

Councillor Request Inquiry

33-2018

2018

In response to your June 19th, 2018 Information Request regarding a comparison of the North of Yellowhead (Cambrian) off-site levy rates with municipalities in the Edmonton Metropolitan Region, please find the attached summary.

**2017 OFF-SITE LEVIES
EDMONTON METROPOLITAN REGION
April 2018**

2017 OFF-SITE DEVELOPMENT LEVIES SUMMARY

Municipality	2017 Total Offsite Development Levies
City of Edmonton	\$270,052/ha (overall weighted average)
City of Calgary	\$346,685/ha - \$390,798/ha
Town of Beaumont	\$148,115/ha (residential) \$324,466/ha (multi-family) \$152,145/ha (commercial)
City of St. Albert	\$201,753/ha - \$384,979/ha
City of Fort Saskatchewan	\$104,140/ha (Southfort) \$76,721/ha (Westpark) \$62,940/ha (Westpark #2) \$36,650/ha - \$97,219/ha (Light/Medium Ind.)
City of Leduc	\$126,072/ha (overall weighted average)
Parkland County	\$31,396/ha - \$69,759/ha (residential) \$8,898/ha - \$225,603/ha (commercial/industrial)
Strathcona County	\$6,512/ha - \$64,393/ha (Urban Service Area) \$226,691/ha (North of Yellowhead)

2017 OFF-SITE LEVIES DETAILS

City of Edmonton

Arterial Road Levies	Overall Weighted Average - \$140,264/ha Residential Rates: \$14,111/ha to \$263,894/ha. (Additional Overexpenditure payments in residential areas may be required depending on the basin and would be recovered from future developments. Industrial Rates: \$24,406/ha to \$186,694/ha
Water Levies	Costs for Water levies are borne by either the developer or EPCOR depending on the size of water mains.
Sanitary Sewer Levies	\$139/ha to \$359,067/ha
Storm Drainage Levies	\$109/ha to \$337,327/ha
Offsite Levies Total	Overall Weighted Average \$270,052/ha

https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

https://www.edmonton.ca/documents/RoadsTraffic/June_2012_Bylaw_14380_Consolidation.pdf

City of Calgary

Arterial Road Levies	\$133,438/ha
Water Levies	\$33,392/ha (Transmission) \$133,939/ha (Treatment Plant)
Sanitary Sewer Levies	\$45,916/ha
Storm Drainage Levies	\$0 – 44,113/ha
Offsite Levies Total	\$346,685/ha - \$390,798/ha

<http://www.calgary.ca/CA/city-clerks/Documents/Legislative-services/Bylaws/2M2016-Off-siteLeviesBylaw.pdf>

Town of Beaumont

Arterial Road Levies	\$131,980/ha (residential & Commercial) \$263,960/ha (multi-family)
Water Levies	\$16,135/ha (residential) \$60,506/ha (multi-family) \$20,169/ha (commercial)
Sanitary Sewer Levies	\$600 per lot
Storm Drainage Levies	Developer funded
Offsite Levies Total	\$148,115/ha (residential) \$324,466/ha (multi-family) \$152,145/ha (commercial)

<https://www.beaumont.ab.ca/DocumentCenter/Home/View/93>.

City of St. Albert

Arterial Road Levies	\$120,956/ha
Water Levies	\$80,797/ha
Sanitary Sewer Levies	\$16,273/ha - \$60,459/ha
Storm Drainage Levies	\$0 – \$122,767/ha
Offsite Levies Total	\$201,753/ha - \$384,979/ha

https://stalbert.ca/uploads/legislative/Bylaw_30_2013_March_21,_2017_Consolidation.pdf.

City of Fort Saskatchewan

Arterial Road Levies	\$21,541 – \$57,896/ha
Water Levies	\$11,494 – \$21,128/ha
Sanitary Sewer Levies	\$14,505 – \$45,328/ha
Storm Drainage Levies	\$0 – \$24,497/ha
Offsite Levies Total	\$104,140/ha (Southfort) \$76,721/ha (Westpark) \$62,940/ha (Westpark #2) \$36,650 - \$97,219 (Light/Medium Industrial)

<http://www.fortsask.ca/home/showdocument?id=8135>

City of Leduc

Arterial Road Levies	\$64,236 - \$107,880/ha
Water Levies	\$17,407/ha
Sanitary Sewer Levies	\$0 – \$48,419/ha
Storm Drainage Levies	-
Offsite Levies Total	Weighted Average \$126,072/ha

http://agenda.sprucegrove.org/docs/2012/RCM/20121210_273/1698_Final%20Signed%20Bylaw%20C-788-11.pdf.

Parkland County (2016 rates)

Arterial Road Levies	\$15,298 - \$25,535/ha (residential) \$4,734 - \$103,580/ha (commercial/industrial)
Water Levies	\$16,098 - \$19,791/ha (residential) \$4,255 - \$78,531/ha (commercial/industrial)
Sanitary Sewer Levies	0 - \$24,433/ha (residential) 0 - \$86,167/ha (commercial/industrial)
Storm Drainage Levies	\$0 (residential) 0 - \$104,275/ha (commercial/industrial)
Offsite Levies Total	\$31,396/ha - \$69,759/ha (residential) \$8,898/ha - \$225,603/ha (commercial/industrial)

<https://www.parklandcounty.com/en/countyoffice/resources/pdf/Off-Site-Levy-Bylaw-No.-2015-07.pdf>

Strathcona County

Arterial Road Levies	\$0 - \$53,178 (Urban Service Area) \$179,540 (North of Yellowhead)
Water Levies	\$6,331/ha \$23,088/ha (North of Yellowhead)
Sanitary Sewer Levies	\$181 - \$4,884/ha (Urban Service Area) \$24,063/ha (North of Yellowhead)
Storm Drainage Levies	\$0 - \$8,241/ha
Offsite Levies Total	\$6,512 - \$64,393/ha (Urban Service Area) \$226,691/ha (North of Yellowhead)

<https://www.strathcona.ca/files/files/at-lls-bylaws-47-2017offsiteleviesbylaw.pdf>

**** Rates and descriptions noted above were compiled by UDI as per the Edmonton Region 2017 Off-Site Levy Report. The complete report can be viewed on the UDI website at the link below:**

https://docs.wixstatic.com/ugd/ce0486_cf81edcdc74849c79be86f9d01d80585.pdf