



What is an Off-site Levy?

Off-site levies fund the infrastructure that we use every day in new communities. In Calgary, an off-site levy is a development charge paid by developers. The greenfield is the area on the edges of Calgary that is not developed yet.

New communities have impacts on infrastructure outside of the community. This can include more pressure on major roads or the sewage treatment system. Developers pay off-site levies to help share the costs of the off-site impacts of growth.



Role of an off-site levy

Calgary's off-site levies help pay for infrastructure that support growth and development. The Municipal Government Act and the Off-Site Levies Bylaw outline what infrastructure the levy pays for. Some examples of the types of infrastructure are:

- water and wastewater pipes
- transportation (roads, interchanges, pathways, bikeways, etc.)
- stormwater pipes
- emergency response stations
- transit buses
- police stations
- aquatic and fitness centres
- libraries
- water and wastewater treatment plants

Paying for off-site infrastructure

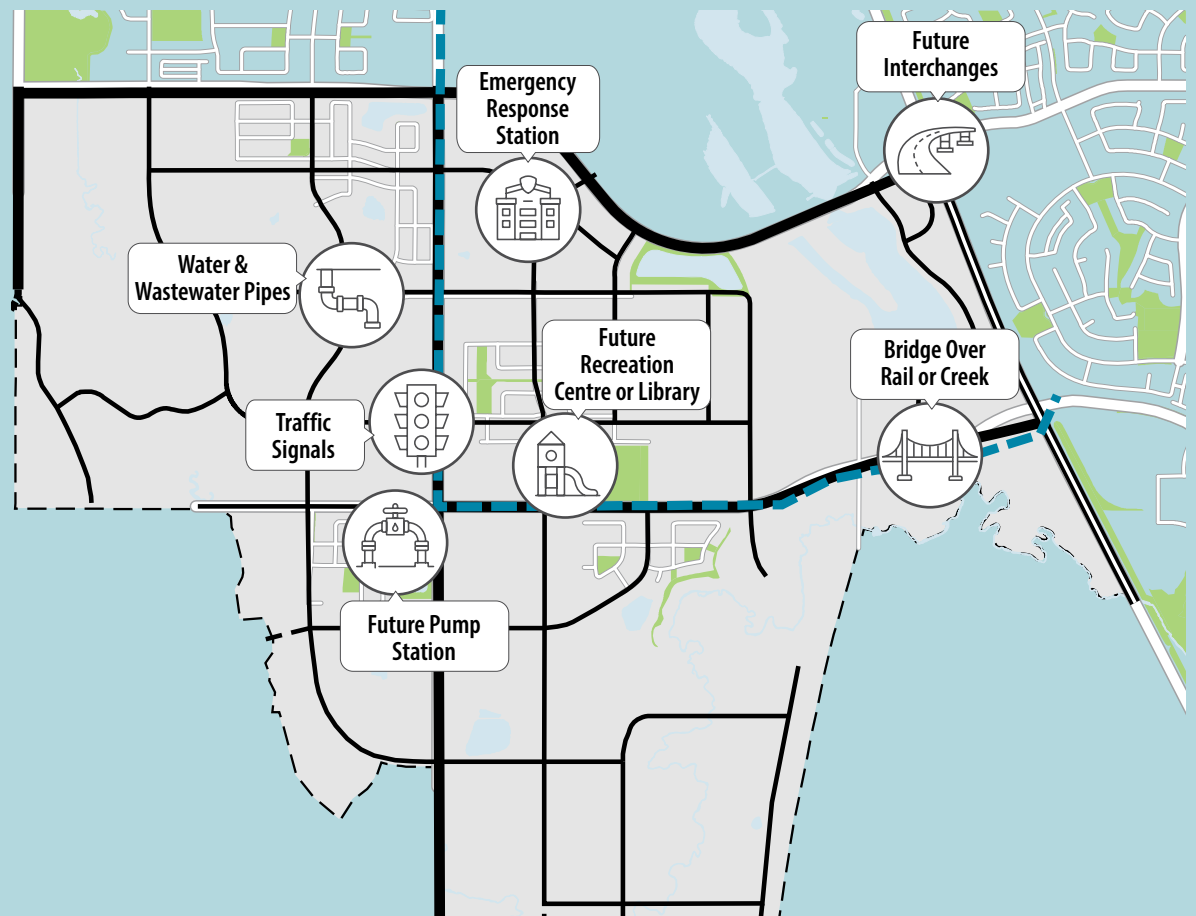
The City and developers each pay for a part of necessary off-site infrastructure needed to build new communities. This helps pay for the new infrastructure needed to build vibrant communities. It also provides the developer with the infrastructure needed to build a community.

The developer part of the off-site levy benefits new growth. The City pays for the part of the infrastructure that benefits existing residents.

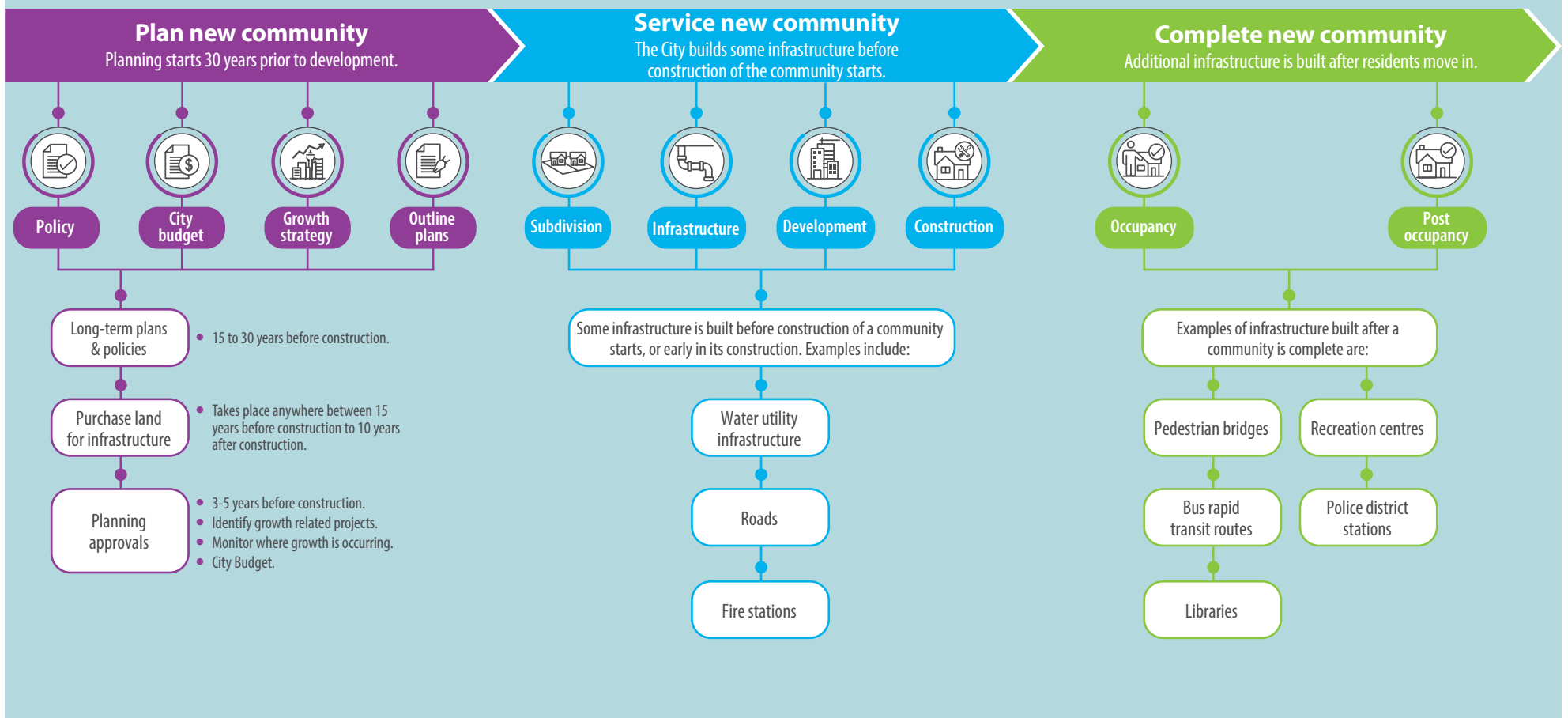
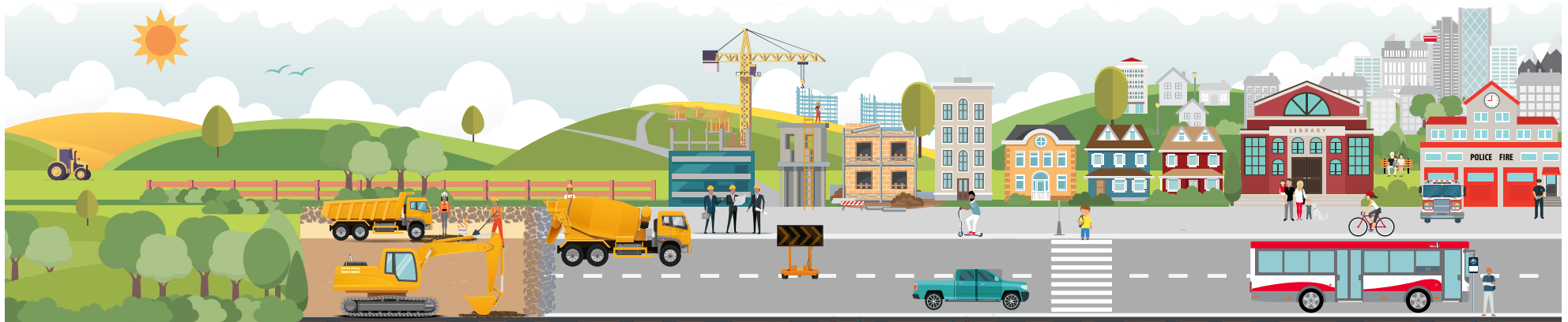
The City uses a variety of funding sources to pay for off-site infrastructure. This can include taxes, utility rates, Provincial and Federal government funding and grants.

The off-site levies supports:

- Building the right infrastructure in the right place at the right time.
- Providing Calgarians with communities that meet their needs.
- Providing Calgarians with the option to live in vibrant communities.
- Achieving City policies and strategies for growth (Municipal Development Plan/Calgary Transportation Plan, etc.).



Timeline of levy collection and build out of a community



How off-site levy rates are determined

To ensure the Off-site Levies Bylaw and charges are current, The City periodically reviews them. This helps incorporate changes in infrastructure needs and costs, to legislation, or the economy or pace of development. The diagram below outlines the process in Calgary.

