

**STRATHCONA COUNTY
OFFSITE DEVELOPMENT LEVIES
SUMMARY LEVY COMPARISON 2016 - 2017
June 13, 2017**

* Levy amount is per hectare unless otherwise noted

** The Sherwood Industrial lands west of Highway 216 will not be included in the levy bylaw, however connection charges and contributions in aid of construction will be assessed through Development Agreements

RESIDENTIAL			
Residential in USA North of Wye Road - Central/TUC Trunk Benefiting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks (Central/TUC)	\$5,185	\$4,884	(5.8)%
Water Transmission Mains	\$7,045	\$6,331	(10.1)%
Arterial Roads	<u>\$4,808</u>	<u>\$0</u>	<u>(100.0)%</u>
GROSS LEVY PER HECTARE	\$17,038	\$11,215	(34.2)%

RESIDENTIAL			
Residential in USA North of Wye Road - NE Trunk Benefiting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks (NE)	\$202	\$181	(10.4)%
Water Transmission Mains	\$7,045	\$6,331	(10.1)%
Arterial Roads	<u>\$4,808</u>	<u>\$0</u>	<u>(100.0)%</u>
GROSS LEVY PER HECTARE	\$12,055	\$6,512	(46.0)%

RESIDENTIAL			
Suburban Estates - Central/TUC Trunk Benefiting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks (Central/TUC)	\$5,185	\$4,884	(5.8)%
Water Transmission Mains	\$7,045	\$6,331	(10.1)%
Arterial Roads (per lot)	\$22,810	\$23,266	2.0%
GROSS LEVY PER HECTARE	Varies Based on Number of Lots		

MIXED USE			
South of Wye - Central/TUC Benefiting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks (Central/TUC)	\$5,185	\$4,884	(5.8)%
Water Transmission Mains	\$7,045	\$6,331	(10.1)%
Arterial Roads	<u>\$130,036</u>	<u>\$53,178</u>	<u>(59.1)%</u>
GROSS LEVY PER HECTARE	\$142,266	\$64,393	(54.7)%

INDUSTRIAL			
Industrial Area within Central/TUC trunk Benefitting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks (Central/TUC)	\$5,185	\$4,884	(5.8)%
Water Transmission Mains	\$7,045	\$6,331	(10.1)%
Arterial Roads (Industrial Area 1)	<u>\$47,026</u>	<u>\$51,690</u>	<u>9.9%</u>
GROSS LEVY PER HECTARE	\$59,256	\$62,905	6.2%

MIXED USE			
Mixed Use within North of Yellowhead Benefitting Area	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks	\$25,608	\$24,063	(6.0)%
Water Transmission Mains	\$25,186	\$23,088	(8.3)%
Arterial Roads (Industrial Area 2)	<u>\$181,167</u>	<u>\$179,540</u>	<u>(0.9)%</u>
GROSS LEVY PER HECTARE	\$231,961	\$226,691	(2.3)%

COUNTRY RESIDENTIAL			
Country Residential - Sanitary Connection	2016 Levy	Proposed 2017 Levy	% Change
Sanitary Sewer Trunks - TUC (PER LOT)	\$519	\$488	(6.0)%
Sanitary Sewer Trunks - NE TRUNK (PER LOT)	\$20	\$18	(10.0)%

COUNTRY RESIDENTIAL			
Country Residential - Rural Roads	2016 Levy	Proposed 2017 Levy	% Change
Rural Road (PER LOT)	\$6,656	\$6,789	2.0%
Rural Road - Country Residential and Estate Residential (PER LOT)	\$22,810	\$23,266	2.0%

STORM DRAINAGE			
NW Drainage	2016 Levy	Proposed 2017 Levy	% Change
Area 1	\$2,552	\$3,010	17.9%
Area 2	\$0	\$0	\$0
Area 3	\$6,693	\$8,241	23.1%