



**OFF-SITE LEVY REPORT FOR YEAR ENDING DECEMBER 31, 2023
AND 2024 OFF-SITE LEVY RATES**

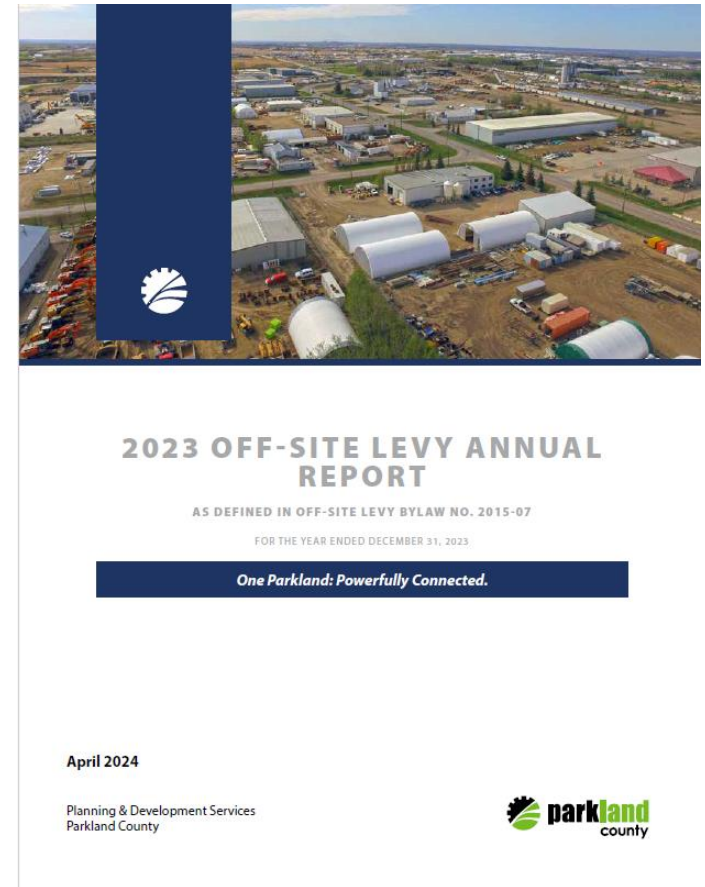
APRIL 23, 2024 COUNCIL MEETING

AGENDA

- Off-site Levy Annual Report
- 2024 Off-Site Levy Rates
- Stakeholder Consultation
- Off-site Levy Accounts
- Regional Comparison
- OSL Program Management Principles

OFF-SITE LEVY ANNUAL REPORT

- Bylaw 2015-07 requires 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 (2024).
- The report provides a detailed account for the identified off-site levy infrastructure such as:
 - Actual construction costs;
 - Updated cost estimate for infrastructure;
 - Value of off-site levies collected;
 - Allocation of projects to benefitting areas;
 - Changes to assumptions related to the timing of development and construction



2024 OFF-SITE LEVY RATES

- Since last update, slight increase to OSL rates from \$150,163 to \$153,840 (2.45% increase)
- While the average shows a slight increase in rates, each off-site levy basin experienced adjustments in rates differently as some basins experienced an increase in rates while others decreased.
- This year's off-site levy update included applying \$12,400,000.00 of funding to leviable projects in Acheson. This had a positive result on the levy rates as it minimizes the financial impact on developers and enhance County's regional competitiveness.

STAKEHOLDER CONSULTATION

- Administration provided the development industry, which included over 40 recipients, with a draft copy of the Annual Report and projected 2024 rates.
- Only one comment was received and addressed specific to the construction timelines of two of the long term transportation projects.
- No other comments, submissions, or objections were received by the County as of April 12, 2024.



OFF-SITE LEVY ACCOUNTS

- **Below is a summary of OSL balances:**

Account	Name	Balance (March 31, 2024)
25712	Off-Site Levies - Transportation	\$608,655.79
25722	Off-Site Levies - Water	\$27,838.04
25742	Off-Site Levies - Stormwater	\$442,325.38
25732	Off-Site Levies - Sanitary	\$598,744.07

- **Total: \$1,677,563.28**

REGIONAL COMPETITIVENESS

- **Major Business Attraction Program:** Parkland County has a Major Business Attraction Program to support large, complex industry projects. Through the program, a dedicated team aids businesses in the process of either building a new operation or relocating an existing one to Parkland County.
- **Expedited Services:** Accelerated municipal review and approval processes to facilitate completion of significant development projects and minimize administrative hurdles.
- **County Supported Projects:** Through the Off-Site Levy Program, Parkland County undertakes front-end financing of major infrastructure projects to enable continued growth and development.
- **Competitive Off-Site Levy:** Parkland County ensures that its off-site levy rates are competitive and fair to developers by adjusting rates to reflect current construction costs and market conditions.
- **Competitive Tax Rate:** Parkland County strives to attract businesses, investments, and economic activity by maintaining a low tax rate in comparison to other municipalities.

OSL PROGRAM MANAGEMENT PRINCIPLES

Parkland County's off-site levy program is strategically positioned to be competitive when compared to other municipalities in the region.

Advantages include:

- **Proactive Levy Program:** Off-site levies are reviewed on an annual basis, ensuring that they remain up to date and reflective of current market cost estimates.
- **Transparency and Communication:** The off-site levy update process involves regular consultation with industry experts, developers, and other stakeholders
- **Financial Certainty:** Developers and businesses can rely on up-to-date off-site levies to plan their projects effectively, manage costs, and ensure financial viability, leading to increased confidence and investment in the area.
- **Cost Efficiencies:** Actively pursuing opportunities for project cost efficiencies and exploring possibilities for funding which minimize the financial impact on developers and maintain competitiveness in the region.
- **Fiscal Responsibility:** Projects front-ended by the County are 100% recovered through the off-site levy program, ensuring continued growth with zero burden on taxpayers.

QUESTIONS

