

# OFF-SITE LEVIES

## PLANNING & DEVELOPMENT DEPARTMENT

[www.vermilion-river.com](http://www.vermilion-river.com)

### WHAT IS AN OFF SITE LEVY?

- Off-Site Levies provide a mechanism for municipalities **to recover capital costs** incurred for infrastructure improvements required for new development.
- Off-Site Levies **may only be collected once** in respect of lands subject to development or subdivision for those items outlined (transportation, drainage, water, sewer).
- The Off-Site Levy **rates are calculated by unit** in order to ensure each development bears an equal share of costs associated with the needs of a specified area: "growth pays for growth"
- The **Municipal Government Act of Alberta clearly outlines the requirements** for Off-Site Levy financial reporting, tracking use of funds (for example: costs associated with an Off-Site Levy cannot be used towards ongoing maintenance of infrastructure).

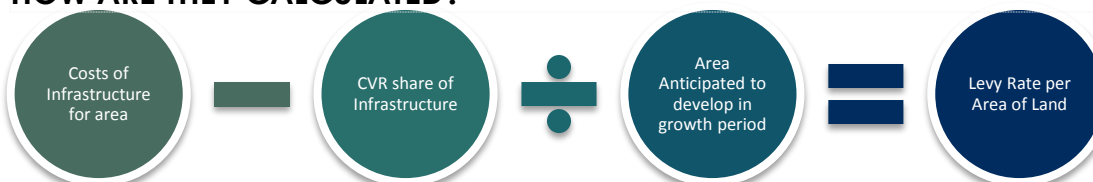
### WHAT IS THE PURPOSE OF THE OFF SITE LEVY?

- **Helps to pay for roads, municipal utility systems and community services (ie. police, fire, recreation and library facilities)** required outside or "off" the site of a development or subdivision to serve that development
- Projects funded include ROADS (\$16.1 million) and STORMWATER (\$1.3 million)

### WHY OFF SITE LEVIES vs OTHER FORMS OF COST ALLOCATION?

- **Administration of program is less complicated**
- Create a **level playing field** amongst developers (consistent, transparent, equitable outcome)
- Creates a **detailed understanding of cost of growth**
- If single development agreements were used instead of Off-Site Levies, individual developers would be responsible for the full costs associated with necessary upgrades that others in the area will benefit from. That can drastically impact a project's feasibility.
- **The municipality manages infrastructure projects** (ie. intersection upgrades or drainage ditch construction) which reduces the amount of work the developer would be required to do upfront

### HOW ARE THEY CALCULATED?



### QUICK FACTS:

*Alberta Municipal Affairs has provided municipalities with the authority, under the Municipal Government Act Section 648, to set and collect Off-Site Levies through the adoption of a Municipal Bylaw. The County of Vermilion River adopted Bylaw 12- 04 for this purpose*

### RELATED ITEMS:

- **LAND USE BYLAW 13-14**
- **OFF SITE LEVIES BYLAW 12-04**
- **POLICY AD022**

### WEBSITE

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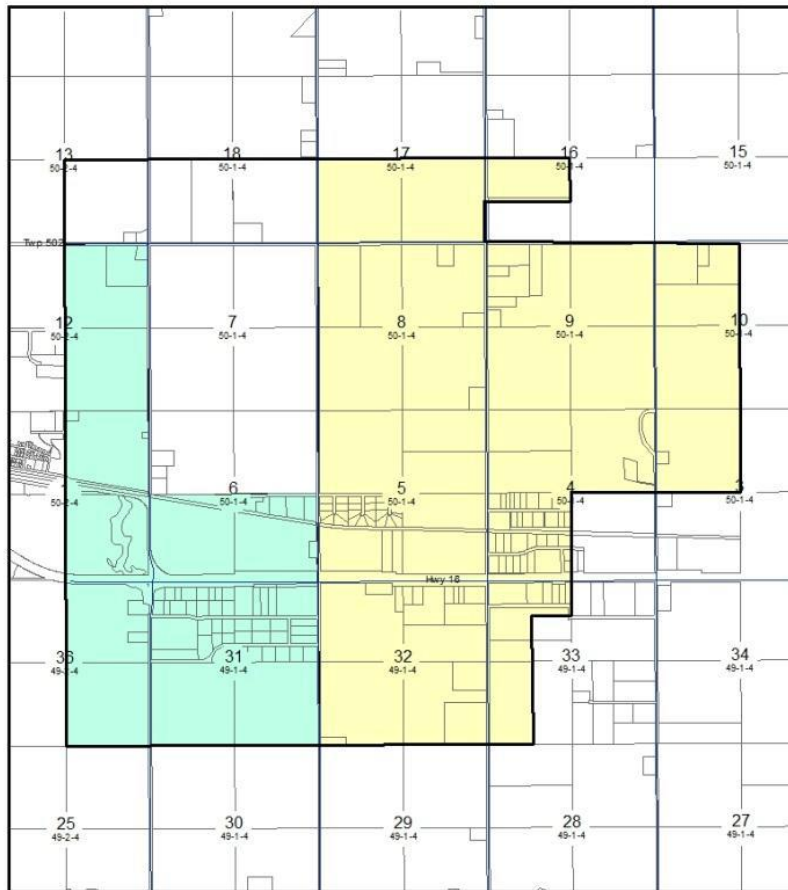
# OFF-SITE LEVIES

## WHO PAYS OFF-SITE LEVIES?

- Off-Site Levies are paid prior to starting the development or prior to CVR approval of a survey plan for subdivision registration at the land titles office. Payment arrangements can be made.
- Certain developments are exempt, contact the Planning & Development department to find out if it is required for your development

| Project Description                            | Transportation Off-Site Infrastructure Charges per net developable hectare | Stormwater Off-Site Infrastructure Charges per net developable | Total Off-Site Infrastructure Levy Charge per net developable hectare |
|--|--|--|---|
| Development in Northwest Basin (BASIN 1)       | \$19,747.00  | \$2,197.00   | \$21,944.00   |
| Development in Blackfoot Basin (BASIN 2)       | \$19,747.00  | \$66.00  | \$19,814.00   |
| Development Outside Drainage Basins (NO COLOR) | \$19,747.00  |  | \$19,747.00   |

## OFF-SITE LEVY COLLECTION AREA



Basin 1  
Basin 2

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