

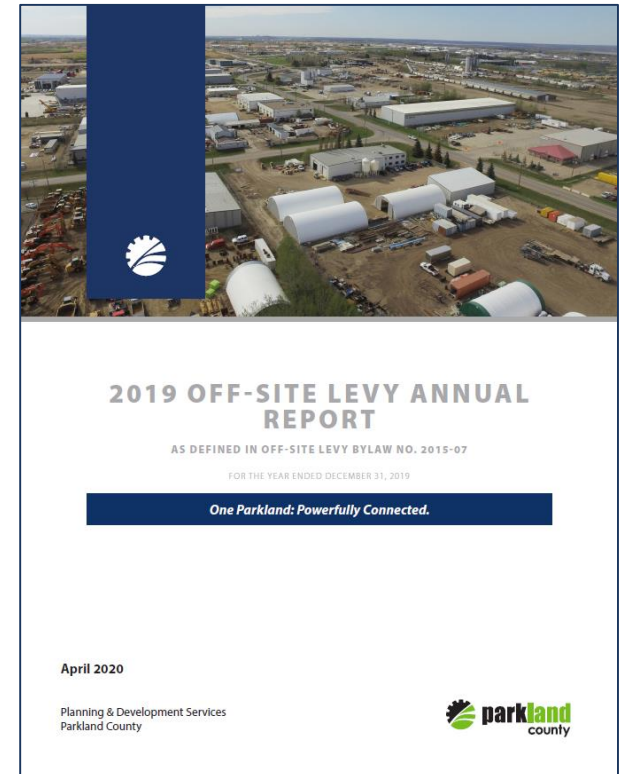


**OFF-SITE LEVY REPORT FOR YEAR ENDING DECEMBER 31, 2019
AND 2020 OFF-SITE LEVY RATES**

APRIL 28 , 2020 COUNCIL MEETING

OSL ANNUAL REPORT

- Bylaw 2015-07 requires the presentation of 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:
 - Infrastructure projects
 - Infrastructure project expenditures
 - Cost estimates for future infrastructure (which are sourced from the County's long term planning documents)
 - Off-site levy collection (payments received since the last report)



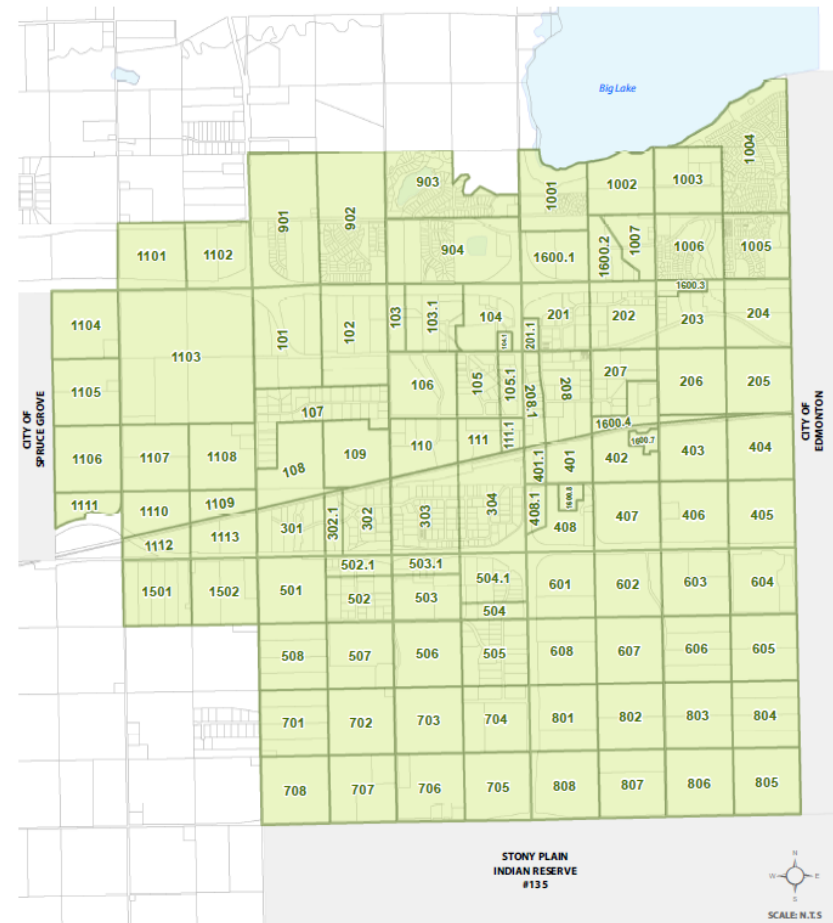
OFF-SITE LEVY PROJECTS

- NEW PROJECTS:
 - 0
- PROJECTS REMOVED:
 - 0
- PROJECTS COMPLETED:
 - Transportation Project # 31:
 - ↳ 92 Avenue / Hwy 60 Intersection
(Acheson Zone 7 & 8)
 - Stormwater Project #1:
 - ↳ Trunk Main / Outfall

Off-Site Levy Projects



Schedule A: Acheson/Big Lake Benefitting Areas



2020 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 others incurred an increase.
- On a weighted average basis, the overall rates increased from \$92,448/ha to \$107,495/ha, a 16% increase.

	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
Weighted Average 2019	\$ 39,549	\$ 26,320	\$ 13,483	\$ 13,095	\$ 92,448
Weighted Average 2020	\$ 50,508	\$ 28,755	\$ 13,375	\$ 14,857	\$ 107,495

2020 LEVY RATES

- The OSL model utilizes inputs and information gathered from Engineering, Planning, and Finance departments to establish levy rates.
- In 2019, the County collected \$408,711.97 in OSL receipts.



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

WATER PROJECT UPDATES

- No Project list change
 - 32 projects
- Expenditures
 - Total expenditures for water projects in 2019 was \$1.77M
- Cost Estimate Changes
 - Zone 4 Reservoir Expansion (9000m³): cost estimate reduced from \$5.23M to \$4.75M due to awarded tender.

	Water Charges
Weighted Average 2019	\$ 26,320
Weighted Average 2020	\$ 28,755

TRANSPORTATION PROJECT UPDATES

- No project list change

- 51 projects

- Expenditures

- Total expenditures for transportation projects in 2019 was \$5.14M

- Cost Estimates

- New engineering estimates for:

- ↳ Prj #4: Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)

- ↳ Prj #9: Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)

- ↳ Prj #32: 92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)

- ↳ Prj#35: 279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)

- The new estimates are sourced from the following documentation:

- ↳ Concept Road Design for Spruce Valley Road

- ↳ Concept Road Design 92 Ave and 279 Street

TRANSPORTATION PROJECT UPDATES

- Total increase in the estimates for Projects #4, 9, 32, & 35 is \$24.58M
- Results in higher transportation levy charges in 2020 (+\$20,000/ha)

	Transportation Charges
Weighted Average 2019	\$ 39,549
Weighted Average 2020	\$ 50,508

SANITARY PROJECT UPDATES

- No project list change
 - 46 projects
- Expenditures
 - None
- Cost Estimates
 - No changes/updates to current estimates

	Sanitary Charges
Weighted Average 2019	\$ 13,483
Weighted Average 2020	\$ 13,375

STORMWATER PROJECT UPDATES

- No project list change
 - 35 projects
- Expenditures
 - Total expenditures for stormwater projects in 2019 was \$2.91M
- Cost Estimates
 - No changes/updates to current estimates

	Storm Charges
Weighted Average 2019	\$ 13,095
Weighted Average 2020	\$ 14,857

STAKEHOLDER CONSULTATION


- Due to COVID-19, Administration cancelled the annual drop-in information session scheduled for March 26th, 2020 with developers and interested stakeholders regarding the County's Annual Off-Site Levy Report and proposed 2020 rates.
- However, Administration referred the report and 2020 levy rates with the development community via email and was prepared to accept and respond to comments and written submissions.
- No objections/comments were received.

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)	\$86,500
Parkland County (2020)	\$107,000
Leduc County (Greater Nisku Basin – 2018)	\$109,000
City of Leduc (2018)	\$128,000
Strathcona County (Industrial Area 1 - 2020)	\$66,000
Strathcona County (Industrial Area 2 - 2020)	\$244,000
City of St. Albert (2020)	\$300,000
City of Edmonton (2018)	+\$300,000

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	