

Industry Consultation: Land Adjustments

2026 Off-site Levies Bylaw Update

November 5, 2025

Agenda

Welcome!

- Introduction
- Land Adjustments (Denominator)
- Summary
- Comments & Questions



Today's Requested Feedback

Discussion questions:

- Do you understand the process to update the denominator?
- What comments do you have regarding the updates?

How your feedback will be used:

- Validation of a reasonable approach to update the land used to calculate the denominator
- Incorporate feedback on the approach where/when appropriate

Introduction

- Water
- Community services and transit buses
- Transportation

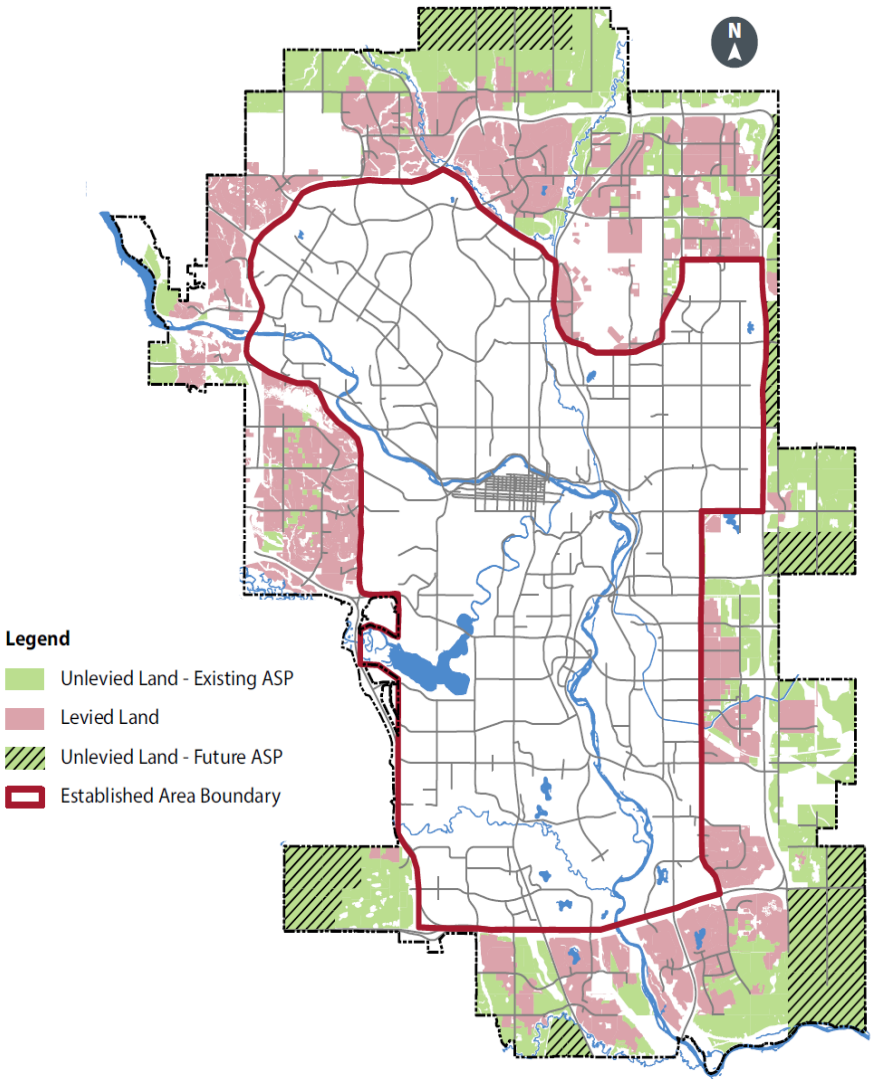
Source: 2024 Off-site Levies Bylaw Background Report (IP2023-1264 Attachment 7; Table 4; Page 11)

Summary of off-site levy frameworks

Levy	Infrastructure types	Benefiting area	Benefit measure	Forecast horizon	Charge applied
Stormwater	Pipes, outfalls, and drainage projects.	New and actively developing communities (within existing ASPs).	Land	2048	Greenfield
Water distribution & wastewater collection	Water feedermains, wastewater trunks, pump stations, lift stations, reservoirs, and other infrastructure.		Equivalent population (EP)		
Water & wastewater treatment	Water and wastewater treatment plants.	New and actively developing communities, and redevelopment in the Established Area.			Greenfield and Established Areas
Library	Public libraries	Unlevied land - Existing ASPs	Population	2055	Greenfield
Police	Police district offices				
Recreation	Recreation centres				
Transit buses	Transit buses				
Emergency response	Emergency response stations		Population and jobs		
Transportation	Interchanges, road widenings, structures over rail or creeks, Bus Rapid Transit (BRT) infrastructure, 5A Network routes, pedestrian overpasses, and greenfield traffic signals.	Existing and future ASPs in the Greenfield Area.		2076	

ASP = Area Structure Plan

Land: Benefitting Area & Denominator



Levy	Benefitting Area	2024 Denominator
Stormwater	New and actively developing communities **(Growth Applications)** within existing Area Structure Plans (ASPs)	Land capacity: 4,612 Hectares
Water distribution & Wastewater collection		
Water & Wastewater treatment	New and actively developing communities **(Growth Applications)** alongside established areas	Not applicable
Library	Unlevied land - Existing **Areas Structure Plans**	Remaining unlevied hectares: 9,069 Hectares
Police		
Recreation		
Transit buses		
Emergency response		
Transportation	Existing and future **Area Structure Plans to City boundary**	Remaining unlevied hectares: 13,921 Hectares

The 2024 denominators are specified in the 2024 Off-site Levies Bylaw (1H2024) documents.

Land Adjustments

1. 2024 denominator (2024 Off-site Levies Bylaw – 1H2024)
2. Reverse 2023 land absorption forecast
3. Update actual development agreement hectares
4. New/revised Area Structure Plans or Growth Applications

2024 Denominator

1

ASP = Area Structure Plan
DA = Development Agreement
GA = Growth Application
HA = Hectares

		Row	Community Services & Transit (ASPs, Hectares)	Transportation (To City Boundary, Hectares)	Water (Projected Development, Hectares)
2024 Baseline & Denominator	Unlevied HA (Baseline) Jan 1, 2023	A	9,359	14,211	4,902
	2023 forecast for DAs	B	290	290	290
	SUBTOTAL: Year-end 2023 (**2024 Denominator**)	**C = A - B**	**9,069**	**13,921**	**4,612**

Reverse 2023 Forecast to Update Actuals

ASP = Area Structure Plan
DA = Development Agreement
GA = Growth Application
HA = Hectares

		Row	**Community Services & Transit** (ASPs, Hectares)	**Transportation** (To City Boundary, Hectares)	**Water** (Projected Development, Hectares)
2024 Baseline & Denominator	Unlevied HA (Baseline) Jan 1, 2023	A	9,359	14,211	4,902
	2023 forecast for DAs	B	290	290	290
	SUBTOTAL: Year-end 2023 (**2024 Denominator**)	**C = A - B**	**9,069**	**13,921**	**4,612**
Reverse 2023 forecast	2023 forecast for DAs	D	290	290	290
	SUBTOTAL: Jan 1, 2023 Unlevied HA	**E = C + D** **(E = A)**	**9,359**	**14,211**	**4,902**

Update Hectares from Signed Development Agreements*

ASP = Area Structure Plan
DA = Development Agreement
GA = Growth Application
HA = Hectares

		Row	Community Services & Transit (ASPs, Hectares)	Transportation (To City Boundary, Hectares)	Water (Projected Development, Hectares)
	SUBTOTAL: Jan 1, 2023 Unlevied HA	**E = C + D**	**9,359**	**14,211**	**4,902**
Actual Development Agreements HA	From Jan 1, 2023 to Oct 15, 2025	F	1,579	1,579	1,579
As of Oct 15, 2025	SUBTOTAL: Oct 15, 2025 Unlevied HA	**G = E - F**	**7,780**	**12,632**	**3,323**

*Actual Development Agreement HA will be updated to December 31, 2025 once the information is available.

Update Area Structure Plans & Growth Applications

ASP = Area Structure Plan
DA = Development Agreement
GA = Growth Application
HA = Hectares

		Row	Community Services & Transit (ASPs, Hectares)	Transportation (To City Boundary, Hectares)	Water (Projected Development, Hectares)
As of Oct 15, 2025	SUBTOTAL: Oct 15, 2025 Unlevied HA	**G = E - F**	**7,780**	**12,632**	**3,323**
Approved New / Revised ASPs	From Jan 1, 2023	H	192	11	Not Applicable
Approved GAs	From Jan 1, 2023	I	Not Applicable	Not Applicable	550*
2026 Baseline*	SUBTOTAL: Unlevied HA as of Jan 1, 2026	**Others J = G + H** **Water J = G + I**	**7,972**	**12,643**	**3,873**

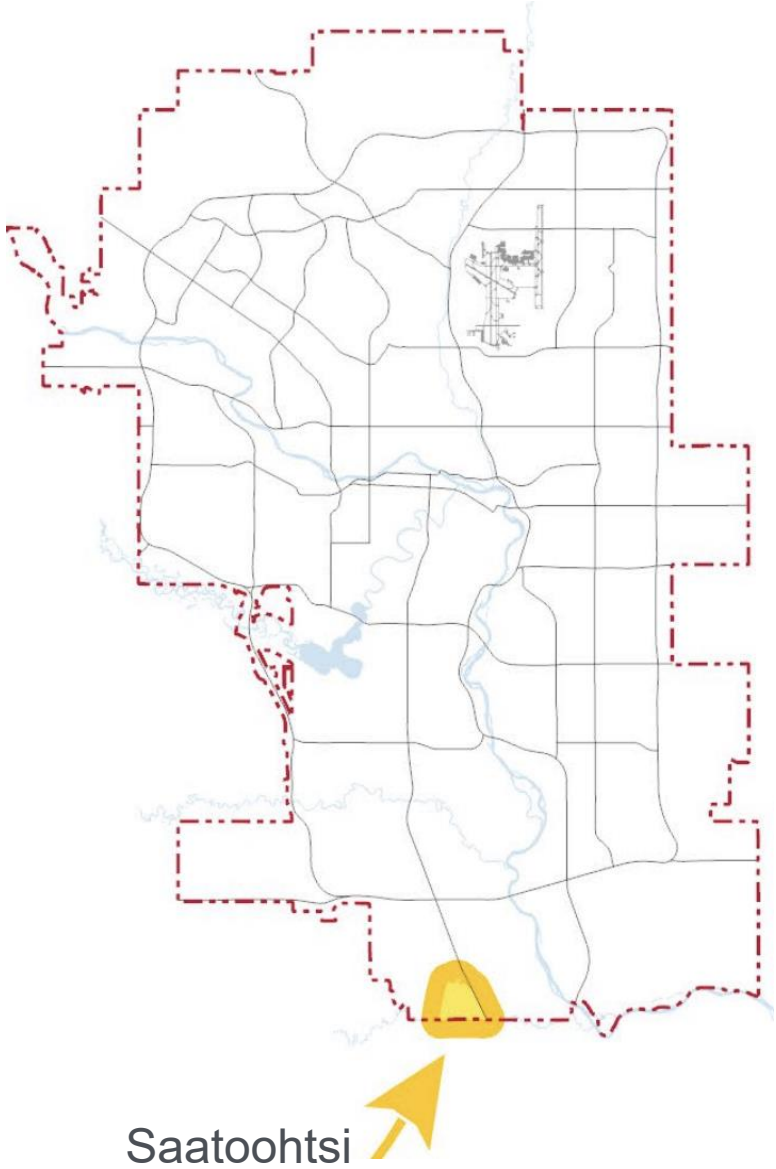
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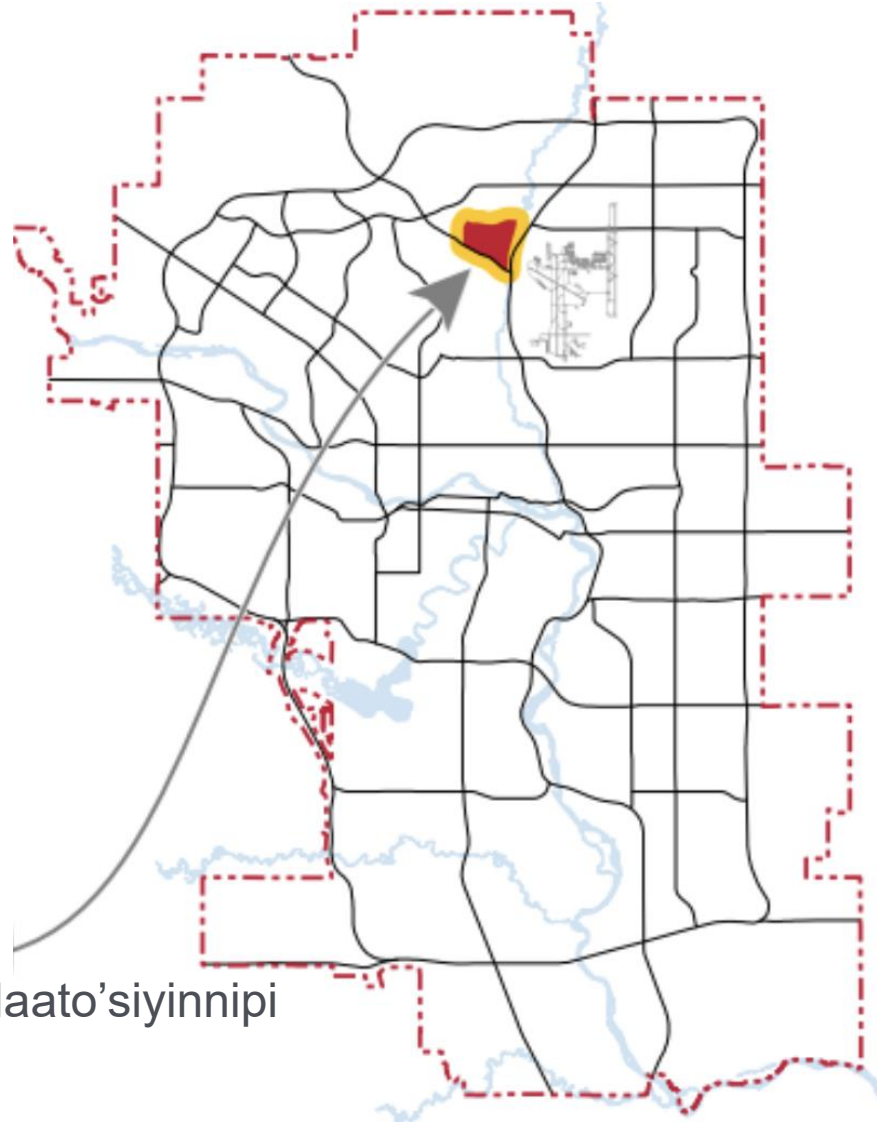
Area Structure Plans (ASPs)

Two ASPs were approved in 2025:

- Saatoohtsi ASP (new)
  - +170.5 ha for Community Services & Transit levies; -10.5 ha for Transportation levy

- Naato'siyinnipi ASP (conversion of Aurora Business Park ASP)
  - +21.8 ha for Community Services, Transit & Transportation levies







New Growth Applications

- **2024 Off-site Levies Bylaw (1H2024) included 41 developing communities**

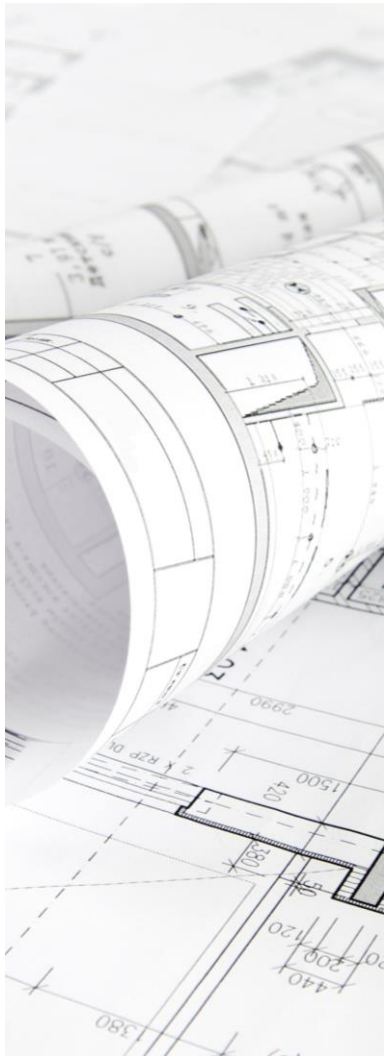
- **Approved new growth applications since 1H2024:** 550* hectares

  - 2024: 4 - Prairiesong, Hotchkiss, Belvedere Liberty Stage 2 & Open Business Cases

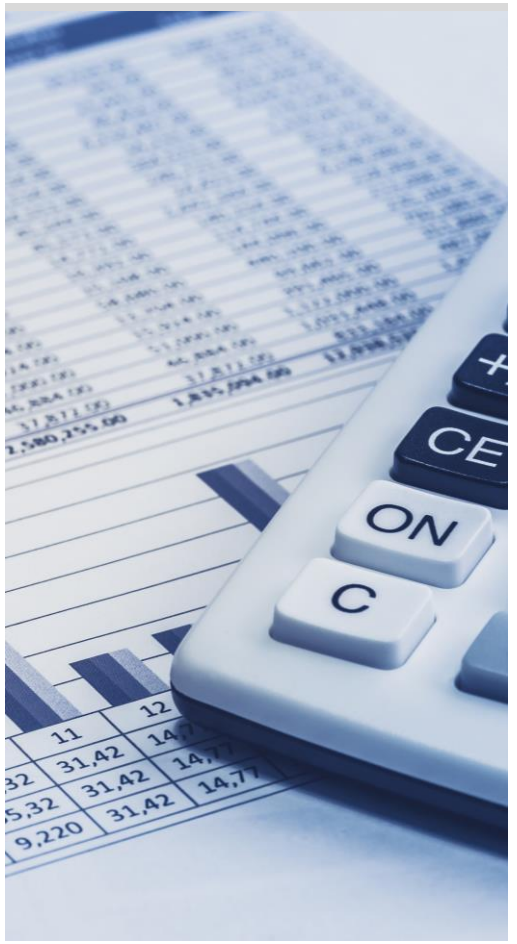
  - 2025: 7 - Glacier D Jayman Dunn, Glacier B Belcourt, South Belvedere Village, Stoneyview, Haskayne Damkar Highfield, Glacier C (Esker Valley & the Woodlands) east portion; Glacier D Moraine

*Gross hectares to be refined to gross developable hectares.

Summary



- Denominator:
  - Updated:
    - ✓ Development Agreements actual land
    - ✓ New / Revised Area Structure Plans
    - ✓ New Growth Applications





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How your feedback will be used:

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Upcoming consultation activities

Date	Activity
November 5, 2025	Land adjustments – meeting #1
November 6, 2025	Water Use and Loss Report #2 - meeting #2
November 19, 2025	Land adjustments – meeting #2
December 4, 2025	Discount, escalation and inflation rates – meeting #1
December 11, 2025	Discount, escalation and inflation rates – meeting #2
January 2026	Infrastructure lists and costs (community services and transportation) – meetings #1 and #2
January/February 2026	Infrastructure lists and costs (water) – meetings #1 and #2

** Schedules may be updated as required.*



Thank you!

Questions and Comments