

**STRATHCONA COUNTY  
OFFSITE DEVELOPMENT LEVIES  
SUMMARY LEVY COMPARISON 2019 - 2020  
June 2, 2020**

\* Levy amount is per hectare unless otherwise noted

\*\* The levy rates for the Sherwood Industrial lands west of Hwy 216 will not be included in the levy bylaw, however connection charges and contributions in aid of construction will be assessed through development agreements

<b>RESIDENTIAL (WITHIN USA)</b>			
<b>North of Wye Road, Central Trunk/TUC Benefiting Area</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks (Central/TUC)	\$4,982	\$4,758	-4.49%
Water Transmission Mains	\$6,701	\$6,467	-3.49%
Arterial Roads	\$0	\$0	0.00%
<b>GROSS LEVY PER HECTARE</b>	<b>\$11,683</b>	<b>\$11,225</b>	<b>-3.92%</b>

<b>RESIDENTIAL (WITHIN USA)</b>			
<b>North of Wye Road, Northeast Trunk Benefiting Area</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks (NE)	\$187	\$181	-3.06%
Water Transmission Mains	\$6,701	\$6,467	-3.49%
Arterial Roads	\$0	\$0	0.00%
<b>GROSS LEVY PER HECTARE</b>	<b>\$6,888</b>	<b>\$6,648</b>	<b>-3.48%</b>

<b>MIXED USE (WITHIN USA)</b>			
<b>South of Wye &amp; Central/TUC Benefiting Area</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks (Central/TUC)	\$4,982	\$4,758	-4.49%
Water Transmission Mains	\$6,701	\$6,467	-3.49%
Arterial Roads	\$50,485	\$53,647	6.26%
<b>GROSS LEVY PER HECTARE</b>	<b>\$62,168</b>	<b>\$64,873</b>	<b>4.35%</b>

<b>INDUSTRIAL (SOUTH OF YELLOWHEAD &amp; EAST OF 216)</b>			
<b>Industrial Area 1 &amp; Central Trunk/TUC Benefiting Area</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks (Central/TUC)	\$4,982	\$4,758	-4.49%
Water Transmission Mains	\$6,701	\$6,467	-3.49%
Arterial Roads (Industrial Area 1)	\$54,550	\$54,727	0.32%
<b>GROSS LEVY PER HECTARE</b>	<b>\$66,233</b>	<b>\$65,952</b>	<b>-0.42%</b>

<b>NORTH OF YELLOWHEAD</b>			
<b>Mixed Use (including Industrial Area 2) Benefiting Area</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks	\$22,570	\$22,018	-2.45%
Water Transmission Mains	\$25,863	\$25,125	-2.85%
Arterial Roads (Industrial Area 2)	\$196,359	\$194,451	-0.97%
<b>GROSS LEVY PER HECTARE</b>	<b>\$244,792</b>	<b>\$241,594</b>	<b>-1.31%</b>

<b>COUNTRY RESIDENTIAL &amp; ESTATE</b>			
<b>Central Trunk/TUC Benefiting Area, outside of USA</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks (Central/TUC)	\$4,982	\$4,758	-4.49%
Water Transmission Mains	\$6,701	\$6,467	-3.49%
Arterial Roads (per lot)	\$23,266	\$23,266	0.00%
<b>GROSS LEVY PER HECTARE</b>	Varies Based on Number of Lots		

<b>COUNTRY RESIDENTIAL SANITARY CHARGES</b>			
<b>Country Residential/Estate (Fees, Rates and Charges Bylaw) Sanitary Connections</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Sanitary Sewer Trunks - TUC (per lot)	\$498	\$476	-4.46%
Sanitary Sewer Trunks - NE TRUNK (per lot)	\$19	\$18	-4.63%

<b>RURAL ROAD LEVIES</b>			
<b>Country Residential / Estate &amp; Rural Roads</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Rural Road (per lot)	\$6,789	\$6,789	0.00%
Country Residential / Estate (per lot)	\$23,266	\$23,266	0.00%

<b>NW SHERWOOD PARK STORM DRAINAGE</b>			
<b>NW Drainage</b>	<b>2019 Levy</b>	<b>Proposed 2020 Levy</b>	<b>% Change</b>
Area 1	\$2,881	\$2,978	3.37%
Area 2	-	-	-
Area 3	\$8,726	\$8,785	0.68%