

CITY OF ST. ALBERT

BYLAW 8/2026

Being Amendment 15 to the Off-Site Levy Bylaw 30/2013

The Council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 30/2013, the Off-Site Levy Bylaw is hereby amended by this Bylaw.
2. Schedule “A” of Bylaw 30/2013 be deleted in its entirety and replaced with a new Schedule “A” attached herein.
3. Schedule “B” of Bylaw 30/2013 be deleted in its entirety and replaced with a new Schedule “B” attached herein.
4. Schedule “C” of Bylaw 30/2013 be deleted in its entirety and replaced with a new Schedule “C” attached herein.
5. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 30/2013 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

6. This Bylaw comes into effect when it is passed.

READ a First time this ___ day of _____ 20__.

READ a Second time this ___ day of _____ 20__.

READ a Third time this ___ day of _____ 20__.

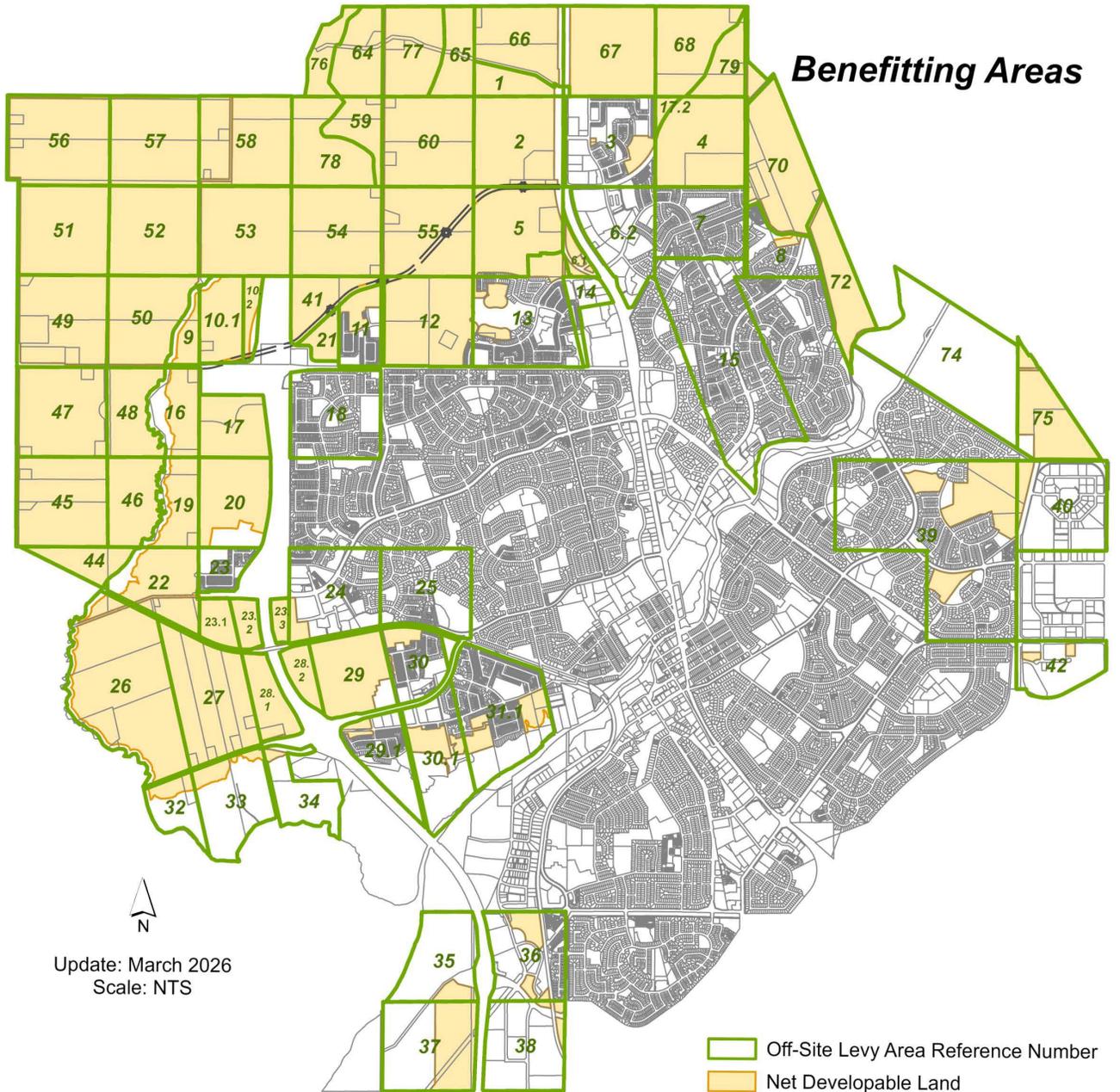
SIGNED AND PASSED this _____ day of _____ 20__.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule "A"

Map of Benefitting Areas



Benefitting Areas

Update: March 2026
Scale: NTS

- Off-Site Levy Area Reference Number
- Net Developable Land
- Property Line
- Proposed Fowler Way Road Alignment



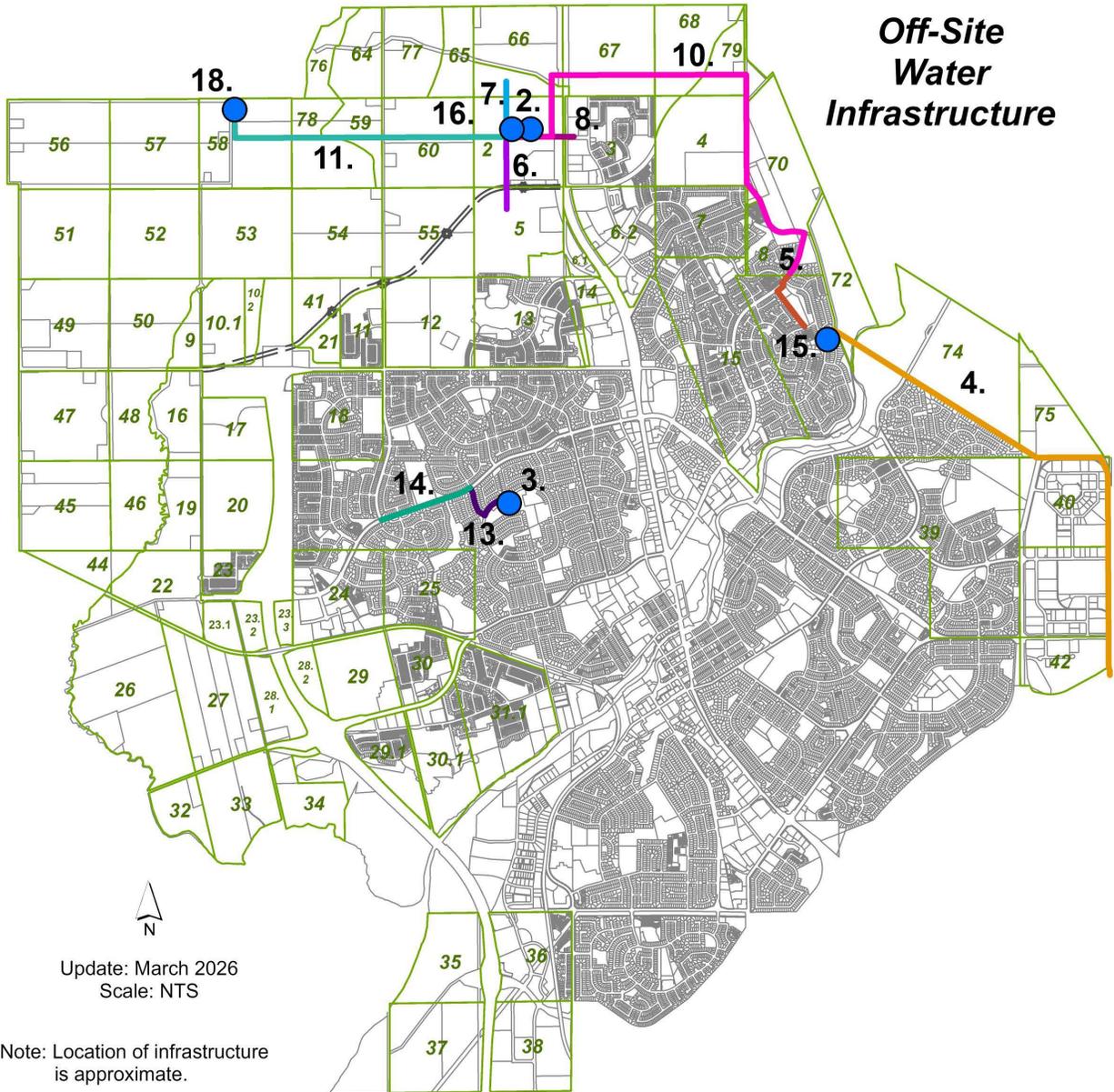
Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
1.0	NE-20-54-25-4 (South)	13.58	13.58	-
2.0	SE-20-54-25-4	48.10	48.10	-
3.0	SW-21-54-25-4	56.62	6.89	-
4.0	SE-21-54-25-4 (south of NRR)	44.82	44.82	-
5.0	NE-17-54-25-4	45.41	44.20	-
6.1	NW-16-54-25-4	4.23	4.08	-
6.2	NW-16-54-25-4	48.22	-	-
7.0	NE-16-54-25-4	27.23	-	-
8.0	River lot 36 & 37	4.20	1.18	-
9.0	SE-13-54-26-4	7.48	7.48	-
10.1	SW-18-54-25-4	23.57	23.57	-
10.2	SW-18-54-25-4	6.22	6.22	-
11.0	SE-18-54-25-4 (south of Fowler Way)	20.33	6.38	-
12.0	SW-17-54-25-4	54.00	52.16	-
13.0	SE-17-54-25-4	68.45	14.28	-
14.0	SW-16-54-25-4	10.92	-	-
15.0	River lot 32, 33 & 34	7.95	-	-
16.0	NE-12-54-26-4	14.03	14.03	-
17.0	NW-7-54-25-4	30.59	30.59	-
17.2	SE-21-54-25-4 (north of NRR)	3.02	3.02	-
18.0	NE-7-54-25-4	24.65	-	-
19.0	SE-12-54-26-4	19.95	19.95	-
20.0	SW-7-54-25-4	40.97	32.85	-
20.2	SW-7-54-25-4	-	-	-
21.0	0525581;2;1 (south of Fowler Way)	8.62	8.62	-
22.0	NE-1-54-26-4	27.47	27.47	-
23.0	NW-6-54-25-4	11.26	-	-
23.1	River Lot 16	10.74	10.74	-
23.2	River Lot 16	8.29	8.29	-
23.3	River Lot 16	5.62	5.62	-
24.0	NE-6-54-25-4	35.82	3.76	-
25.0	NW-5-54-25-4	18.91	-	-
26.0	River Lot 7 - 13	91.86	91.86	-
27.0	Plan 9926483	60.38	60.38	-
28.1	River Lot 16	18.93	18.93	-
28.2	River Lot 16	11.40	11.40	-
29.0	Plan 1798AN	38.06	38.01	-
29.1	Plan 1798AN	17.13	1.15	-
29.2	Plan 3032RS	-	-	-
30.0	River Lot 19	27.45	3.55	-
30.1	River Lot 19	21.59	8.22	-
31.0	River Lot 20	2.32	-	-
31.1	River Lot 20 - 22	53.71	10.68	-
32.0	River Lot 13A	4.81	4.81	-
33.0	River Lot 14A	6.53	6.53	-
34.0	River Lot 16A	-	-	-
35.0	NW-29-53-25-4	4.52	4.52	-

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
36.0	NE-29-53-25-4	23.62	8.69	-
37.0	SW-29-53-25-4	24.74	24.74	-
38.0	SE-29-53-25-4	52.95	3.07	-
39.0	Kingswood	40.12	37.82	-
40.0	Campbell	4.65	4.65	-
41.0	SE-18-54-25-4 (north of Fowler Way)	16.49	16.49	-
42.0	SE-2-54-25-4	22.99	1.89	-
43.0	Not Included	-	-	-
44.0	N-1-54-26-4	12.69	-	12.69
45.0	SW-12-54-26-4	49.57	-	49.57
46.0	9521983;3	24.50	16.00	8.50
47.0	NW-12-54-26-4	46.08	-	46.08
48.0	9521983;4	21.70	6.00	15.70
49.0	8422024;1 and 4 et al	53.41	-	53.41
50.0	8422024;2 and 3	35.62	-	35.62
51.0	NW-13-54-26-4	51.65	-	51.65
52.0	NE-13-54-26-4	50.71	-	50.71
53.0	NW-18-54-25-4	30.24	-	30.24
54.0	NE-18-54-25-4	53.83	40.00	13.83
55.0	NW-17-54-25-4	36.65	18.00	18.65
56.0	SW-24-54-26-4	59.57	-	59.57
57.0	SE-24-54-26-4	47.11	-	47.11
58.0	SW-19-54-25-4	39.67	-	39.67
59.0	SE-19-54-25-4 (East)	16.18	-	16.18
60.0	SW-20-54-25-4	46.06	-	46.06
61.0	Not Included	-	-	-
62.0	Not Included	-	-	-
63.0	Not Included	-	-	-
64.0	NE-19-54-25-4 (East)	13.01	-	13.01
65.0	NW-20-54-25-4 (East)	18.18	-	18.18
66.0	NE-20-54-25-4 (North)	36.96	-	36.96
67.0	NW-21-54-25-4	51.22	51.22	-
68.0	NE-21-54-25-4 (West)	25.57	25.57	-
69.0	NW-SW-22-54-25-4 (portion)	2.44	2.44	-
70.0	River Lot 36 & 37	41.22	41.22	-
71.0	Not Included	-	-	-
72.0	River Lot 37 (South)	10.04	10.04	-
73.0	Not Included	-	-	-
74.0	River Lot 56	-	-	-
75.0	NE-11-54-25-4 (portion)	31.93	16.93	15.00
76.0	NE-19-54-25-4 (West)	14.93	-	14.93
77.0	NW-20-54-25-4 (West)	37.56	-	37.56
78.0	SE-19-54-25-4 (West)	39.38	-	39.38
79.0	NE-21-54-25-4 (East)	10.92	10.92	-

Schedule "B" Municipal Infrastructure

Water Infrastructure Map



Note: Project 9- Oversizing Pool is not shown on the map as it represents funds used to increase pipe sizes through development areas.

Water Infrastructure Facilities

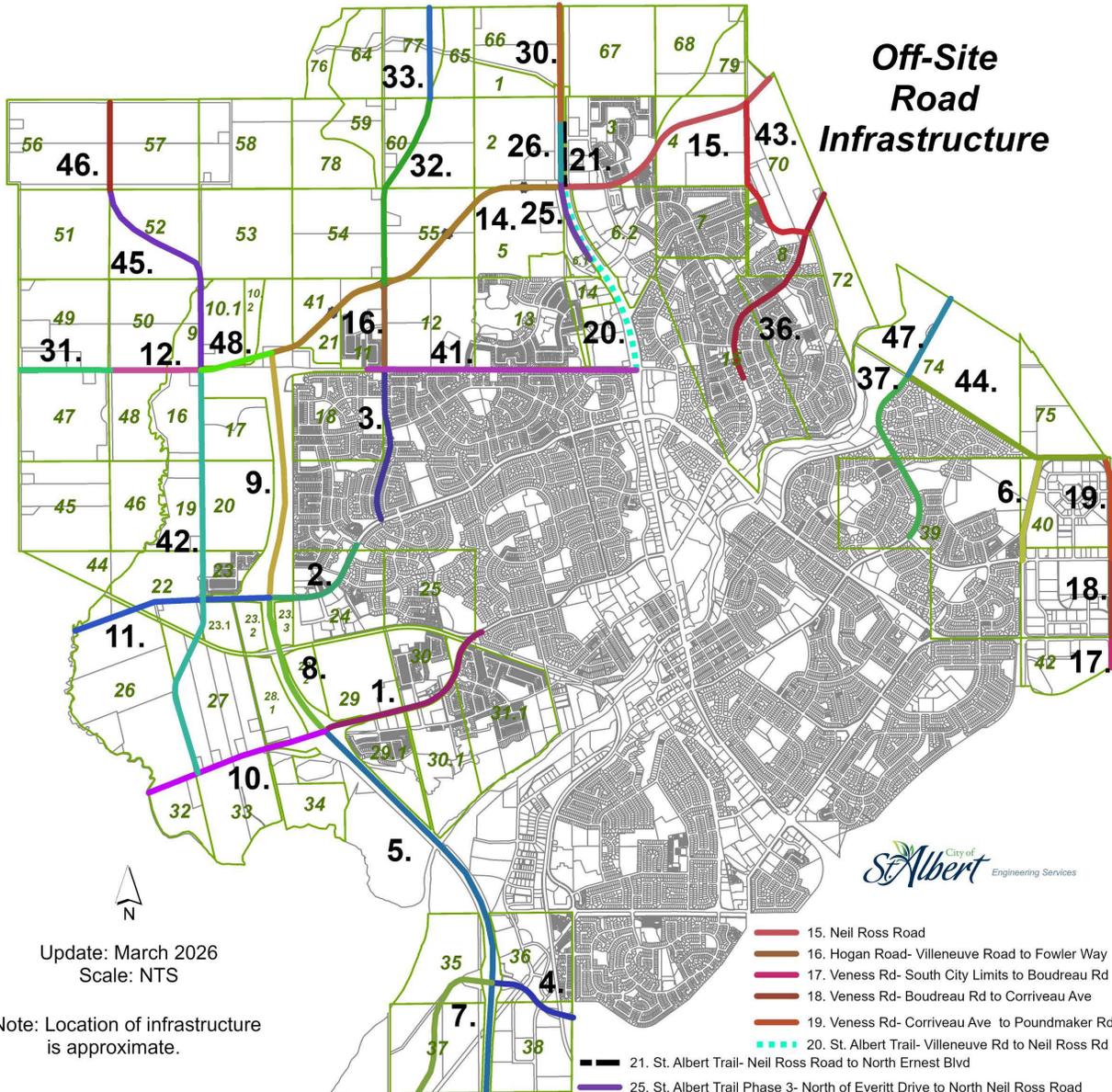
- 2. North Reservoir & Pumphouse
- 3. Lacombe Park Reservoir & Pumphouse
- 4. Oakmont Water Supply Main
- 5. Oakmont Transmission Main- Phase 1
- 6. North Reservoir South Transmission Main
- 7. North Reservoir North Transmission Main
- 8. North Reservoir East Transmission Main
- 10. North Reservoir Fill Line
- 11. North West Reservoir Fill Line
- 13. Larose/Lockhart Transmission Main
- 14. Giroux East Transmission Main
- 15. Oakmont Reservoir (Growth Upgrade)
- 16. North Reservoir Expansion
- 18. North West Reservoir & Pumphouse



Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
2	R2 - North Reservoir & Pumphouse		\$25,000,000	\$25,000,000	\$6,000,000	\$19,000,000	All
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$10,048,497		\$10,048,497		\$3,745,085	All
4	W1 - Oakmont Water Supply Main	\$9,510,210		\$9,510,210		\$4,755,105	All
5	W2 - Oakmont Transmission Main - Phase 1	\$1,205,745		\$1,205,745		\$904,309	All
6	W3 - North Reservoir South Transmission Main		\$2,301,893	\$2,301,893	\$414,341	\$1,312,079	All
7	W4 - North Reservoir North Transmission Main		\$1,617,000	\$1,617,000	\$776,160	\$436,590	All
8	W5 - North Reservoir East Transmission Main		\$1,947,800	\$1,947,800	\$58,434	\$1,402,416	All
9	Oversizing Pool	\$62,477		\$62,477		\$62,477	All
10	W6 - North Reservoir Fill Line	\$113,041	\$14,042,500	\$14,155,541	\$1,132,443	\$13,023,097	All
11	W7 - Northwest Reservoir Fill Line		\$9,345,000	\$9,345,000	\$9,345,000		All
13	W9 - Larose/Lockhart Transmission Main		\$2,303,500	\$2,303,500	\$621,945	\$1,105,680	All
14	W10 - Giroux East Transmission Main			\$1,564,617		\$1,173,463	All
15	R3 - Oakmont Reservoir (Growth Upgrade)		\$500,000	\$500,000	\$160,000	\$340,000	All
16	R4 - North Reservoir Expansion		\$15,000,000	\$15,000,000	\$12,000,000	\$3,000,000	All
18	R6 - Northwest Reservoir & Pumphouse		\$25,000,000	\$25,000,000	\$25,000,000		All

Roadway Infrastructure Map



Update: March 2026
Scale: NTS

Note: Location of infrastructure is approximate.

Roadway Infrastructure Facilities

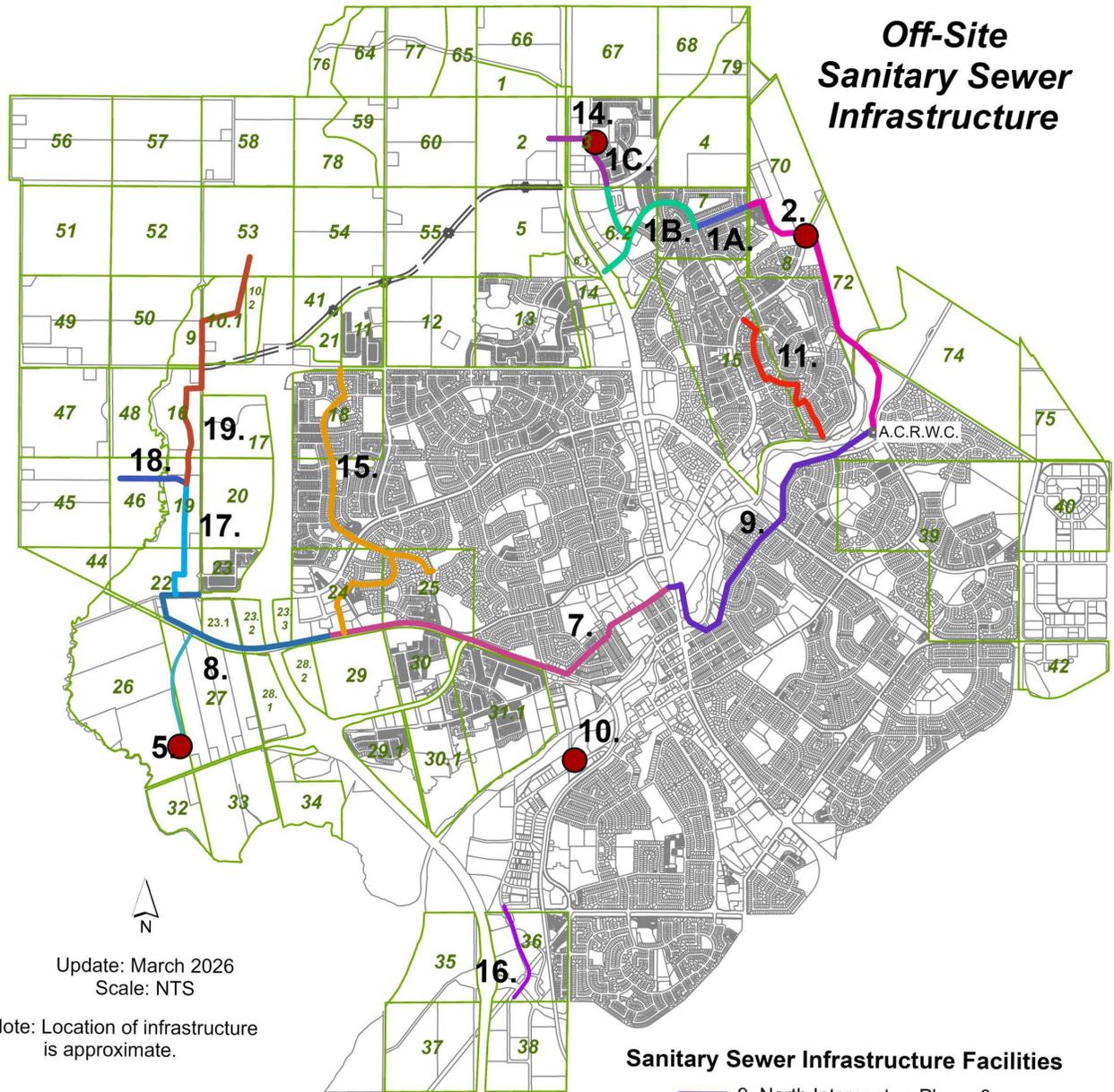
- 1. McKenney Avenue- Morgan Crescent to Ray Gibbon Drive
- 2. Giroux Road- North Ridge Drive to Ray Gibbon Drive
- 3. Hogan Road Widening- Giroux Road to Villeneuve Road
- 4. East LeClair Way- Sir Winston Churchill Avenue to Ray Gibbon Drive
- 5. Ray Gibbon Drive (Stage 1)- 137 Ave.to Meadowview Dr/McKenney Ave
- 6. Campbell Road- Poirier Ave to Poundmaker Road
- 7. West LeClair Way- City of Edmonton Limits to Ray Gibbon Drive
- 8. Ray Gibbon Drive (Stage 2)- Meadowview Dr/McKenney Ave to Giroux Rd
- 9. Ray Gibbon Drive (Stage 3)- Giroux Road to Villeneuve Road
- 10. Meadowview Drive- West City Limits to Ray Gibbon Drive
- 11. Giroux Road- West City Limits to Ray Gibbon Drive
- 12. Villeneuve Road West- Phase 1
- 14. Fowler Way- Ray Gibbon Drive to St. Albert Trail
- 15. Neil Ross Road
- 16. Hogan Road- Villeneuve Road to Fowler Way
- 17. Veness Rd- South City Limits to Boudreau Rd
- 18. Veness Rd- Boudreau Rd to Corriveau Ave
- 19. Veness Rd- Corriveau Ave to Poundmaker Rd
- 20. St. Albert Trail- Villeneuve Rd to Neil Ross Rd
- 21. St. Albert Trail- Neil Ross Road to North Ernest Blvd
- 25. St. Albert Trail Phase 3- North of Everitt Drive to North Neil Ross Road
- 26. St. Albert Trail Phase 4- North of Neil Ross Road to North of Ernest Blvd
- 30. St. Albert Trail Phase 5- North of Ernest Blvd to North City Limits
- 31. Villeneuve Road West- Phase 2
- 32. Hogan Road- Fowler Way to E/W Crosstown
- 33. Hogan Road- E/W Crosstown to North City Limits
- 36. Bellerose Drive- Twinning to City Limits
- 37. Sir Winston Churchill Avenue- Twinning to Poundmaker Road
- 41. Villeneuve Road- East of Ray Gibbon Drive
- 42. Range Road 260- South of Villeneuve Road
- 43. Range Road 253 (includes portion of Coal Mine Rd)
- 44. Poundmaker Road
- 45. Range Road 260- Villeneuve Road to E/W Crosstown
- 46. Range Road 260- E/W Crosstown to North City Limits
- 47. Sir Winston Churchill Avenue- Poundmaker Road to City Limits
- 48. Villeneuve Road-Ray Gibbon Drive to Range Road 260

Roadway Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$17,502,822	\$355,155	\$17,857,977		\$16,345,717	All
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$5,333,813	\$1,100,000	\$6,433,813		\$4,933,813	All
3	Hogan Road Widening - Giroux Road to Villeneuve Road		\$6,227,000	\$6,227,000	\$747,240	\$5,479,760	All
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	\$9,832,750	\$325,000	\$10,157,750		\$7,202,064	All
5	Ray Gibbon Drive (Stage 1) - 137 Ave (Edmonton) to Meadowview Drive / McKenney Avenue	\$30,283,200		\$39,009,376		\$13,814,888	All
6	Campbell Road - From Poirier Ave to Poundmaker Road	\$2,645,950	\$5,430,328	\$8,076,278		\$8,076,278	All
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive		\$27,943,780	\$27,943,780	\$15,648,517	\$12,295,263	All
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$16,073,600		\$19,512,918		\$5,303,885	All
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$25,806,700		\$29,948,472		\$8,708,764	All
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive		\$17,113,150	\$17,113,150		\$17,113,150	All
11	Giroux Road - West City Limits to Ray Gibbon Drive	\$3,801,042	\$10,938,162	\$14,739,203		\$14,739,203	All
12	Villeneuve Road West- Phase 1		\$7,743,238	\$7,743,238	\$7,433,508	\$309,730	All
14	Fowler Way	\$3,046,587	\$59,503,413	\$62,550,000	\$5,004,000	\$26,271,000	All
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,614,633	\$23,862,392	\$28,477,025		\$28,477,025	All
16	Hogan Road - Villeneuve Road to Fowler Way	\$2,934,899	\$4,349,381	\$7,284,279		\$7,284,279	All
17	Veness Road - From South City Limit to Boudreau Road	\$1,009,150		\$1,009,150		\$504,575	All
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$2,161,700		\$2,161,700		\$1,322,009	All
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$3,526,945		\$3,526,945		\$2,092,078	All
20	St. Albert Trail - Villeneuve Road to Neil Ross Road (Developer Led and 65% costs of SAT Phases 1 & 2)	\$23,288,687		\$29,284,945		\$29,284,945	All
21	St. Albert Trail - Fowler Way / Neil Ross Road to North City Limit (Developer Led)	\$3,700,715		\$3,700,715		\$3,700,715	All
25	St. Albert Trail Phase 3- North of Everitt Drive to North of Neil Ross Road	\$15,979,672		\$20,295,034		\$13,191,772	All
26	St. Albert Trail Phase 4- North of Neil Ross Road to North of Ernest Blvd		\$22,457,845	\$22,457,845	\$2,919,520	\$11,678,079	All
30	St. Albert Trail Phase 5- North of Ernest Blvd to North City Limits		\$8,583,025	\$8,583,025	\$3,124,221	\$2,454,745	All
31	Villeneuve Road West- Phase 2		\$6,572,825	\$6,572,825	\$6,572,825		All
32	Hogan Road- Fowler Way to E/W Crosstown		\$7,855,650	\$7,855,650	\$6,598,746	\$1,256,904	All

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
33	Hogan Road- E/W Crosstown to North City Limits		\$8,437,550	\$8,437,550	\$8,437,550		All
36	Bellerose Drive -Twinning from Oakmont to City Limits	\$2,101,350	\$10,315,500	\$12,416,850	\$2,888,340	\$7,427,160	All
37	Sir Winston Churchill Twinning to Poundmaker Road		\$12,443,403	\$12,443,403	\$4,977,361	\$7,466,042	All
41	Villeneuve Road- East of Ray Gibbon Drive	\$12,271,649	\$6,350,000	\$20,205,887		\$13,133,826	All
42	Range Road 260- South of Villeneuve Road	\$1,659,091	\$45,613,025	\$47,272,116		\$47,272,116	All
43	Range Road 253 (includes portion of Coal Mine Rd)		\$9,693,925	\$9,693,925	\$3,877,570	\$5,816,355	All
44	Poundmaker Road		\$5,461,925	\$5,461,925	\$2,403,247	\$3,058,678	All
45	Range Road 260- Villeneuve Road to E/W Crosstown		\$9,971,650	\$9,971,650	\$6,381,856	\$3,589,794	All
46	Range Road 260- E/W Crosstown to North City Limits		\$3,927,825	\$3,927,825	\$3,927,825		All
47	Sir Winston Churchill Ave- Poundmaker Road to East City Limits		\$5,570,370	\$5,570,370	\$4,233,481	\$1,336,889	All
48	Villeneuve Rd West - RR260 to RGD		\$7,069,916	\$7,069,916	\$5,373,136	\$1,696,780	All

Sanitary Sewer Infrastructure Map



Note: Projects 4, 6, 12, and 13 are classified as onsite improvements and are excluded from the model.

Project 3 was eliminated, combined with Project 2, and redesigned into an alternate project.



Sanitary Sewer Infrastructure Facilities

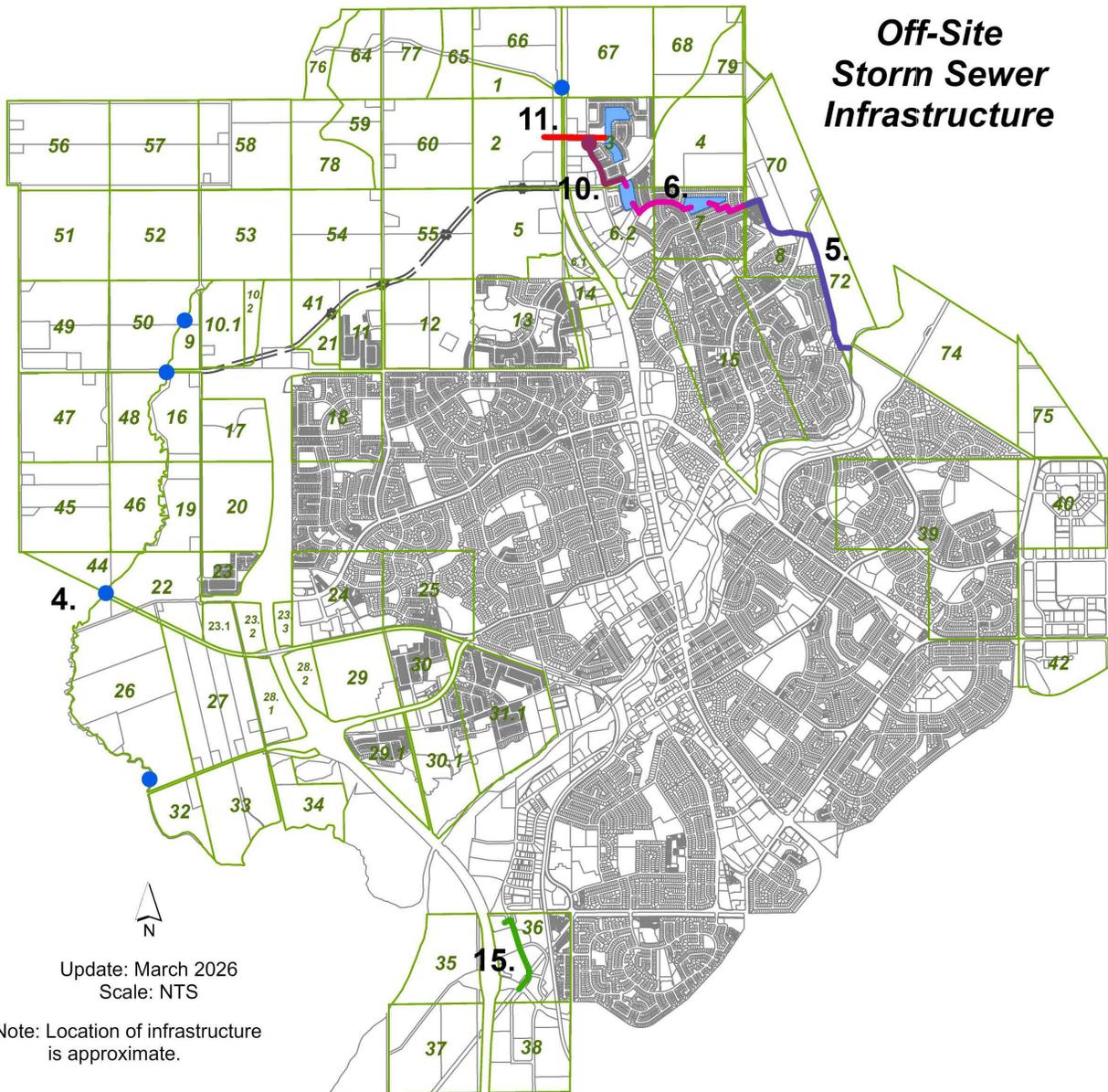
- 1. North Annexation Trunk- Phase 1A
- 1. North Annexation Trunk- Phase 1B
- 1. North Annexation Trunk- Phase 1C
- 2. Northeast Gravity Trunk, Lift Station & Forcemain
- 5. South West Lift Station, Forcemain and Gravity Trunk
- 7. North Interceptor- Phase 1 and 2A
- 8. North Interceptor- Phase 2B
- 9. North Interceptor- Phase 3
- 10. Riel Lift Station- Rebuild
- 11. Oakmont Sewer Oversizing
- 14. North East Lift Station 2
- 15. Badger Lands Oversizing
- 16. South Riel Sanitary Trunk Upgrade
- 17. Avenir Gravity Subtrunk
- 18. Carrot Creek Sanitary Sewer Crossing
- 19. Northwest Gravity Trunk

Sanitary Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	S1 - North Annexation Trunk - Phase 1	\$6,428,746	\$409,500	\$6,838,246		\$6,838,246	1, 2, 3, 4, 5, 6.1, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68
2	Northeast Gravity Trunk, Lift Station and Forcemain	\$1,252,020	\$40,642,141	\$41,894,161		\$41,894,161	1, 2, 3, 4, 5, 6.1, 7, 8, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68, 69, 70, 72, 79
3	F1 - North East Forcemain	\$249,097		\$249,097		\$249,097	1, 2, 4, 5, 6.1, 7, 8, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68, 69, 70, 72, 79
4	LF1 - South West Lift Station & Forcemain						Onsite
5	LF2 - South West Lift Station & Forcemain		\$8,874,560	\$8,874,560	\$709,965	\$8,164,595	26, 27, 28.1, 32, 33, 34, 44
6	LF3 - North West Lift Station & Forcemain						Onsite
7	S2 - Phase 1 - North Interceptor	\$10,452,590		\$10,452,590			9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
8	S3 - Phase 2b - North Interceptor	\$12,445,302		\$16,888,448		\$16,888,448	9, 10.1, 10.2, 16, 17, 18, 19, 20, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
9	S4 - Phase 3 North Interceptor	\$24,041,000		\$27,749,936		\$27,749,936	9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
10	L2 - Riel Lift Station - Rebuild	\$2,488,768		\$2,488,768		\$1,194,502	35, 36, 37, 38
11	S5 - Oakmont Sewer Oversizing	\$864,022		\$864,022		\$864,022	3, 6.2, 8
12	S6 - North Annexation Trunk Phase 2						Onsite
13	S7 - North Annexation Trunk Phase 3						Onsite
14	L3 - NE Lift Station 2		\$9,583,000	\$9,583,000	\$766,640	\$8,816,360	1, 2, 3, 60, 65, 66, 67, 68
15	S8 - Badger Lands Oversizing	\$339,171		\$339,171		\$339,171	11, 21
16	South Riel Sanitary Trunk Upgrade	\$158,097		\$158,097		\$103,720	35, 36, 37, 38
17	Avenir Gravity Subtrunk		\$4,021,000	\$4,021,000	\$643,360	\$3,377,640	9, 10.1, 10.2, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 76, 78
18	Carrot Creek Sanitary Sewer Crossing		\$1,174,000	\$1,174,000	\$986,160	\$187,840	45, 46, 47, 48, 49, 50, 51, 52, 53, 56, 57, 58
19	Northwest Gravity Trunk		\$3,214,509	\$3,214,509	\$2,057,286	\$1,157,223	9, 10.1, 10.2, 41, 53, 54, 58, 76, 78

Storm Sewer Infrastructure Map

Off-Site Storm Sewer Infrastructure



Storm Sewer Infrastructure Facilities

Note: Projects 1,2,3,7,8, 9, and 12 are classified as onsite improvements and are excluded from the model or have been combined with other projects in the model.

Project 13- Oakmont Storm Sewer Oversizing is not shown on the map.

- 4. Carrot Creek Erosion Control
- 5. North East Area Storm- Trunk Sewer and Outfall
- 6. North East Area Storm- Pond 1 & Coal Mine Rd Trunk Sewer
- 10. North East Area Storm- Lift Station and Trunk Between Ponds 2 and 3
- 11. North East Area Storm- Storm Sewer Between Ponds 3 & 4
- 15. South Riel Storm Sewer Upgrade

Storm Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Benefitted Areas
4	Carrot Creek Erosion Control	\$28,585	\$4,001,415	\$4,030,000		\$1,209,000	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
5	NE Area Storm - Trunk Sewer and Outfall	\$543,848	\$25,784,731	\$26,328,579	\$2,106,286	\$24,222,293	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$1,248,097		\$1,248,097		\$1,248,097	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1			Onsite			-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2			Onsite			-
9	NE Area Storm - St Albert Trail Storm Sewer			Onsite			-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	\$815,127	\$6,353,585	\$7,168,712		\$7,168,712	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	\$423,092	\$1,287,000	\$1,710,092		\$1,710,092	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5			Onsite			-
13	Oakmont Storm Sewer Oversizing	\$383,623		\$383,623		\$383,623	6.2, 8
15	South Riel Storm Sewer Upgrade	\$475,686		\$475,686		\$315,756	35, 36, 37, 38

Schedule "C"
Off-Site Levy Rates for the Benefitting Areas

Area # (A)	Roadway Levies (B)	Water Levies (C)	Sanitary Levies (D)	Stormwater Levies (E)	Total (\$/ha) (F)
1.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
2.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
3.0	\$267,079	\$20,897	\$205,453	\$46,288	\$539,717
4.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
5.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
6.1	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
6.2	\$267,079	\$20,897	\$7,024		\$295,000
7.0	\$267,079	\$20,897	\$116,856	\$46,288	\$451,120
8.0	\$267,079	\$20,897	\$124,149		\$412,126
9.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
10.1	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
10.2	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
11.0	\$267,079	\$20,897	\$50,313		\$338,289
12.0	\$267,079	\$20,897	\$133,813		\$421,789
13.0	\$267,079	\$20,897	\$133,813		\$421,789
14.0	\$267,079	\$20,897	\$133,813		\$421,789
15.0	\$267,079	\$20,897			\$287,976
16.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
17.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
17.2	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
18.0	\$267,079	\$20,897	\$67,362		\$355,338
19.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
20.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
20.2					
21.0	\$267,079	\$20,897	\$50,313	\$46,288	\$384,577
22.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.1	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.2	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.3	\$267,079	\$20,897	\$67,362		\$355,338
24.0	\$267,079	\$20,897	\$67,362		\$355,338
25.0	\$267,079	\$20,897	\$67,362		\$355,338
26.0	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
27.0	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
28.1	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
28.2	\$267,079	\$20,897	\$67,362		\$355,338
29.0	\$267,079	\$20,897	\$67,362		\$355,338
29.1	\$267,079	\$20,897	\$67,362		\$355,338
29.2					
30.0	\$267,079	\$20,897	\$67,362		\$355,338
30.1	\$267,079	\$20,897	\$67,362		\$355,338
31.0	\$267,079	\$20,897	\$67,362		\$355,338
31.1	\$267,079	\$20,897	\$67,362		\$355,338

Area # (A)	Roadway Levies (B)	Water Levies (C)	Sanitary Levies (D)	Stormwater Levies (E)	Total (\$/ha) (F)
32.0	\$267,079	\$20,897	\$120,483		\$408,459
33.0	\$267,079	\$20,897	\$120,483		\$408,459
34.0	\$267,079	\$20,897	\$53,121		\$341,097
35.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
36.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
37.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
38.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
39.0	\$267,079	\$20,897	\$37,461		\$325,437
40.0	\$267,079	\$20,897	\$37,461		\$325,437
41.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
42.0	\$267,079	\$20,897	\$37,461		\$325,437
44.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
45.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
46.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
47.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
48.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
49.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
50.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
51.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
52.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
53.0	\$267,079	\$20,897	\$126,804	\$46,288	\$461,068
54.0	\$267,079	\$20,897	\$116,530	\$46,288	\$450,794
55.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
56.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
57.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
58.0	\$267,079	\$20,897	\$126,804	\$46,288	\$461,068
59.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
60.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
64.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
65.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
66.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
67.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
68.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
69.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
70.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
72.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
74.0	\$267,079	\$20,897			\$287,976
75.0	\$267,079	\$20,897			\$287,976
76.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
77.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
78.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
79.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255