



OFF-SITE LEVY 2025 UPDATE

Council June 24, 2025



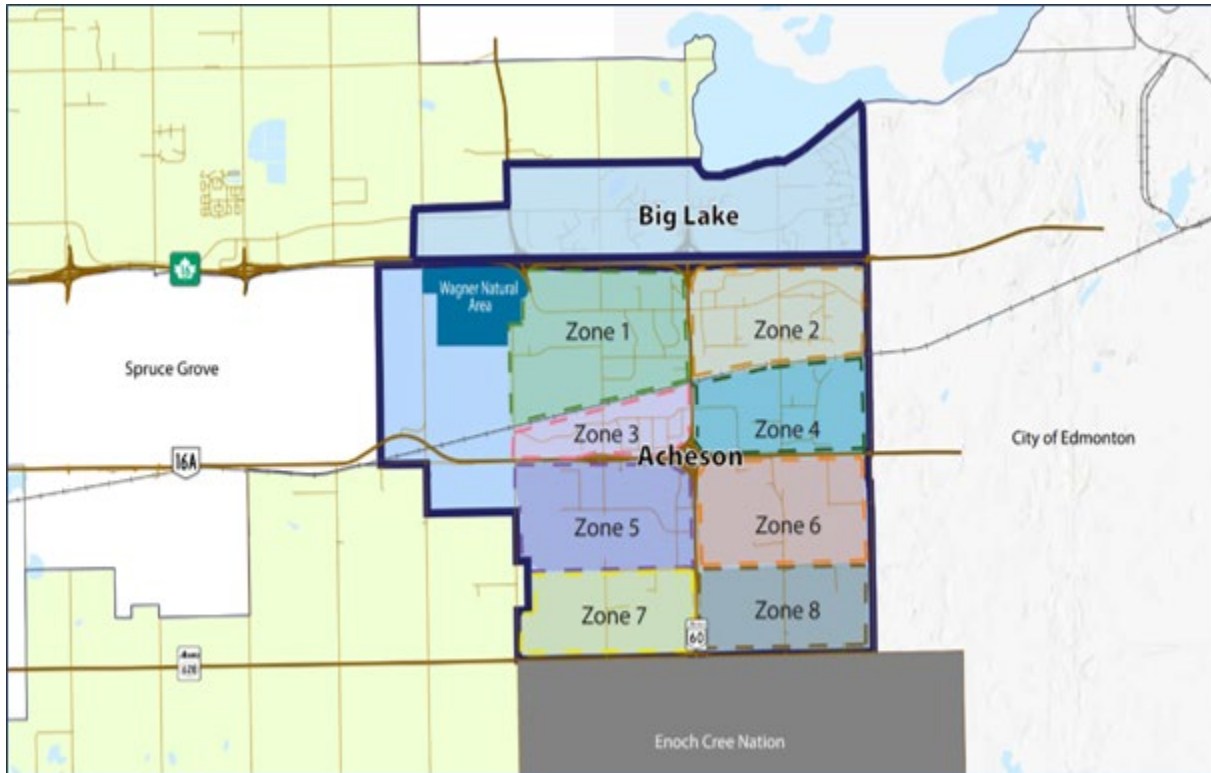


Agenda

- ❖ Parkland County Off-Site Levy Program
- ❖ Annual Update Process
- ❖ 2025 Annual Update - Changes
- ❖ Historical Levy Rates
- ❖ 2025 Off-Site Levy Rates
- ❖ Off-Site Infrastructure Costs
- ❖ Regional Comparison
- ❖ Public Engagement

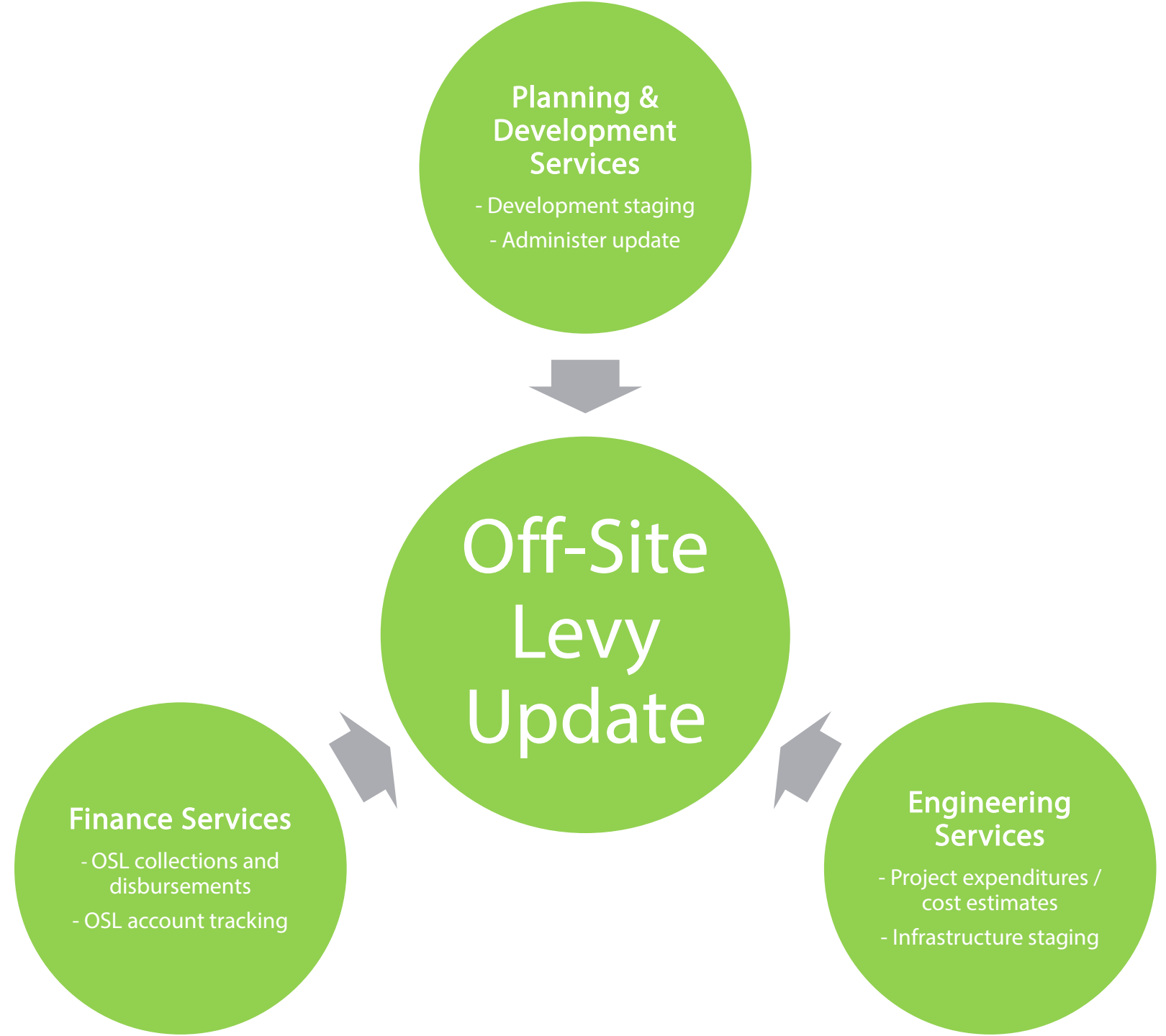


Parkland County Off-Site Levy Program



- Applies to Acheson, Big Lake, and Fifth Meridian Areas
- Program accounts for approximately \$609 million in capital projects
- Off-Site Levy Committee

Annual Update Process



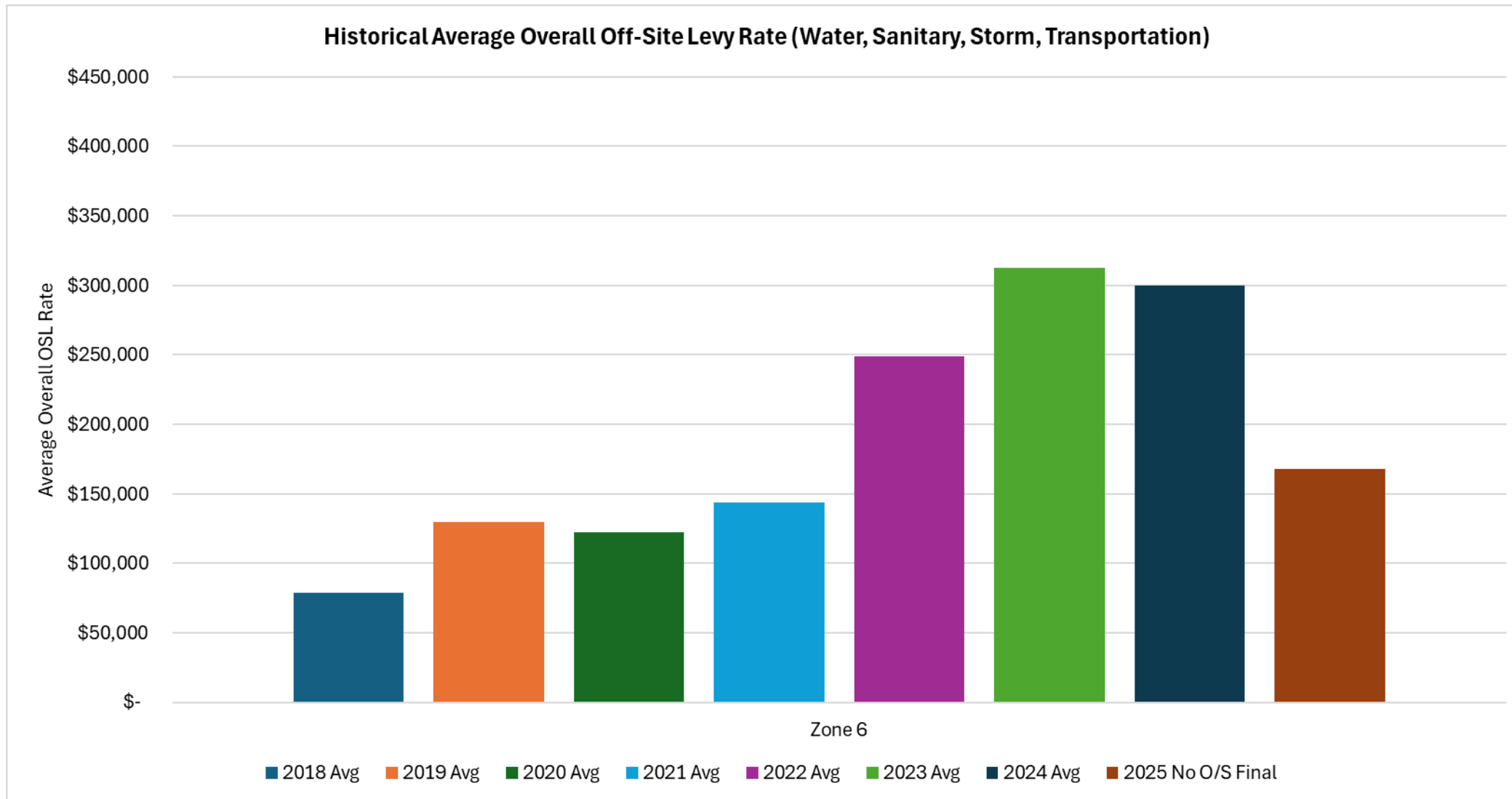


2025 Annual Update – Changes

What Was Different This Year?	Why we Implemented these Changes
<p>Included:</p> <ul style="list-style-type: none">• all developable lands• all infrastructure project costs to support the development of those lands	Fair distribution of infrastructure project costs amongst benefitting areas/lands
	Increased transparency for developers and landowners
	Mitigating off-site levy rate fluctuations in future updates



Historical Levy Data





2025 Off-Site Levy Rates

On average, 2025 total off-site levy rates increased by **0.3%** from last year.

\$153,840/ha (2024)

\$154,306/ha (2025 proposed)

Zone	2024 Rate (/ ha)	Proposed 2025 Rate (/ ha)
Zone 1	\$ 116,780	\$ 107,716
Zone 2	\$ 86,851	\$ 99,296
Zone 3	Insufficient data	\$ 241,081
Zone 4	\$ 131,208	\$ 164,464
Zone 5	\$ 228,210	\$ 222,238
Zone 6	\$ 299,628	\$ 167,665
Zone 7	Insufficient data	\$ 259,914
Zone 8	Insufficient data	\$ 212,384
1100s (Wagner Area)	Insufficient data	\$ 92,481
1500s (W of Spruce Valley Road, S of 16A)	Insufficient data	\$ 178,080
Big Lake	\$ 71,680	\$ 89,748
Fifth Meridian	Insufficient data	\$ 157,786



Off-Site Infrastructure Costs

Net Developable Area
3,852.18 hectares

Cost Type	Cost (Millions)
Total Off-Site Infrastructure Costs	\$609.28
Grants & Special Contributions	\$27.48
County Share	\$0.09
Cost to Developers	\$581.71

Cost Type	Cost (Millions)
Cost to Developers	\$581.71
Levies Collected to Date	\$32.41
Off-Site Levy Share	\$549.30



Public Engagement

Stakeholders were provided a draft copy of the Annual Report and projected 2025 off-site levy rates in April 2025

Engagement Results

- Seven 1:1 sessions with staff requested by developers, consultants, landowners, and real estate brokers
- Main Concerns:
 - Transparency of off-site levy rate calculations
 - Historical levy rate fluctuations
 - Long-term off-site infrastructure projects
 - Lack of public material on off-site levies

Who was consulted?

- Development Associations
- Private Developers
- Large Property Owners
- Engineering and Planning Consultants
- Real Estate Brokers



Public Engagement

Revised 2025 Off-Site Levy Rates

- Adjusted off-site infrastructure costs
- Minor land and infrastructure sequencing adjustments

2025 Off-Site Levy Process Review

- Administration is committed to carrying out a process review of the off-site levy program
- Additional engagement opportunities for next year's update
- Ensure effective collaboration with industry stakeholders

Who was consulted?

- Development Associations
- Private Developers
- Large Property Owners
- Engineering and Planning Consultants
- Real Estate Brokers



Summary

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**
- **Transparency and Communication**
- **Financial Certainty**
- **Cost Efficiencies**
- **Fiscal Responsibility**

Questions?

