



2025 Off-Site Levy Annual Report

Council June 23, 2026





Agenda

- Off-Site Levy Background
- Parkland County's Off-Site Levy Program
- 2025 Annual Report for Information
- Questions

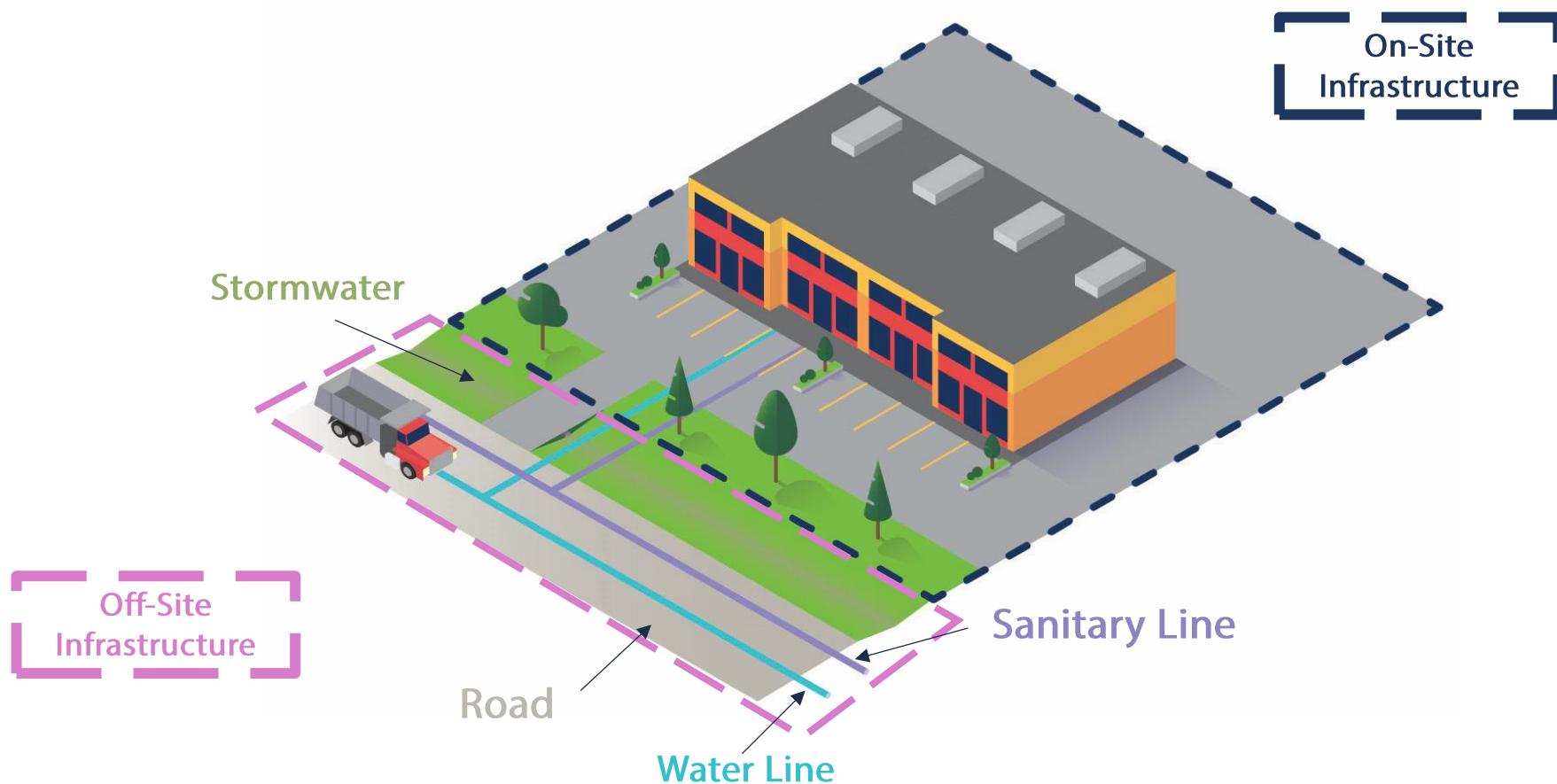


What is an Off-Site Levy?

- A tool to share the cost of major infrastructure needed because of new development
- Paid when land is being developed or subdivided
- Helps fund major infrastructure projects
 - Main roads
 - Water
 - Sewer
 - Stormwater
- Costs shared fairly among developments that benefit from the infrastructure



Off-Site vs On-Site Infrastructure





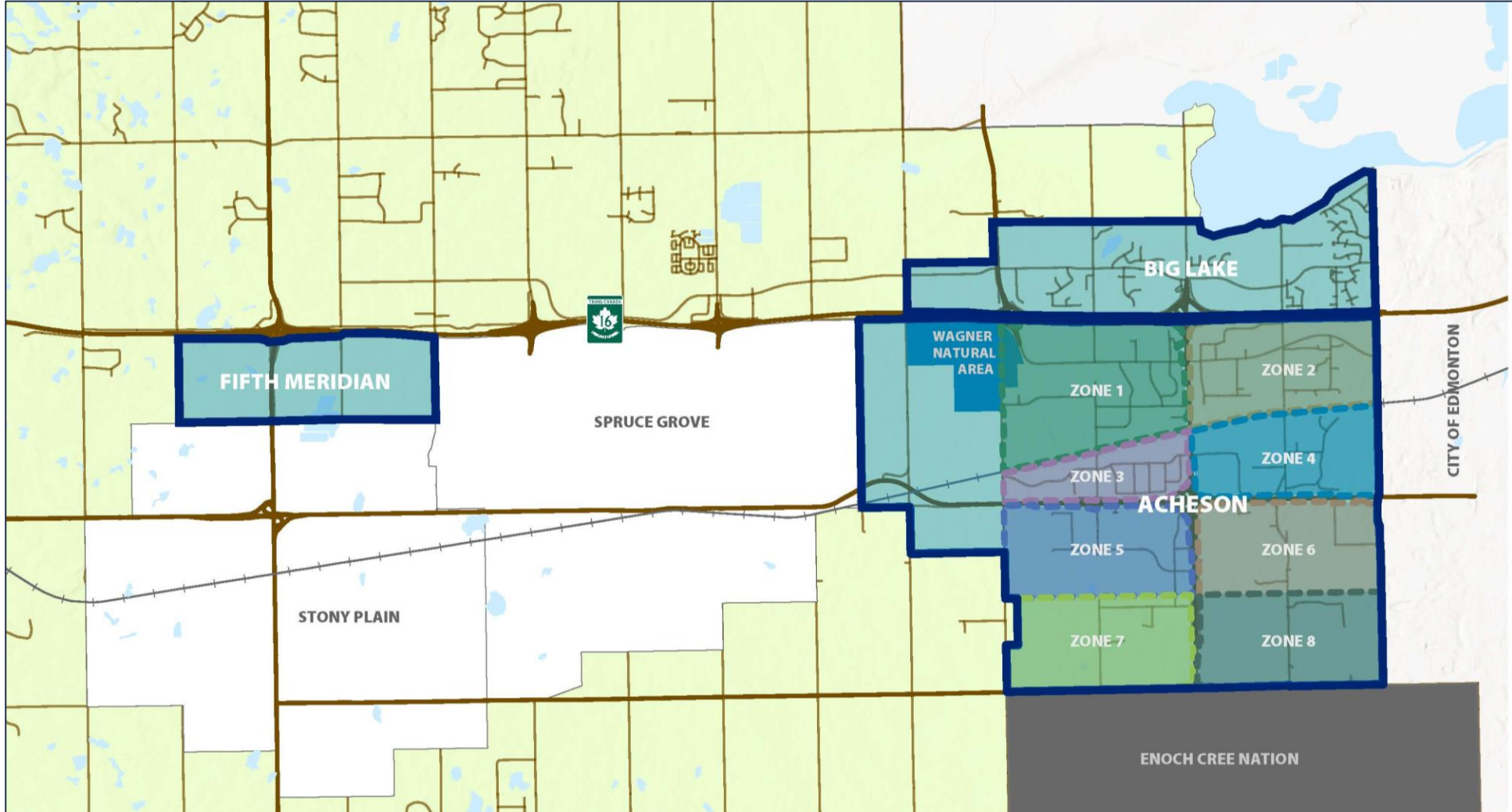
Why do we have Off-Site Levies?



- To fairly distribute costs of infrastructure amongst areas that benefit
- Ensures development pays for development
- Not a revenue source for the County



Parkland County's Off-Site Levy Program



2025 Annual Report

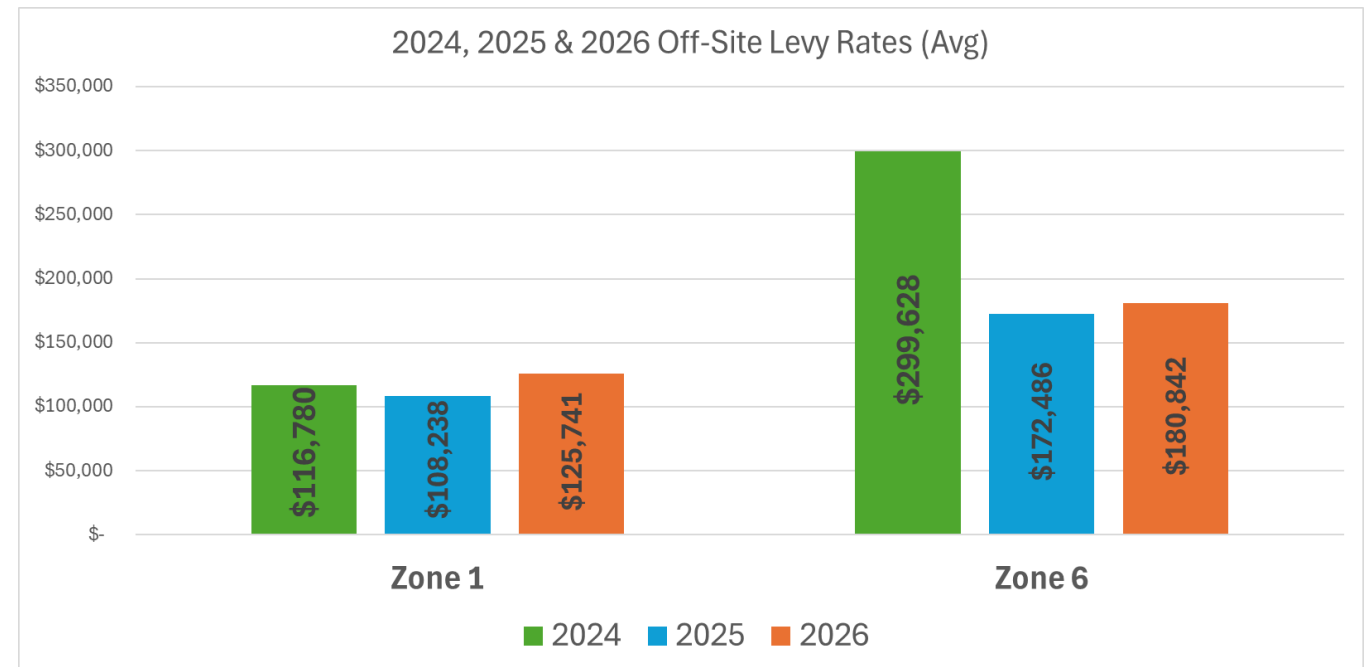
- Overall average off-site levy rate
 - From \$154,306 (2025) to \$146,218 (2026)
 - Due to updated cost estimates, development area, etc.
- Grant funded intersection project in Acheson
 - 12.5M in provincial funding for two intersections
 - Reduced net costs required to be paid by developers
- Collected just under \$1M in levies in 2025 (\$33M to date)





2025 Annual Report

- Development Area
 - Excluded residential community and golf course from the model as they are not expected to connect to servicing
 - Resulted in an increase to Zone 1 and Zone 6 rates
 - Model updated annually with the most up to date information available





Engagement

- Circulation of proposed documents sent to industry partners May 12
- One-on-one meetings offered
- No comments received as of June 5, 2026



Summary

- Levies are an effective tool for allocating infrastructure costs fairly
- Reviewed annually to ensure up to date and reflective of market cost estimates
- Developers and businesses can rely on up-to-date levies to plan projects effectively, manage costs and ensure financial viability
- Increased confidence and investment



Recommendation

That Council accept the 2025 Off-Site Levy Annual Report for information, as presented.

Questions?

