

2024 Offsite Levy Update



Today's Agenda

Overview

Infrastructure Updates

Rates

Overview

- 2023 predicted 10% increase for 2 years
- Updated the TMP in 2024
- Rates 3% lower than forecast (7% increase).

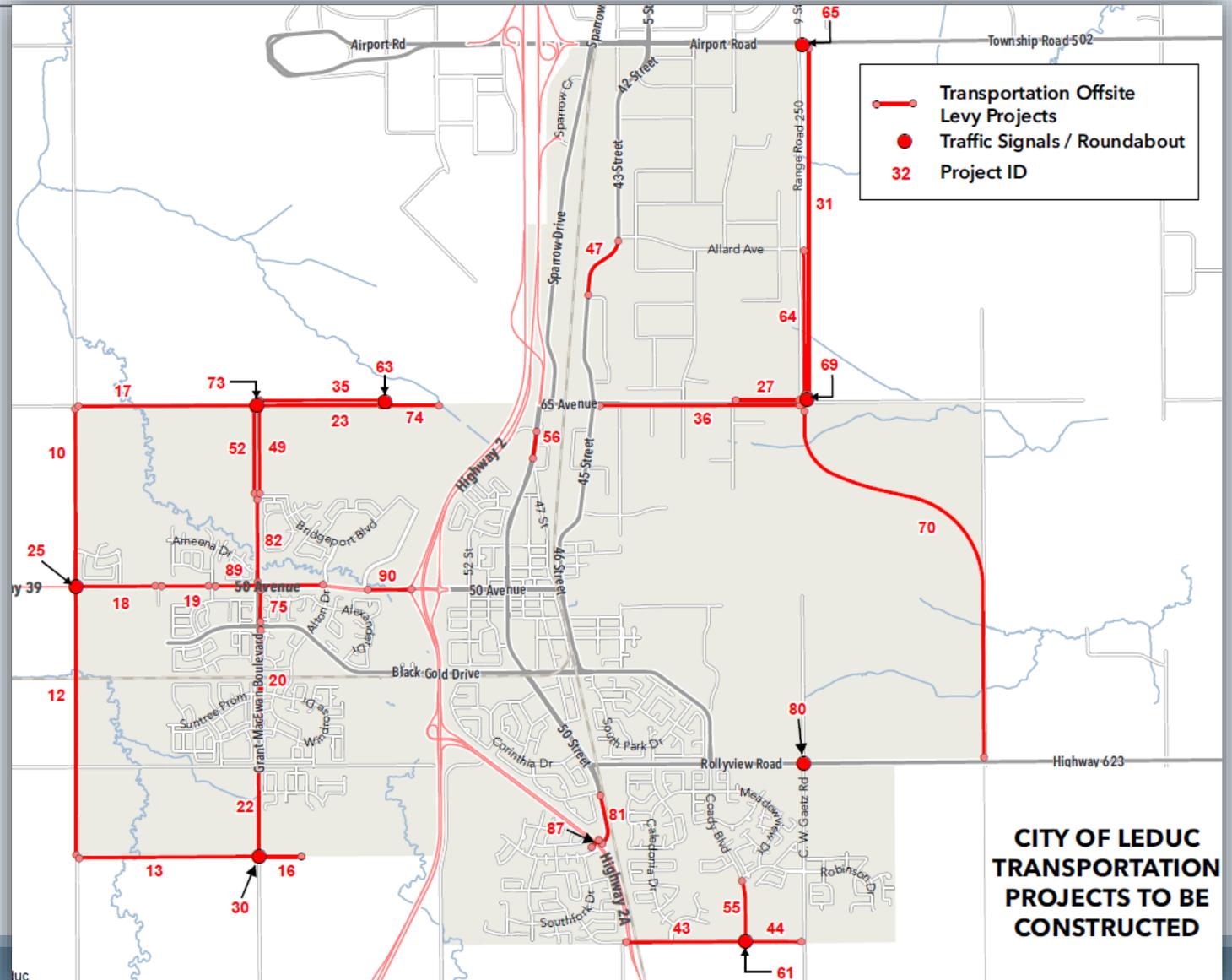


Transportation Infrastructure

	2024	2023**	2022
High	\$144,923	\$132,990	\$128,751
Low	\$77,387	\$84,932	\$79,492

**Half Rate Increase

- #25/80/30 – New Roundabouts



**CITY OF LEDUC
TRANSPORTATION
PROJECTS TO BE
CONSTRUCTED**

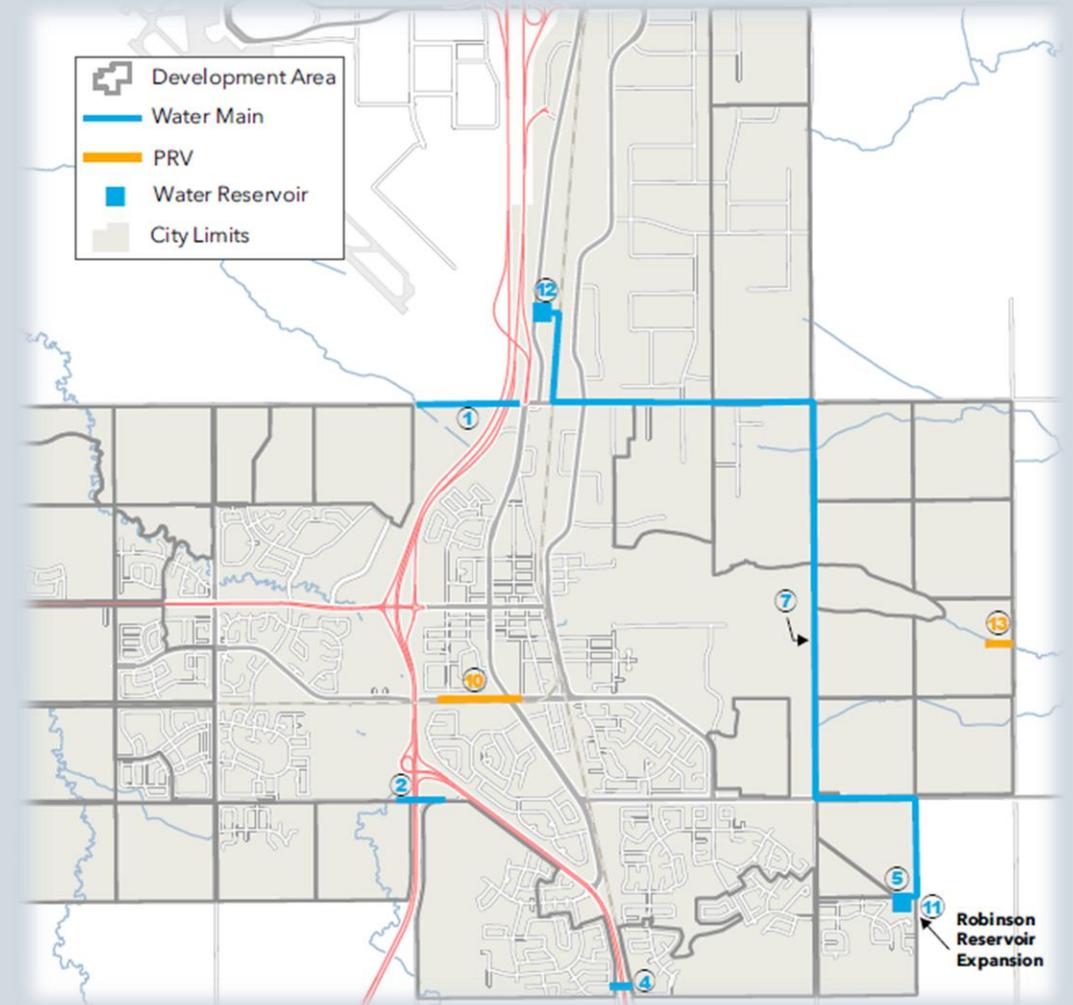
Water Infrastructure

	Project	Cost Estimate
1	Highway Water Crossing (65 th Ave)	\$2,274,000
2	Highway Water Crossing (Windrose to Southfork)	\$2,160,000
4	Highway Water Crossing (Southfork to Tribute)	\$800,000
10	Blackgold Drive PRV's	\$3,000,000
11	Robinson Reservoir Expansion	\$5,040,000
12	North Reservoir Expansion	\$8,960,000
13	East Telford Lake PRV	\$525,000

Water Offsite Levies – Per Net ha.

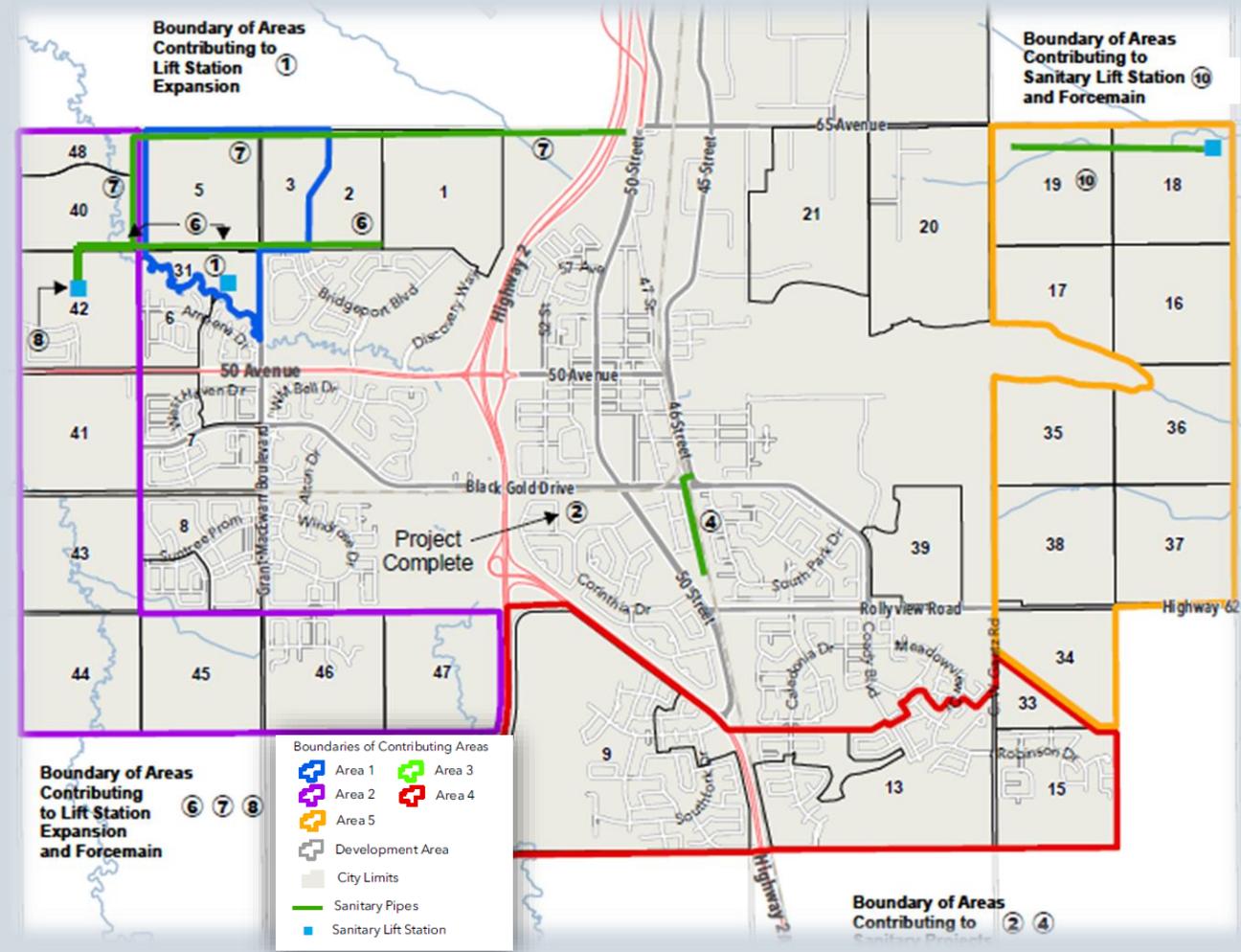
	2024	2023**	2022
All Areas	\$22,780	\$18,341	\$18,154

**Half Rate Increase



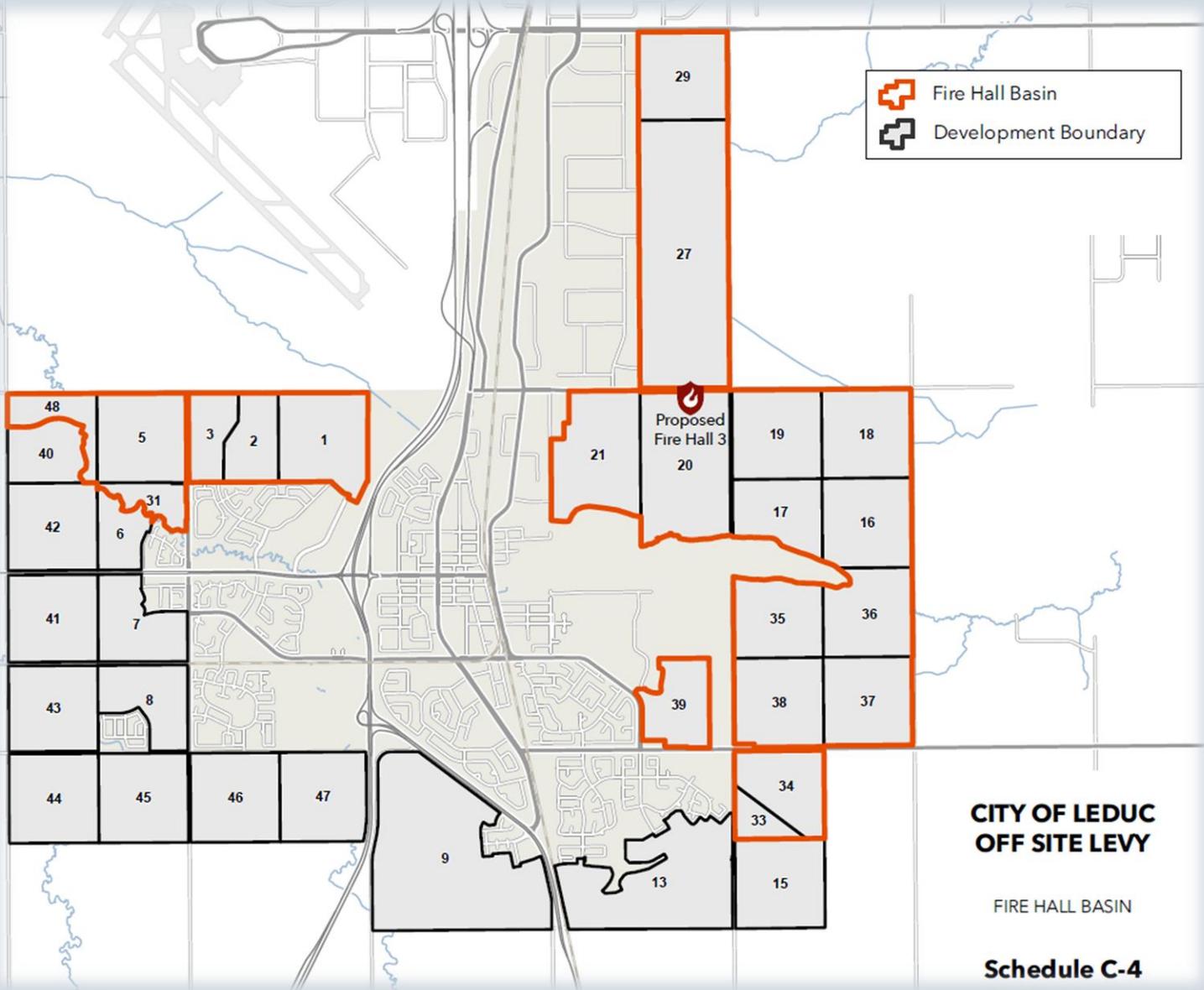
Sanitary Infrastructure

Description	2024	2023**	2022
Areas: 3, 5, 31	\$19,224	\$15,656	\$15,316
Area 9	\$4,495	\$3,723	\$2,516
Areas: 13, 15,33	\$9,954	\$8,513	\$7,184
Areas: 16,17,18,19,34,35,36,37,38	\$47,335	\$41,591	\$22,067
Areas: 40,41, 42,43,44,45,46,47	\$78,357	\$65,212	\$54,843



Fire Halls

Area	2023
1,2,3,5,16,17,18,19,20,21,27,29,31,33,34,35,36,37,38,39,48	\$11,400



Annual Rate Comparisons

2024 Rates

	Transportation	Water	Sanitary	Fire	Total
High	\$ 144,923	\$ 22,780	\$ 78,357	\$ 11,400	\$ 257,460
Low	\$ 77,387	\$ 22,780	\$ -	\$ -	\$ 111,567
Weighted Average	\$ 110,383	\$ 22,780	\$ 32,728	\$ 7,709	\$ 173,601

2023 Rates

	Transportation	Water	Sanitary	Fire	Total
High	\$ 135,386	\$ 18,341	\$ 65,212	\$ 8,741	\$ 227,680
Low	\$ 84,982	\$ 18,341	\$ -	\$ -	\$ 112,064
Weighted Average	\$ 109,617	\$ 18,341	\$ 27,934	\$ 5,883	\$ 161,775

2024 Comparisons

Municipality / Area	Average Per Ha.
City of Beaumont* Residential (roads, water, sewer)	\$53,900 - \$77,600 (2019)
City of Fort Saskatchewan (West Park) (roads, water, sewer, storm)	\$62,900 - \$76,700 (2017)
City of Lacombe (roads, water, sewer, storm)	\$50,075 - \$126,466 (2023)
City of Beaumont* Industrial (roads, water, sewer)	\$80,900 - \$116,390 (2019)
City of Brooks* (roads, water, sewer, storm)	\$81,414 (2023)
City of Medicine Hat* (subsidy) (roads, water, sewer, storm)	\$102,012 (2022)
City of Cold Lake* (roads, water, sewer, storm)	\$103,000 (2007)
City of Fort Saskatchewan (South Fort) (roads, water, sewer, storm)	\$104,100 (2017)
Leduc County - Nisku (roads, water, sewer)	\$111,368 - \$132,880 (2024)
City of Spruce Grove* (roads, water, sewer, recreation, library)	\$128,994 (2023)
City of Lloydminster (roads, water, sewer, storm)	\$163,015 (2024)
City of Leduc* (roads, water, sewer, fire)	\$173,601 (2024)
City of Red Deer* (roads, water, sewer, storm)	\$204,816 (2019)
Red Deer County (Gasoline Alley) (roads, water, sewer, storm)	\$220,000 (2017)
City of Lethbridge (roads, water, sewer, storm)	\$299,000 (2024)
City of Chestermere* (roads, water, sewer, storm, recreation, fire)	\$347,271 (2023)
Strathcona County (New Growth Areas)* (roads, water, sewer, storm)	\$391,388 (2024)
City of St. Albert* (roads, water, sewer, storm)	+\$400,000 (2024)
City of Edmonton (roads, water, sewer, storm)	+\$400,000 (Update in Progress)
City of Calgary Green Field (roads, water, sewer, storm, comm svc, stab)	+\$600,000 (2024)

Next Steps

- November 4, 2024 – Bylaw presented to council for first reading
- December 2, 2024- Bylaw presented to council for second/third reading
- December 31, 2024 – Developer feedback to the City (Shawn Olson – Director, Engineering & Environment)



Questions?

THANK YOU