

2026 ARA Rates

Note that these rates may change over the course of the year as updated costs are made available to the City and/or there is a change to the ARA Bylaw.

Please reach out to development.coordination@edmonton.ca to obtain the most recent and relevant rates.

Residential Catchments	2026 Core Rate (/ha)	2026 Signal Rate (/ha)
Big Lake	\$217,934	\$10,513
Castle Downs Extension	\$180,914	\$11,227
Dechene, Donsdale, Jamieson, & Wedgewood	\$12,953	\$0
Decoteau	\$236,957	\$8,621
Ebbers and Gorman	\$235,652	\$7,301
Edgemont	\$436,183	\$15,583
Ellerslie	\$235,196	\$18,527
Goodridge Corners	\$116,745	\$8,377
Heritage Valley	\$519,212	\$23,887
Horse Hill	\$382,343	\$9,248
Lake District	\$312,044	\$36,374
Lewis Farms	\$348,882	\$14,692
Palisades	\$84,113	\$59,531
Pilot Sound	\$551,757	\$33,133
Riverview	\$249,859	\$9,765
Southeast ASP	\$267,794	\$12,792
Terwillegar Heights	\$47,779	\$0
The Grange	Under Review	\$50,373
The Meadows	\$347,309	\$22,681
Windermere	\$381,678	\$12,839
City-Wide Residential Weighted Average	\$299,963	\$11,531

Commercial / Industrial Catchments	2026 Core Rate (/ha)	2026 Signal Rate (/ha)
Aurum & Clover Bar*	\$146,319	\$3,997
Crossroads*	\$52,480	\$4,810
Edmonton Energy & Technology Park*	\$128,093	\$2,551
Maple Ridge & Southeast Industrial*	\$150,546	\$4,583
Mistatim*	\$29,470	\$1,132
Place LaRue*	\$79,945	0
Poundmaker*	\$69,640	\$1,337
Pylypow*	\$151,356	\$5,600
Rampart*	\$207,279	\$3,684
Sunwapta*	\$11,961	\$62,809
Winterburn*	\$69,390	\$2,885
City-Wide Industrial Weighted Average	\$120,595	\$3,060

* The ARA rates in this particular Catchment have been reduced as per City Policy C592 i.e. the Industrial Infrastructure Cost Sharing Program. Under this Program, the City contributes a portion of its municipal property tax revenue from eligible ARA Catchment areas towards reducing the cost of development assessments.

Land Dedication Rates	2026 Rate (/ha)
SW Quadrant	\$ 775,000
SE Quadrant	\$ 680,000
NW/West Quadrant	\$ 680,000
NE Quadrant	\$ 680,000
Crossroads	\$ 400,000