

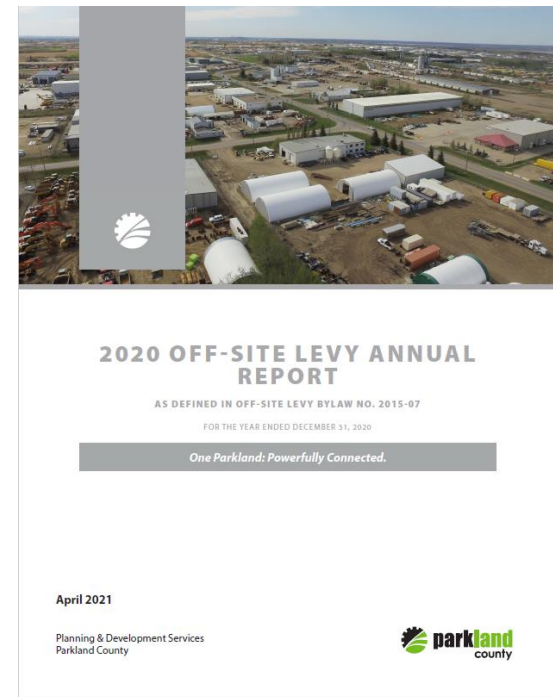


**OFF-SITE LEVY REPORT FOR YEAR ENDING DECEMBER 31, 2020
AND 2021 OFF-SITE LEVY RATES**

APRIL 13 , 2021 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)



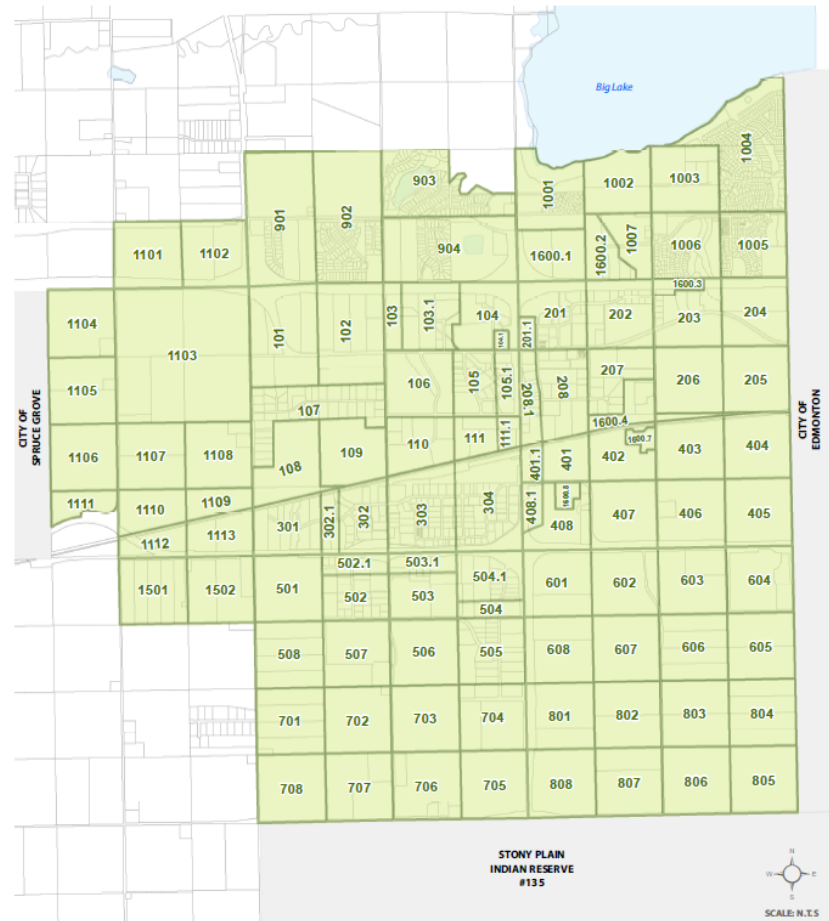
OFF-SITE LEVY PROJECTS

- **NEW PROJECTS:**
 - Stormwater Project #36
 - ↳ Collector Stage 3, Zone 7 (Highlands Stage 2)
- **PROJECTS REMOVED:**
 - 0
- **PROJECTS COMPLETED:**
 - Stormwater Project # 16:
 - ↳ Collector Stage 2, Zone 4&6 N-204 to N-118 (Highlands Phase 1)
 - Stormwater Project # 23:
 - ↳ Collector Stage 3, Zone 7 N-305 to N-306 (Highlands 1 & Highlands Phase 2A, Stage 1)
 - Stormwater Project # 24:
 - ↳ Collector Stage 3, Zone 7 N-306 to N-307 (Highlands Phase 1)

Off-Site Levy Projects



Schedule A: Acheson/Big Lake Benefitting Areas



2021 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.
- Since the last update, rates have slightly increased from \$107,495 per net hectare to \$109,555 per net hectare on a weighted average basis, a 1.9% increase over the previous year

	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
Weighted Average - 2021	\$ 48,610	\$ 31,078	\$ 15,319	\$ 14,548	\$ 109,555
Weighted Average - 2020	\$ 50,508	\$ 28,755	\$ 13,375	\$ 14,857	\$ 107,495

2021 LEVY RATES

- The model update included the following information;
 - Adjustments to project cost estimates
 - Changes in developed areas in the County based on 2020 development activity
 - Changes in available net developable lands
 - Updates to projects based on planning documents, project costs, and projects benefitting the lands identified within the Off-Site Levy Bylaw.
- In 2020:
 - the County collected \$793,552.94 (cash) in OSL receipts.
 - the County/Developer's constructed \$7.03M of OSL infrastructure that will paid back from current/future OSL reserves.



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

INFRASTRUCTURE SUMMARIES

- Water Infrastructure

- The number of water projects within the model remained the same as last year with a total of thirty-two (32). The total costs of all water projects in the model increased from \$137.18 million to \$139.82 million to reflect actual construction costs incurred on water projects. Project cost estimates are based on 2020 estimates and include engineering costs and contingencies. The adjustment to the Water OSL increased rates by \$2,323/ha.

- Storm Infrastructure

- One storm project was added to model for a total of thirty-six (36). The total cost of the storm water projects increased from \$44.45 million to \$45.93 million to reflect actual construction costs incurred and updated cost estimates. Project cost estimates are based on 2020 estimates and include engineering costs and contingencies. The adjustment to the Stormwater OSL decreased rates by \$309/ha

- Sanitary Infrastructure

- The number of off-site sanitary projects within the model remained the same as last year with a total of forty-six (46). The total costs of the sanitary projects increased from \$59.36 million to \$65.49 million to reflect actual construction costs incurred and updated cost estimates; most of these increased costs are associated with the new sanitary lift-station to support PROJECT SLINGSHOT. Project cost estimates are based on 2020 estimates and include engineering costs and contingencies. The adjustment to the Sanitary OSL increased rates by \$1,944/ha

- Transportation Infrastructure

- The number of off-site transportation projects within the model remained the same as last year with a total of fifty-one (51). The total costs of the projects were reduced from \$199.65 million to \$197.05 million to reflect actual construction costs and updated cost estimates. Project cost estimates are based on 2020 estimates and include engineering costs and contingencies. The adjustment to the Transportation OSL decreased rates by \$1,898/ha.

STAKEHOLDER CONSULTATION

- Due to COVID-19, Administration did not hold the annual drop-in information session at the County Centre with developers and interested stakeholders regarding the County's Annual Off-Site Levy Report and proposed 2021 rates.
- However, Administration referred the draft Annual Report and proposed 2021 levy rates to the development community in March and was prepared to accept and respond to comments and written submissions.
- No objections/comments were received per the date of Administration's Report.

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 (2021)	\$85,000
Leduc County (Greater Nisku Basin – 2018)	\$109,000
Parkland County (2021)	\$109,555
City of Leduc (2021)	\$135,000
Strathcona County (Industrial Area 1 - 2020)	\$66,000
Strathcona County (Industrial Area 2 - 2020)	\$244,000
City of St. Albert (2021)	\$260,000
City of Edmonton (2018)	+\$300,000

THANK YOU

ADMINISTRATION IS PREPARED TO ANSWER ANY QUESTIONS THAT COUNCIL MAY HAVE

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	