

2021 Off-Site Levy Annual Report

Overview/Background

Off-Site Levies Fees are established by Council to recoup costs of infrastructure upgrades or improvements as a method of subsidizing those costs for future development. Without Off-Site Levies, the full burden of the infrastructure improvements would fall on the developer when they trigger such improvements.

Mackenzie County currently has eleven (11) off-site levy bylaws in place including one (1) transportation levy in rural La Crete, one (1) general in-Hamlet levy, and nine (9) levies in La Crete. The general purpose of each levy is as follows:

Bylaw 223/00 is a Main Sewage Lift Station levy established for the replacement of the main lift station in La Crete at 105 Avenue and 99 Street and associated trunk sewer and forcemain.

Bylaw 319/02 is an Off-Site Levy established for all Hamlets to offset the increased burden on services, imposed as the intensity of lots increases with further subdivision and development.

Bylaw 338/02 is a levy established for the Gravity Sewer Main Extension to service portions of the north half of 9-106-15-W5M and the south half of 16-106-15-W5M in the Hamlet of La Crete.

Bylaw 440/04 is established for the Provision of Water and Sewer Service to section 10-106-15-W5M and NE 3-106-15-W5M in the Hamlet of La Crete.

Bylaw 474/04 is imposed for the construction of Sewage Lift Station Number 5 and associated trunk sewer and forcemain at 91 Avenue and 100 Street in the Hamlet of La Crete.

Bylaw 651/07 is imposed for the expansion of Sanitary Sewer Facilities and Lift Station Installation for the industrial areas within the west half of Section 10-106-15-W5M in the Hamlet of La Crete.

Bylaw 739-09 is a levy established for the Sanitary Sewer Trunk Main Installation south of 94 Avenue in the Hamlet of La Crete.

Bylaw 763-10 is established for the Installation of Sanitary Sewer Lift Station to service NE 10-106-15-W5M and the west half of section 11-106-15-W5M in the Hamlet of La Crete.

Bylaw 780-10 is Mackenzie County's only Transportation Levy, established for the Construction and Upgrade of Range Road 152 to provide access to SW 35-105-15-W5M, south of the Hamlet of La Crete.

Bylaw 1222-21 is the La Crete North Storm Pond Off-Site Levy, established for the construction of storm water management facilities to mediate drainage issues in the Hamlet of La Crete.

Bylaw 1225-21 is the La Crete North Sanitary Off-Site Levy, established for the expansion of sanitary sewer servicing north and west for the Hamlet of La Crete.

Off-Site Levy Fees can be charged based on development area or number of lots created, depending on what is deemed most appropriate at the time of implementation of the Bylaw. The County's off-site levy charges by bylaw are summarized in Table 1.

Bylaw	Project Cost	Cost to be Recouped*	Fee Levied	Unit
223/00	\$797,566.00	\$139,575.00	\$1,342.00	per ha
319/02	not listed	not listed	\$1,000.00	per lot
338/02	\$524,440.40	\$524,440.40	\$4,111.23	per ha
440/04	\$562,437.00	\$562,437.00	Residential \$2,653.93 Industrial \$1,421.40	per lot
474/04	not listed	not listed	Residential \$1,185.00 Industrial \$616.00	per ha
651/07	\$190,740.93	\$190,740.93	\$1,644.32	per acre
739-09	\$420,400.00	\$420,400.00	\$2,088.00	per acre
763-10	\$375,240.00	\$375,240.00	\$1,682.69	per acre
780-10	\$120,000.00	\$70,000.00	\$377.34	per acre
1222-21	\$2,353,200.00	\$2,353,200.00	\$10,810.00	per ha
1225-21	\$13,787,000.00	\$13,787,000.00	Low Pressure \$2,940.00 Gravity \$15,900.00	per ha
Totals	\$19,131,024.33	\$18,423,033.33		

Table 1: Off-Site Levy Charge Summary *Costs have not been adjusted for inflation nor have additional costs such as those associated with borrowing funds been considered.

2021 Contributions

The 2021 year saw the start of six (6) new subdivision projects with an additional six (6) being approved but not yet started. \$266,668.91 was collected toward five (5) Off-Site Levy Bylaws with an additional \$1,121,118.33 approved and expected to be collected in the upcoming development year. The fees expected to be collected in 2022 will contribute to five (5) Off-Site Levy Bylaws, two (2) of which were not contributed toward in 2021. The six (6) subdivisions projects which contributed to Off-Site Levies in 2021 are summarized in Table 2.

File No.	Developer Name	223/03	319/02	440/04	651/07	1225-21
04-SUB-21	Frank Goertzen		\$1,000.00			
12-SUB-21	Homestead Holdings Inc.	\$2,404.86	\$1,000.00	\$6,296.80	\$7,284.34	
15-SUB-21	Homestead Holdings Inc.	\$22,317.46	\$16,000.00	\$58,405.33	\$67,565.12	
38-SUB-21	Homestead Holdings Inc.		\$4,000.00			
45-SUB-21	Alpine Builders		\$16,000.00			
48-SUB-21	2105884 Alberta Ltd.					\$64,395.00

Table 2: 2021 Off-Site Levy Contributions by File