



2025 ARA Rates

Monday April 7, 2025

Note that these rates may change over the course of the year as updated costs are made available to the City and/or there is a change to the ARA Bylaw. Please reach out to development.coordination@edmonton.ca to obtain the most recent and relevant rates.

Residential Catchments	2025 Core Rate (/ha)	2025 Signal Rate (/ha)
Big Lake	\$ 154,433	\$ 8,199
Castle Downs Extension	\$ 170,100	\$ 11,039
Dechene, Donsdale, Jamieson, & Wedgewood	\$ 12,468	\$ -
Decoteau	\$ 225,259	\$ 8,392
Ebbers and Gorman	\$ 220,508	\$ 7,151
Edgemont	\$ 431,895	\$ 8,251
Ellerslie	\$ 213,492	\$ 10,722
Goodridge Corners	\$ 113,711	\$ 8,010
Heritage Valley	\$ 426,478	\$ 15,287
Horse Hill	\$ 345,652	\$ 9,259
Lake District	\$ 251,185	\$ 19,055
Lewis Farms	\$ 313,183	\$ 33,818
Palisades	\$ 74,084	\$ 58,364
Pilot Sound	\$ 410,532	\$ 31,124
Riverview	\$ 236,771	\$ 9,609
Southeast ASP	\$ 243,885	\$ 11,978
Terwillegar Heights	\$ 54,945	\$ -
The Grange	\$ 612,082	\$ 49,087
The Meadows	\$ 326,316	\$ 21,803
Windermere	\$ 303,253	\$ 13,454
City-Wide Residential Weighted Average	\$ 242,024	\$ 18,894

Commercial / Industrial Catchments	2025 Core Rate (/ha)	2025 Signal Rate (/ha)
Aurum & Clover Bar*	\$ 133,442	\$ 3,899
Crossroads*	\$ 48,387	\$ 4,716
Edmonton Energy & Technology Park*	\$ 120,449	\$ 2,499
Maple Ridge & Southeast Industrial*	\$ 141,214	\$ 4,482
Mistatim*	\$ 28,354	\$ 1,057
Place LaRue	\$ 76,955	\$ -
Poundmaker*	\$ 65,791	\$ 1,311
Pylypow*	\$ 143,346	\$ 7,404
Rampart*	\$ 203,757	\$ 3,552
Sunwapta	\$ 11,513	\$ 61,726
Winterburn*	\$ 64,944	\$ 2,817
City-Wide Industrial Weighted Average	\$ 103,773	\$ 3,819

* The ARA rates in this particular Catchment have been reduced as per City Policy C592 i.e. the Industrial Infrastructure Cost Sharing Program. Under this Program, the City contributes a portion of its municipal property tax revenue from eligible ARA Catchment areas towards reducing the cost of development assessments.

Land Dedication Rates	2025 Rate (/ha)
SW Quadrant	\$ 775,000
SE Quadrant	\$ 650,000
NW/West Quadrant	\$ 650,000
NE Quadrant	\$ 650,000
Crossroads	\$ 400,000