



2022 OFF-SITE LEVY ANNUAL REPORT

Issue

The 2022 Off-Site Levy Annual Report is provided to Council for information.

Motion Proposed by Administration

That the 2022 Off-Site Levy Annual Report be received as information.

Report, Analysis and Financial Implications

Section 648.4 of the *Municipal Government Act* and the Town's Off-Site Levy (OSL) Bylaw 04-20 require that on an annual basis a municipality publicly, openly and fully disclose all off-site levy costs and payments.

The 2022 off-site levies were imposed and this annual report was prepared using the methodology outlined in OSL Bylaw 04-20.

Figure 1 in attachment 1 outlines the details of the revised 2021 Off-Site Levy Fund Balances, 2022 Off-Site Levy Fund Balances, Payments Received and Agreements Executed.

Figure 2 in attachment 1 outlines the 2022 Off-Site Levy project expenditures and project funding.

The 2022 Off-Site Levy Account Closing Balances as at December 31, 2022 are shown below:

Sanitary Levy	\$ (11,175,062)
Transportation Levy	\$ (2,512,230)
Water Levy	\$ (674,144)

Strategic Plan Goals

<input checked="" type="checkbox"/> Responsibly Managed Growth	<input type="checkbox"/> Demonstrated Environmental Leadership
<input type="checkbox"/> Strong Local Economy	<input type="checkbox"/> Enhanced Culture & Community Health
<input checked="" type="checkbox"/> Organizational Excellence	

Equity/Diversity/Inclusivity Impacts and Strategy

n/a

Environmental Impacts

n/a

Public Participation Strategy

The 2022 Off-Site Levy Annual Report will be posted to the Town's webpage to provide transparency to the public and developers on the collection and use of off-site levies.

Alternatives for Consideration

n/a

CAO Comments

This report is an annual requirement under the Municipal Government Act.

Attachment(s)**1. Off-Site Levy Reconciliation Figures**

Prepared by:
James Cameron
Community Development & Engineering Manager
November 10, 2023

Figure 1 - 2022 Off-Site Levy Fund Balances, Payments and Agreements Executed.

Revised 2021 Off-Site Levy Fund Balances

	Sanitary Levy	Transportation Levy	Water Levy
2021 Fund Closing Balance	\$ (9,437,038)	\$ (3,794,622)	\$ (968,827)
Interest Calculation Correction*	\$ -	\$ 17,376	\$ 1,583
Revised 2021 Fund Closing Balance	\$ (9,437,038)	\$ (3,777,246)	\$ (967,244)

**The interest calculation used in the 2021 Off-Site Levy Reconciliation incorrectly referenced the financial model inputs from the previous Off-Site Levy Bylaw (Bylaw 04-17). The calculation methodology has been corrected to reflect the version of the Off-Site Levy Bylaw that was in effect for the 2021 Off-Site Levy Reconciliation (Bylaw 04-20).*

2022 Off-Site Levy Fund Balances

	Sanitary Levy	Transportation Levy	Water Levy
2022 Fund Opening Balance	\$ (9,437,038)	\$ (3,777,246)	\$ (967,244)
Levy Payments Invoiced	\$ 1,250,574	\$ 1,485,453	\$ 760,544
Project Expenditures	\$ (2,571,805)	\$ (142,789)	\$ (447,180)
Interest and Financing Charges	\$ (416,793)	\$ (77,648)	\$ (20,264)
2022 Fund Closing Balance	\$ (11,175,062)	\$ (2,512,230)	\$ (674,144)

2022 Payments Invoiced (by payment schedule)

Subdivision	Sanitary Levy	Transportation Levy	Water Levy
Air Ranch Ph13	\$ 154,901	\$ 160,113	\$ 103,255
Air Ranch Commercial Lot	\$ 84,585	\$ 87,431	\$ 56,383
D'Arcy Phase 3A	\$ 94,735	\$ 97,923	\$ 63,149
D'Arcy Phase 3B	\$ 111,184	\$ 114,925	\$ 74,115
D'Arcy Phase 6	\$ 110,918	\$ 99,521	\$ 75,247
D'Arcy Phase 8	\$ 72,194	\$ 64,776	\$ 20,716
D'Arcy Phase 9	\$ 98,655	\$ 101,974	\$ 65,763
D'Arcy Phase 13	\$ 59,156	\$ 61,146	\$ 39,433
DP151-21	\$ -	\$ 234,657	\$ -
Wedderburn Phase 2	\$ 275,334	\$ 284,597	\$ 183,537
Wedderburn Phase 3	\$ 123,756	\$ 111,040	\$ 35,512
Wedderburn Phase 4	\$ 65,157	\$ 67,350	\$ 43,434
Total	\$ 1,250,574	\$ 1,485,453	\$ 760,544

2022 Agreements Executed

Subdivision	Sanitary Levy	Transportation Levy	Water Levy
Air Ranch Commercial Lot	\$ 84,585	\$ 87,431	\$ 56,383
D'Arcy Phase 3B	\$ 222,368	\$ 229,849	\$ 148,230
D'Arcy Phase 9	\$ 98,655	\$ 101,974	\$ 65,763
D'Arcy Phase 13	\$ 118,311	\$ 122,292	\$ 78,866
DP151-21	\$ -	\$ 234,657	\$ -
Wedderburn Phase 2	\$ 550,669	\$ 569,195	\$ 367,073
Wedderburn Phase 4	\$ 130,315	\$ 134,699	\$ 86,867
Total	\$ 1,204,903	\$ 1,480,098	\$ 803,183

Figure 2 - 2022 Off-Site Levy Project Expenditures

		2022 Annual Report Values				
Off-Site Levies - Project Cost Summary	2022 Project Costs	Other Funding	Funding Source	Subtotal	Percent Benefit to OSL	Costs Billed to OSL
Sanitary Levy						
SAN-38 - Wastewater Treatment Plant Upgrade	\$ 193,100	\$ 32,276	AMWWP Grant	\$ 160,824	100%	\$ 160,824
SAN-39 - Wastewater Treatment Plant Upgrade	\$ 5,789,686	\$ 967,724	AMWWP Grant	\$ 4,821,962	50%	\$ 2,410,981
Total	\$ 5,982,786	\$ 1,000,000		\$ 4,982,786		\$ 2,571,805
Transportation Levy						
T-4B - Veteran's Way Pedestrian Corridor Phase C	\$ 9,887	\$ -		\$ 9,887	75%	\$ 7,415
T-9 - 338th Avenue Expansion	\$ 180,498	\$ -		\$ 180,498	75%	\$ 135,374
Total	\$ 190,385	\$ -		\$ 190,385		\$ 142,789
<i>Note: Expenses totaling \$148,766.04 were incurred in 2022 for project T-7C - Northridge Drive Urbanization Phase. Due to grant funding requirements, the 75% OSL funding total of \$111,574.53 was not used and will instead be included in 2023.</i>						
Water Levy						
W-1 - Interim Raw Water Supply Solution	\$ 14,969	\$ -		\$ 14,969	100%	\$ 14,969
W-4 - Zone 2S/3S South Reservoir- Phase A	\$ 33,850	\$ -		\$ 33,850	100%	\$ 33,850
W-11 - Sub Regional Water Supply	\$ 506,903	\$ 108,542	Foothills County	\$ 398,361	100%	\$ 398,361
Total	\$ 555,722	\$ 108,542		\$ 447,180		\$ 447,180