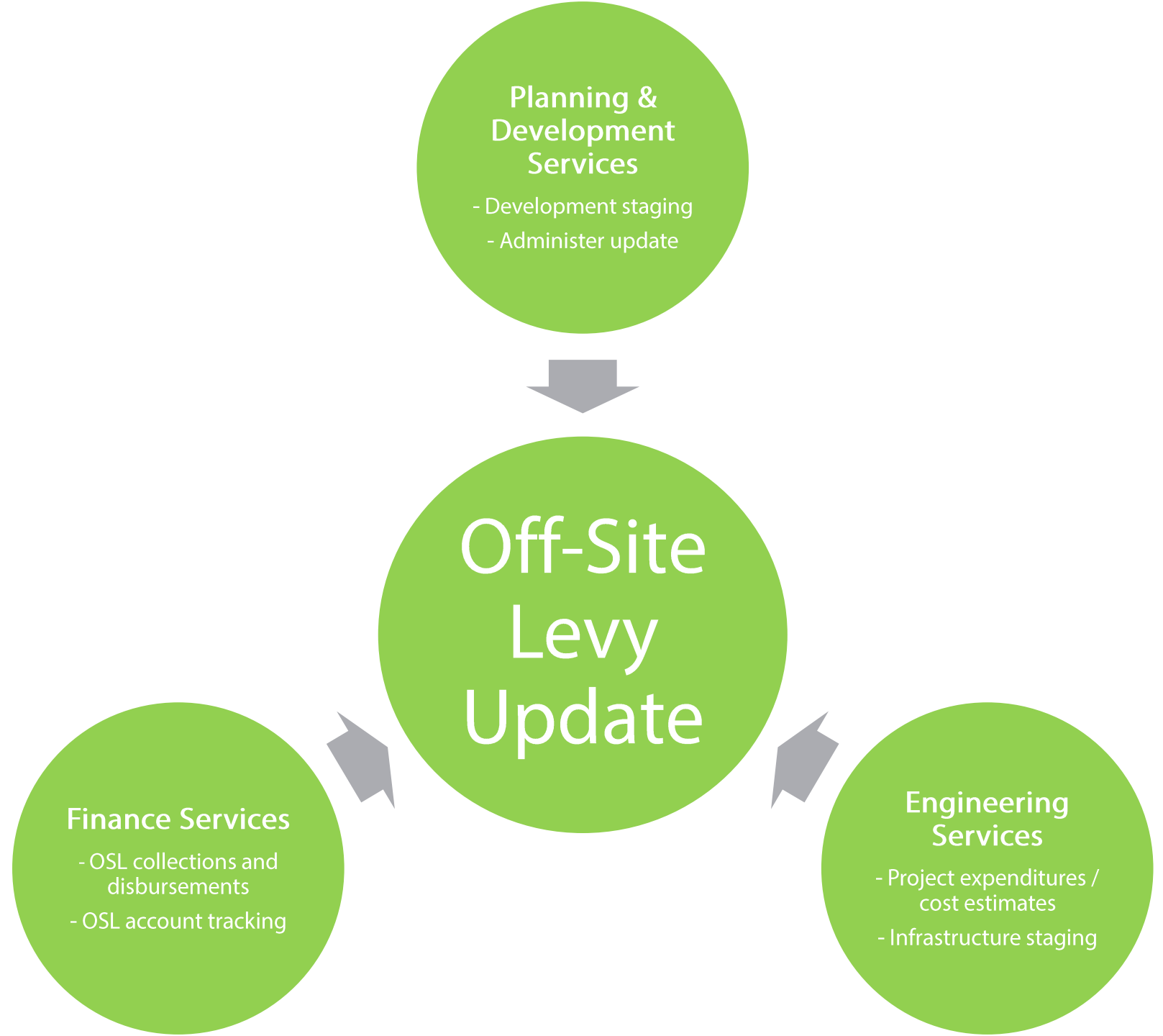


- Applies to Acheson, Big Lake, and Fifth Meridian
- Program accounts for approximately \$628 million in capital projects
- Off-Site Levy Committee

What is the Current Update Process?

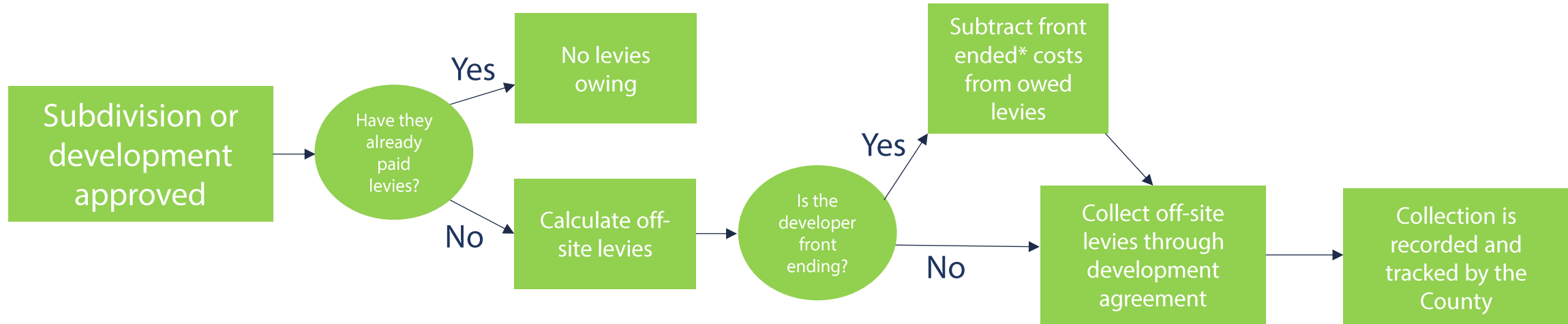


What do we Update Annually?





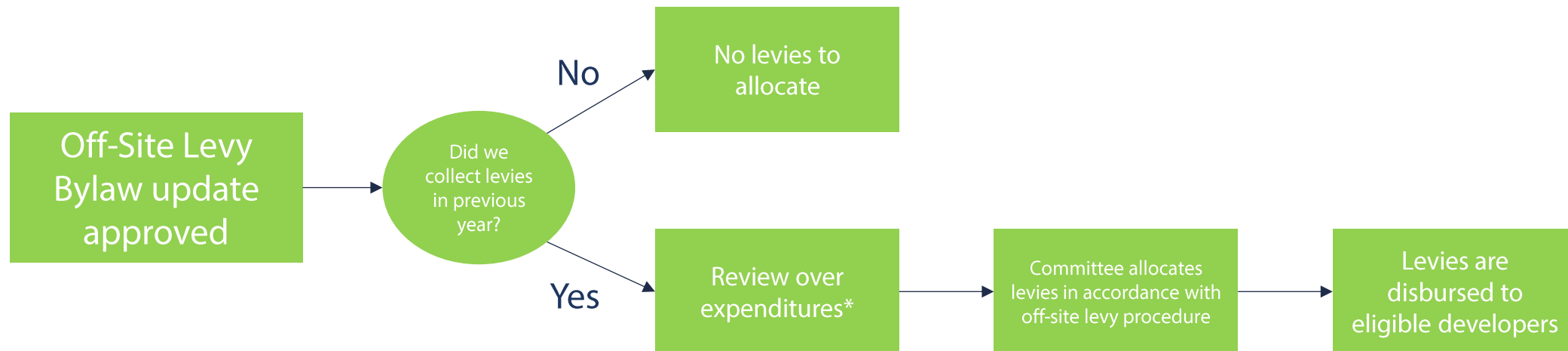
How do we collect Off-Site Levies?



***Front Ending:** Cost for a developer to build off-site infrastructure identified in the Bylaw. I.e. first developer in an area constructs major road



How do we allocate Off-Site Levies?



***Over Expenditure:** When the front-ended infrastructure costs borne by a developer are more than the off-site levies they owe.

Off-Site Levy Summary

- Off-site levies are an effective tool for allocating infrastructure costs fairly among benefitting areas/landowners
- Levies can only be collected once for each type of infrastructure
 - Only for newly constructed or expanded infrastructure
- Funds can only be used for the infrastructure for which the funds were collected
- Aligns with the principle of “development pays for development”
- Off-Site Levy update is carried out on a yearly basis

Questions

