

1. What is an off-site levy?

Off-site levies are a cost recovery tool through which municipalities recover the capital cost for the construction of infrastructure required to support growth.

2. Under what authority are levies collected and implemented?

Off-site levies are enabled under the Municipal Government Act, specifically Section 648, and are implemented through bylaw 2015-07.

3. When was the off-site levy bylaw implemented?

Parkland County first established its Off-Site Levy Bylaw for the Acheson and Big Lake Area Structure Plan areas in 2007 for water, sanitary and storm; a separate transportation Bylaw was added in 2010. These previous Bylaws were consolidated into a single Bylaw in 2015. Bylaw 2015-07 was approved by Parkland County Council on April 28, 2015.

4. What infrastructure are off-site levies collected for?

Off-site levies are collected once for each infrastructure type; Transportation, Water, Sanitary, and Stormwater systems as described in Section 648(2) of the Municipal Government Act.

5. Who pays off-site levies?

Developers pay off-site levies as a condition of development permit or subdivision.

6. What areas in Parkland County are affected by the Offsite Levy Bylaw 2015-07?

The benefitting areas covered under Bylaw 2015-07 include Acheson, Big Lake, and Fifth-Meridian.

7. When are off-site levies paid?

The requirement to pay off-site levies is triggered through application for subdivision or development permit. The levies must be paid upon the execution of a development agreement, or prior to the commencement of development, or no later than the endorsement of a survey plan for registration at Land Titles.

8. Do off-site levies affect taxpayers?

No, off-site levies follow “user pay” approach whereby developers benefitting from infrastructure are charged levies at the time of subdivision or development.

9. How are off-site levies calculated?

Calculation of the County’s offsite levy rates involves the use of a customized Offsite Levy Model. This model is used to reflect infrastructure costs, construction time, net development areas etc., which are required to update offsite levy rates.

10. How often are off-site levies updated?

Review and update of the off-site levy rates occur on annual basis.