



Question 1. What is an off-site levy?

Off-site levies are a funding tool through which municipalities recover the capital cost for the construction of infrastructure required to support growth.

Question 2. Under what authority is it collected and governed?

Off-site levies are enabled under the Municipal Government Act and governed through an off-site levy bylaw.

Question 3. When will the levy be implemented?

It is anticipated that the bylaw will be in effect on January 1, 2022, subject to Edmonton City Council approval.

Question 4. What infrastructure will be constructed through the off-site levy?

The levy could be used to pay for a range of capital investments including community recreation facilities, fire halls, police stations, libraries and transportation connections to provincial highways. However, City Administration is taking a phased approach to implementation of the bylaw in Edmonton with only new fire halls eligible under Phase I.

Question 5. Who will be paying these charges?

The off-site levy will be paid by developers as a condition of subdivision approval and collected under the provisions of a Servicing Agreement. The levy will be for a fire hall benefiting the development area.

Question 6. How will it impact citizens as homeowners?

The off-site levy will be charged to developers at the time of subdivision so it will not directly impact homeowners, but may impact new home buyers.

Question 7. How will off-site levy rates be calculated?

The off-site levy rate will be calculated by dividing the construction cost of a facility by the assessable area within a catchment.

Question 8. What is included in the construction cost?

Construction costs include the cost of design and construction of a facility in accordance with all City standards and policies. It also includes the cost of land, fire trucks, and equipment necessary to the operation and services provided by the fire hall.

Question 9. How will the assessable area be calculated?

The assessable area is calculated by subtracting the land area used for public utilities, schools, parks, major roads and any non-developable land from the gross area inside the catchment basin.

Question 10. Who will own the facility after construction?

In the case of fire halls, the facilities will be owned by the City.

Question 11. Will expansion or renovation of existing facilities be included in the off-site levy bylaw?

No, expansion or renovations of facilities will not be included in Phase 1 of the off-site levy bylaw.

Question 12. What is the catchment area of a facility?

The catchment of a facility is the area mainly serviced by that facility. It is established based on level of service, geographic conditions, development patterns and the proximity to other similar facilities.

Question 13. Will the existing development inside the catchment also pay the off-site levy?

No, the off-site levy will not be charged to existing developments. The City will contribute the costs that would have been paid by the existing developments.

Question 14. When will the next phases of off-site levies be implemented and what facilities will be included in future phases?

The City is working on a growth management framework, which will evaluate a variety of tools for providing municipal facilities. Off site levies will be one of the tools evaluated. The growth management approach may point to expanding the off site levy bylaw, or recommend alternative tools and approaches. This work will take place in cooperation with our development partners.

Question 15. Will off-site levies expedite the construction timing of these facilities?

Off-site levies provide a new source of revenue for the City to finance the construction of critical infrastructure which should allow for the timely delivery of these facilities. That in turn contributes to the vibrancy of our neighbourhoods. However, timing of the facilities will be based on need and subject to Council approval.