

CITY OF ST. ALBERT

BYLAW 30/2013
Consolidated by Bylaw 8/2018

Being a Bylaw to establish Off-site Levies

WHEREAS lands were annexed to the City of St. Albert by way of Order in Council 38/2007; and

WHEREAS a review of existing municipal infrastructure revealed that an expansion of base level infrastructure would be required to support growth into the annexed areas as existing infrastructure did not have capacity to absorb new development; and

WHEREAS the cost of the required base level infrastructure was assessed and the City concluded that the cost was too great for either the City or the landowners and developers to handle alone; and

WHEREAS the City, landowners and developers have agreed that the construction of the required base level infrastructure is a shared responsibility and have worked together to determine how the costs of the required infrastructure can be shared on an equitable basis; and

WHEREAS the City, the landowners and developers have agreed that in order to have all beneficiaries of development participate in the cost of providing the infrastructure a City wide approach had to be implemented; and

WHEREAS Section 648 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, allows a municipal council to pass a bylaw to provide for the imposition and payment of levies, to be known as "Off-Site Levies" in respect of land that is to be developed or subdivided and to authorize an agreement to be entered into in respect of the payment of the levies; and

WHEREAS the money collected from the imposition of the Off-Site Levies may only be used for the capital cost of the following municipal infrastructure:

- new or expanded facilities for the storage, transmission, treatment or supplying of water,
- new or expanded facilities for the treatment, movement or disposal of sanitary sewage,
- new or expanded storm sewer drainage facilities,
- new or expanded roads required for or impacted by a subdivision or development, and
- land required for or in connection with any of the above described facilities; and

WHEREAS the landowners and developers have agreed with the City, following extensive consultation and negotiations, that the imposition of Off-Site Levies is an appropriate vehicle to ensure widespread and equitable participation in the payment of the costs of providing necessary municipal infrastructure; and

WHEREAS Council has received reports and briefings regarding the development of the Off-Site Levies to be imposed within the boundaries of St. Albert and has advertised its intention to consider the passage of this Bylaw in accordance with the Act.

NOW THEREFORE the Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be referred to as the “Off-Site Levy Bylaw”.
2. In this Bylaw:
 - a. **“Act”** means the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended;
 - b. **“Area”** means the area of land, in hectares, being developed or subdivided less land being dedicated for municipal reserve, environmental reserve and road right-of-way for arterial roadways;
 - c. **“Benefiting Area”** means the area of land that will benefit from a particular piece of Municipal Infrastructure, as more specifically identified in Schedule “A”;
 - d. **“City”** means the municipal corporation of the City of St. Albert or where the context so requires the area within the boundaries of the City;
 - e. **“City Council”** means the municipal council for the City of St. Albert;
 - f. **“Construction Costs”** means the cost, incurred or as estimated and adjusted annually by the Engineer, to complete the construction of Municipal Infrastructure and all necessary improvements forming part of the Municipal Infrastructure. Construction Costs shall include design, engineering, land costs, surveying costs, contingency costs and carrying costs. Estimated Construction Costs and Actual Construction Costs must be verified to the satisfaction of the Engineer;
 - g. **“Developable Lands”** means the total area of those lands within the City yet to be developed, less arterial road rights-of-way, municipal reserve and environmental reserve;
 - h. **“Development Agreement”** means an agreement between the City and the Owner of the land being developed or subdivided that relates to the construction of municipal improvements, including Municipal Infrastructure,

required to service the lands and allow development to proceed;

- i. **“Development Permit”** means a permit issued in accordance with the Land Use Bylaw by a Development Officer, the Subdivision and Development Appeal Board or the Court of Appeal of Alberta;
- j. **“Engineer”** means the City Manager or his/her delegate;
- k. **“Levy”** means the amount, calculated in accordance with Sections 3 and 4 of this Bylaw, to be paid by an Owner to the City as the Owner’s contribution towards the costs of the construction of each type of the Municipal Infrastructure generally described as:
 - i new or expanded facilities for the storage, transmission, treatment or supplying of water,
 - ii new or expanded facilities for the treatment, movement or disposal of sanitary sewage,
 - iii new or expanded storm sewer drainage facilities,
 - iv new or expanded roads required for or impacted by a subdivision or development, and
 - v land required for or in connection with any of the above described facilities;
- l. **“Municipal Infrastructure”** means those facilities for
 - i new or expanded facilities for the storage, transmission, treatment or supplying of water,
 - ii new or expanded facilities for the treatment, movement or disposal of sanitary sewage,
 - iii new or expanded storm sewer drainage facilities,
 - iv new or expanded roads required for or impacted by a subdivision or development, and
 - v land required for or in connection with any of the above described facilitiesas more specifically identified in Schedule “B”;
- m. **“Net Construction Costs”** means:
 - i in the case of a Municipal Infrastructure not yet constructed, the difference between the estimated Construction Costs for that piece of Municipal Infrastructure, as determined from time to time by the Engineer, less the total of money paid to the City in Off-Site Levies for that piece of Municipal Infrastructure or,
 - ii in the case of an already constructed piece of Municipal Infrastructure, the difference between the actual Construction Costs

for that piece of Municipal Infrastructure, as determined by the Engineer upon the completion of that piece of Municipal Infrastructure, less the total of money paid to the City in Off-Site Levies for that piece of Municipal Infrastructure;

- n. **“Owner”** means the registered owner or person entitled to become the registered owner of undeveloped land within the City which land is the subject of an application for a Development Permit or an application for Subdivision;
- o. **“Off-Site Levy Funds”** means the levies collected by the City and interest on such levies less monies already spent constructing Municipal Infrastructure. A separate Off-Site Levy Fund shall be maintained for water infrastructure, sanitary sewer infrastructure, storm sewer infrastructure and roadway infrastructure;
- p. **“Schedule A”** means the map attached to and forming part of this Bylaw which divides the City into 42 areas for the purposes of establishing Benefiting Areas as required for the calculation of the Off-Site Levies;
- q. **“Schedule B”** means the listing of water infrastructure, sanitary sewer infrastructure, storm sewer infrastructure and roadway infrastructure attached to and forming part of this Bylaw and includes estimated dates of construction, estimated costs of construction (as of that date) and an indication of the areas that will benefit from each piece of Municipal Infrastructure;
- r. **“Schedule C”** means the table identifying the Off-Site Levy rates for the Benefiting Areas; and
- s. **“Subdivision”** has the meaning provided for in the Act.

Imposition of Off-Site Levies

- 3. An Off-Site Levy shall be imposed on each hectare of land within the City at the time such land receives Subdivision approval or on the date of approval of a Development Permit, and are payable in accordance with section 12 of this Bylaw. All undeveloped land will be subject to Off-Site Levies whether the land is to be developed for commercial, industrial, institutional, community or residential uses.
- 4. Off-Site Levies are deemed imposed whether or not the imposition of the Off-Site Levies is made a specific condition of Subdivision or the Development Permit.

Benefitting Areas

5. For the purposes of calculating the Off-Site Levies to be imposed on a Benefiting Area, the City shall be divided into 42 areas as shown on the map attached as Schedule "A".

Use of Off-Site Levies Funds

6. The Off-Site Levies Funds shall be used to pay the Construction Costs of the Municipal Infrastructure listed in Schedule "B".
7. Notwithstanding increases or decreases in the Off-Site Levy rate for particular pieces of Municipal Infrastructure, no portion of an Off-Site Levy paid by an Owner shall be refunded. The City shall not seek to charge the Owner an additional Off-Site Levy for the same area of land once the Owner has paid the Off-Site Levies for that land.

Off-site Levies

8. The Area of the land for which the Off-Site Levy is being imposed and collected shall be identified in the Development Permit or Subdivision approval that triggers the imposition of the Off-Site Levy.
9. The Off-Site Levy for a particular Area shall be the sum of all the Off-Site Levies against the land for each of the following categories of Municipal Infrastructure:
 - a. Water Infrastructure;
 - b. Sanitary Sewer Infrastructure;
 - c. Storm Sewer Infrastructure; and
 - d. Roadway Infrastructure.
10. The Off-Site Levy rates are set out in Schedule "C".
11. For each category of Municipal Infrastructure, an Off-Site Levy for land being developed or subdivided shall be calculated according to the following formula:
 - a. For Development Permits

Off-Site Levy to be paid by Owner	= Area to be developed pursuant to the Development Permit	X	Municipal Infrastructure Off-Site Levy rates as identified in Column F in Schedule "C" in effect as of the date the Development Permit is issued
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b. For Subdivisions

Off-Site Levy to be paid by Owner	= Area of the Subdivision approval	X	Municipal Infrastructure Off-Site Levy rates as identified in Column F in Schedule "C" in effect as of the date that the City approves the Development Agreement for the lands being subdivided
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Payment of Off-Site Levies

12. The Off-Site Levies shall be paid by the Owner of the land being developed or subdivided:
 - a. for land to be developed at the time specified in the Development Permit approving the development; or
 - b. for land which is to be subdivided, prior to the City's approval of the Development Agreement.
13. Unless otherwise agreed by the Engineer, an Owner may not pay an Off-Site Levy that would be imposed upon land when that land is subdivided or developed prior to the subdivision or development of that land.

Debt

14. Any payment of an Off-Site Levy pursuant to this Bylaw which is not made when due shall be a debt owing to the City by the Owner. This provision does not in any way affect any other remedy available to the City for late or non-payment of an Off-Site Levy.

Development Agreements

15. The entering into of a Development Agreement in respect of payment of Off-Site Levies is hereby authorized.
16. If the Development Agreement is not approved by the City, the Off-Site Levies paid shall be refunded to the Owner and the land shall be treated as if no Off-Site Levies had been imposed or collected with respect to that land.

Review of Off-Site Levies

17. The City shall review the Off-Site Levy projects and the Off-Site Levy rates no less than every third year, with the first review required on or before 2016.

18. After the review has been completed, the City Council may amend the Bylaw to update the Municipal Infrastructure Off-Site Levy rates.
19. Commencing in 2014, in each year that the City does not conduct a review (a “non-review year”), the Engineer shall calculate the Municipal Infrastructure Off-Site Levy Rate for each particular piece of Municipal Infrastructure that has or will be constructed with the Off-Site Levy Funds. In making this annual determination of the Off-Site Levy rate the Engineer shall utilize actual Construction Costs, work completed to the end of the previous calendar year, estimated Construction Costs, interest or carrying costs and determine the Area of the land that benefits from the piece of Municipal Infrastructure that remains to be developed or subdivided. When calculating the Municipal Infrastructure Off-Site Levy rate for each non-review year, the Engineer shall consult with representatives of both developers and landowners. Any person may request and shall be given specific details as to how the Engineer calculated the Off-Site Levy rates and what information was utilized by the Engineer in undertaking the calculations. In undertaking the annual recalculations the Engineer shall not be bound by the estimated Construction Costs or estimated construction dates shown in Schedule “B” but shall adjust such information in accordance with the current plans, staging information and Construction Costs.
20. The Municipal Infrastructure Off-Site Levy rates for each particular piece of Municipal Infrastructure shall be calculated according to the following formula:

Municipal Infrastructure Off-Site Levy rate	=	$\frac{\text{Net Construction Costs for the Municipal Infrastructure}}{\text{Developable Land benefiting from the Municipal Infrastructure yet to be developed or subdivided (in hectares)}}$
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21. In the non-review years, the Engineer shall bring to City Council for its approval any amendments to Schedule “C” when he has completed the calculations set out in section 19 of this Bylaw.

Annual Report

22. On or before December 31 of each calendar year, the Engineer shall prepare and submit to City Council an annual report on the Off-Site Levies imposed and collected by the City in the previous year. The annual report shall identify:
 - a. Municipal Infrastructure constructed during the previous calendar year;
 - b. Construction Costs of such Municipal Infrastructure;

- c. Amounts paid by the City from the Off-Site Levies Funds as Construction Costs for the Municipal Infrastructure and details as to whom the payments have been made;
- d. Estimated Construction Costs for the Municipal Infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report;
- e. Details as to the amounts collected in Off-Site Levies by the City;
- f. Specifics as to the total value of Off-Site Levy Funds being held by the City which are yet to be expended on the construction of Municipal Infrastructure, including specifics as to the amount of interest earned on such Off-Site Levy Funds and information regarding any commitments made for the expenditure of monies in the Off-Site Levy Funds that have not yet been paid out; and
- g. Information regarding any changes to the assumptions related to the staging or timing of development and the projected construction date for the Municipal Infrastructure.

Severability

- 23. In the event that any provision of this Bylaw is found to be contrary to law by any Court of competent jurisdiction, then that provision shall be severed and the remainder of the Bylaw shall be of full force and effect.

Transition

- 24. Except as otherwise provided for in Development Agreements signed prior to the effective date of this Bylaw, this Bylaw applies to:
 - a. any subdivision where the date of subdivision approval occurs on or after the date this Bylaw comes into force; and
 - b. any development where the date of issuance of a development permit occurs on or after the date this Bylaw comes into force.

General

- 25. Nothing in this Bylaw precludes the City from:
 - a. imposing further or different off-site levies, duly enacted by bylaw, on any land in respect of which the City has not collected the Off-Site Levies imposed under this Bylaw or any previous off-site levy bylaw authorized by statute; or

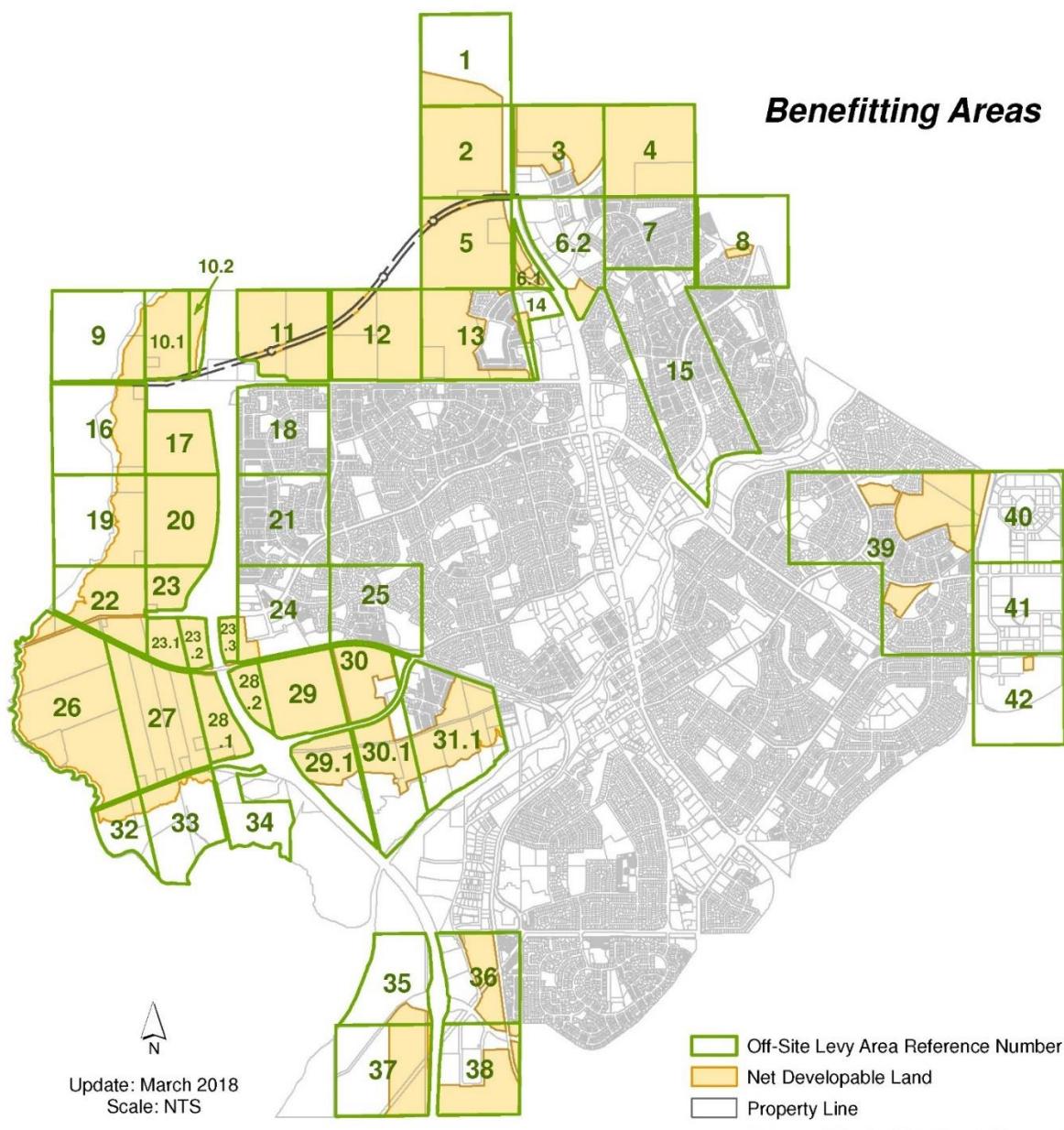
- b. adopting City Council policies in relation to:
 - i the process by which expenditures incurred by developers for infrastructure with capacity in excess of the capacity required to service their development is shared with subsequent developers (debt sharing);
 - ii the process by which the amount payable by a developer for Off-site Levies is off-set against the developer's cost to construct Municipal Infrastructure (off-setting); and
 - iii the process governing when a developer may construct Municipal Infrastructure which benefits other parties, at whose cost such construction will occur and how a developer who has paid the cost of such construction is to be reimbursed for the costs in excess of his proportionate share (front ending and front ended claim reimbursement); and
- c. adopting procedures or guidelines for the assistance and direction of City administration with respect to the implementation of this bylaw.

26. Bylaw 30/2009 is hereby repealed.

27. This Bylaw shall take effect upon the final passing thereof.

Schedule "A"

Map of Benefitting Areas



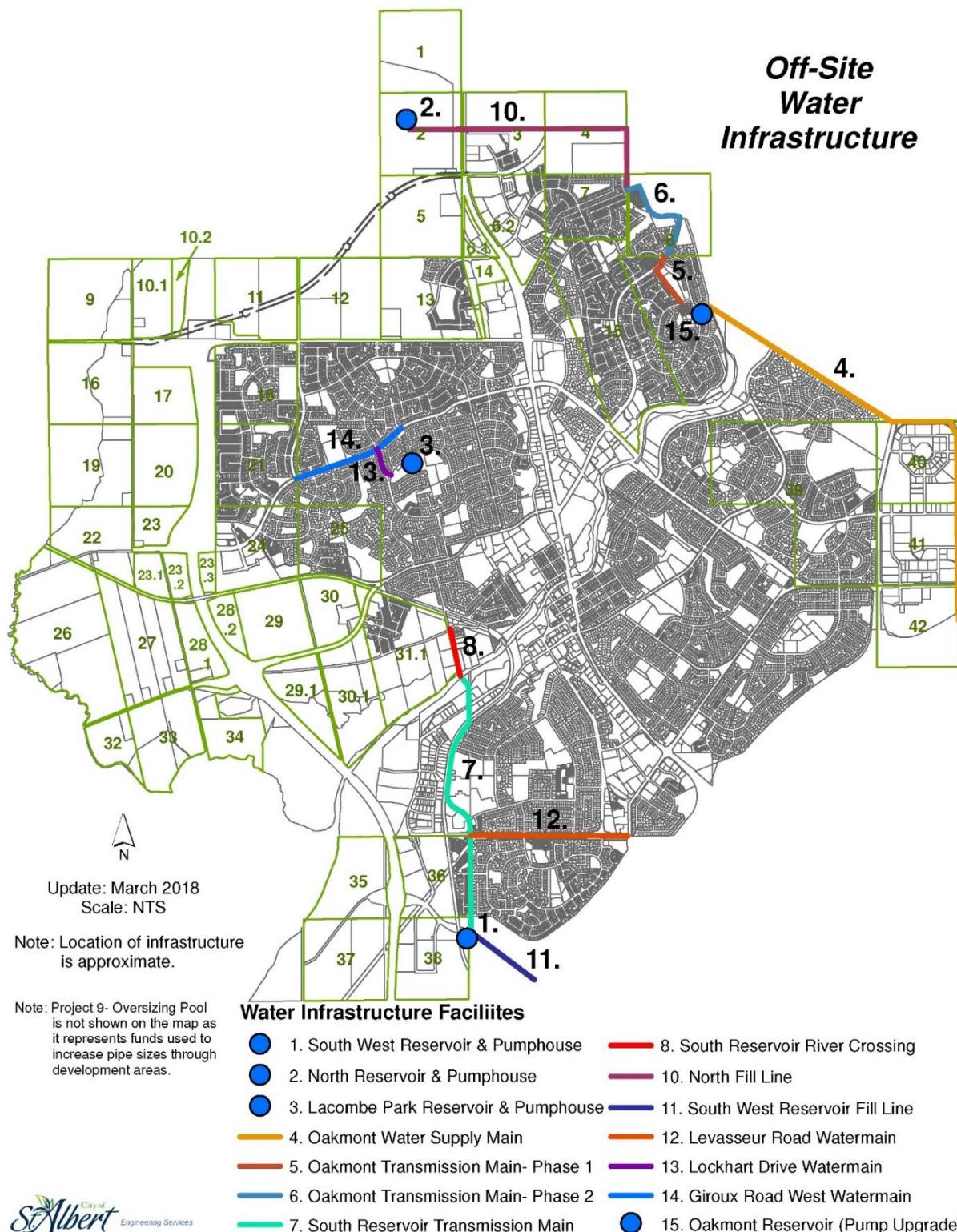
Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Development Area (ha.)
1.0	NE-20-54-25-4	14.60	13.58
2.0	SE-20-54-25-4	52.21	48.56
3.0	SW-21-54-25-4	53.60	33.42
4.0	SE-21-54-25-4	54.04	50.26
5.0	NE-17-54-25-4	53.60	49.85
6.1	NW-16-54-25-4	4.56	4.41
6.2	NW-16-54-25-4	47.15	4.12
7.0	NE-16-54-25-4	27.13	-
8.0	River lot 36 & 37	4.20	1.18
9.0	SE-13-54-26-4	8.04	7.48
10.1	SW-18-54-25-4	25.97	24.15
10.2	SW-18-54-25-4	6.82	6.34
11.0	SE-18-54-25-4	51.15	47.57
12.0	SW-17-54-25-4	55.67	52.68
13.0	SE-17-54-25-4	65.25	42.46
14.0	SW-16-54-25-4	11.37	2.53
15.0	River lot 32, 33 & 34	7.95	-
16.0	NE-12-54-26-4	18.87	14.03
17.0	NW-7-54-25-4	30.59	30.59
17.2	NW-7-54-25-4	-	-
18.0	NE-7-54-25-4	24.65	-
19.0	SE-12-54-26-4	21.56	19.96
20.0	SW-7-54-25-4	45.38	40.97
20.2	SW-7-54-25-4	-	-
21.0	SE-7-54-25-4	-	-
22.0	NE-1-54-26-4	33.48	27.47
23.0	NW-6-54-25-4	14.89	13.85
23.1	River Lot 16	11.55	10.74
23.2	River Lot 16	8.91	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	98.76	91.85
27.0	Plan 9926483	64.92	60.38
28.1	River Lot 16	20.36	18.93
28.2	River Lot 16	11.40	11.40
29.0	Plan 1798AN	42.80	36.00
29.1	Plan 1798AN	19.21	17.01
29.2	Plan 3032RS	-	-

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Development Area (ha.)
30.0	River Lot 19	27.45	17.54
30.1	River Lot 19	23.77	18.74
31.0	River Lot 20	2.26	0.50
31.1	River Lot 20 - 22	55.31	34.38
32.0	River Lot 13A	5.17	4.81
33.0	River Lot 14A	7.02	6.53
34.0	River Lot 16A	-	-
35.0	NW-29-53-25-4	4.86	4.52
36.0	NE-29-53-25-4	23.62	15.56
37.0	SW-29-53-25-4	26.60	24.74
38.0	SE-29-53-25-4	50.11	27.48
39.0	Description	40.12	40.12
40.0	Description	4.65	4.65
41.0	Description	-	-
42.0	SE-2-54-25-4	21.94	0.84

Schedule "B" Municipal Infrastructure

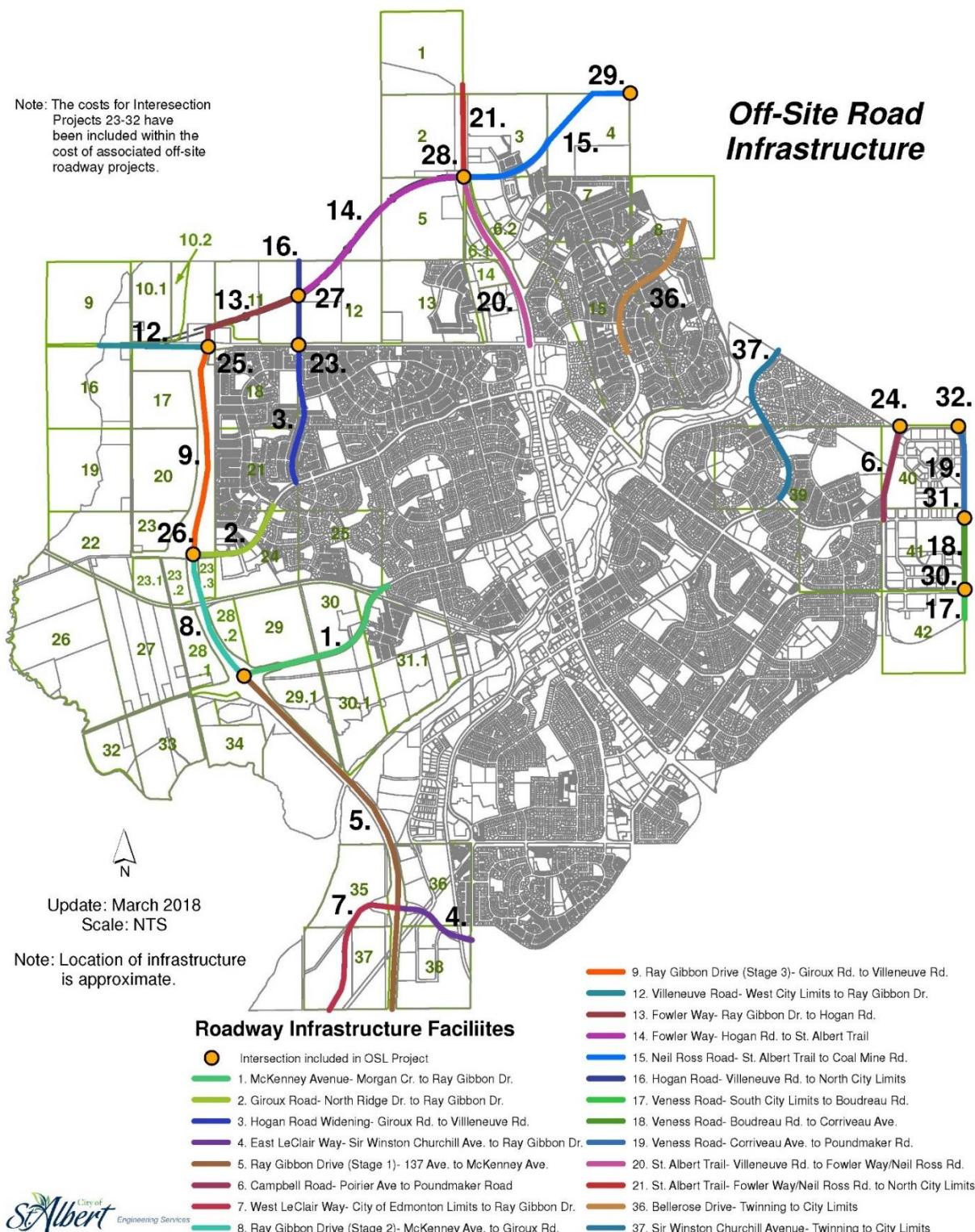
Water Infrastructure Map



Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Share (Off-Site Levy)	Areas Benefitted
1	R1 - Southwest Reservoir & Pumphouse	-	\$31,025,000	\$31,025,000	\$22,027,750	All
2	R2 - North Reservoir & Pumphouse	-	\$61,075,000	\$61,075,000	\$32,369,750	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 - Oakmont Transmission Main - Phase 2	-	\$2,489,376	\$2,489,376	\$1,867,032	All
7	W4 - South Reservoir Transmission Main	-	\$5,616,000	\$5,616,000	\$4,212,000	All
8	W5 - South Reservoir River Crossing	-	\$2,340,000	\$2,340,000	\$1,755,000	All
9	Oversizing Pool	\$62,477	-	\$62,477	\$62,477	All
10	W6 - North Fill Line	-	\$16,988,400	\$16,988,400	\$16,988,400	All
11	W7 - Southwest Reservoir Fill Line	-	\$1,404,000	\$1,404,000	\$1,404,000	All
12	W8 - Levasseur Road Watermain	-	\$3,159,000	\$3,159,000	\$2,369,250	All
13	W9 - Lockhart Drive Watermain	-	\$702,000	\$702,000	\$526,500	All
14	W10 - Giroux Road West Watermain	-	\$2,808,000	\$2,808,000	\$2,106,000	All
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	\$500,000	\$500,000	\$500,000	All

Roadway Infrastructure Map

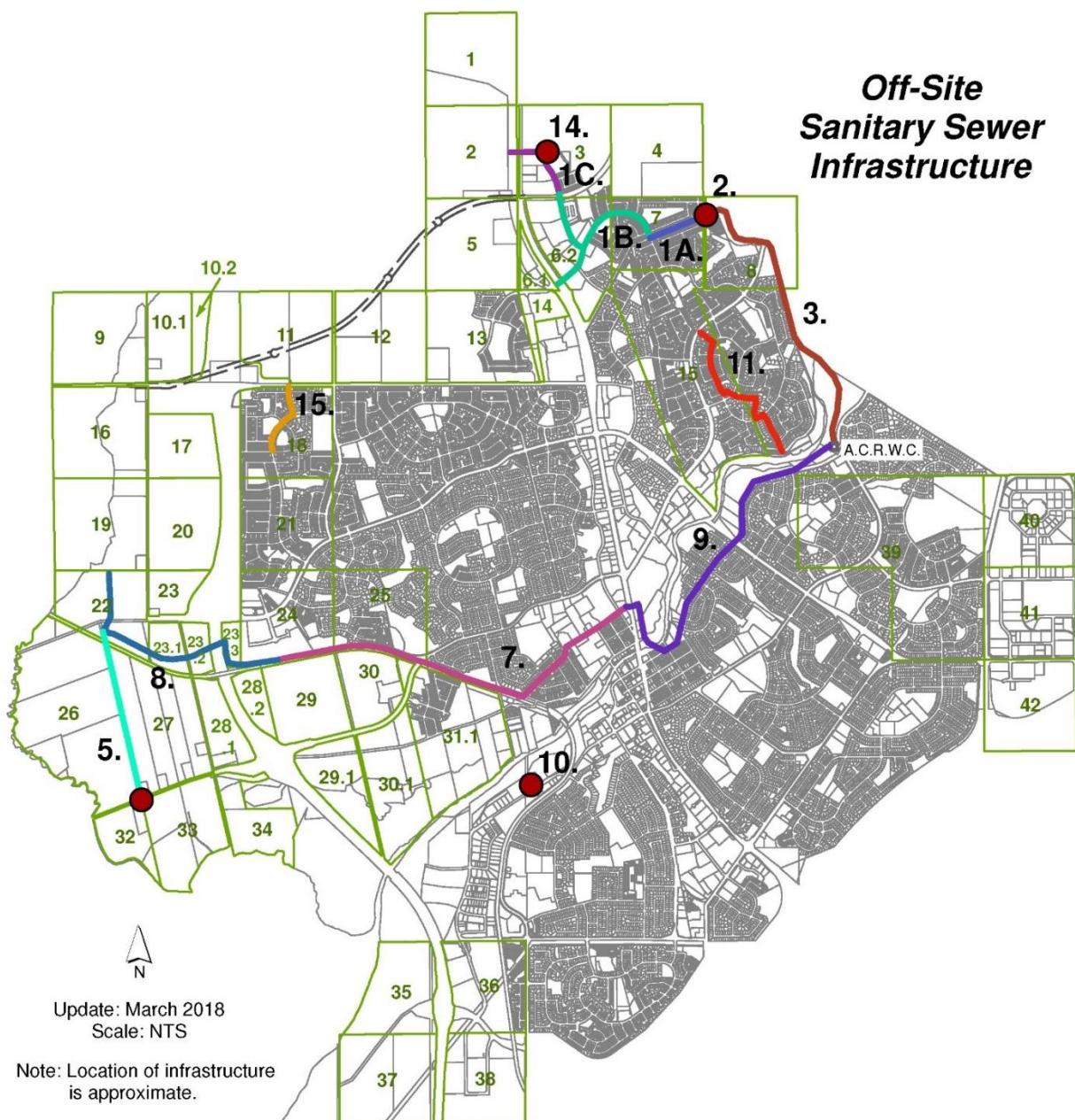


Roadway Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Share (Off-Site Levy)	Areas Benefitted
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$10,552,316	\$5,460,000	\$16,012,316	\$14,500,056	All
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$5,333,813	\$1,170,000	\$6,503,813	\$5,003,813	All
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	\$6,227,000	\$6,227,000	\$6,227,000	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	\$1,980,000	\$4,625,950	\$4,625,950	All
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	\$11,391,000	\$11,391,000	\$11,391,000	All
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$16,073,600	\$500,000	\$20,012,918	\$5,668,959	All
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$25,806,700	-	\$29,948,472	\$6,611,586	All
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	All
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	All
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	\$7,099,500	\$7,099,500	\$7,099,500	All
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	\$5,184,000	\$5,184,000	\$5,184,000	All
14	Fowler Way - from Hogan Road to St. Albert Trail	-	\$12,330,500	\$12,330,500	\$12,330,500	All
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,286,278	\$9,404,500	\$13,690,778	\$13,690,778	All
16	Hogan Road - Villeneuve Road to North City Limits	-	\$6,681,000	\$6,681,000	\$6,681,000	All
17	Veness Road - From South City Limit to Boudreau Road	\$1,009,150	-	\$1,009,150	-	All
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$2,161,700	-	\$2,161,700	-	All
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$3,526,945	-	\$3,526,945	-	All

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Share (Off-Site Levy)	Areas Benefitted
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	\$7,340,928	\$6,857,500	\$14,198,428	\$14,198,428	All
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	\$800,663	\$8,400,651	\$9,201,314	\$9,201,314	All
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	All
23	Intersection - Hogan Road @ Villeneuve Road	Costs included within cost of Hogan Road				All
24	Intersection - Campbell Road @ Poundmaker Road	Costs included within cost of Campbell Road				All
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	Costs included within cost of Villeneuve Road				All
26	Intersection - Ray Gibbon Drive @ Giroux Road	Costs included within cost of Giroux Road				All
27	Intersection - Fowler Way @ Hogan Road	Costs included within cost of Hogan Road				All
28	Intersection - Fowler Way @ St. Albert Trail	Costs included within cost of Fowler Way				All
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	Costs included within cost of Neil Ross Road				All
30	Intersection - Veness Road @ Boudreau Road	Costs included within cost of Veness Road				All
31	Intersection - Veness Road @ Corriveau Avenue	Costs included within cost of Veness Road				All
32	Intersection - Veness Road @ Poundmaker Road	Costs included within cost of Veness Road				All
36	Bellerose Drive -Twinning from Oakmont to City Limits	\$2,101,350	\$8,840,000	\$10,941,350	\$8,856,950	All
37	Sir Winston Churchill Twinning to City Limits	-	\$8,840,000	\$8,840,000	\$8,840,000	All

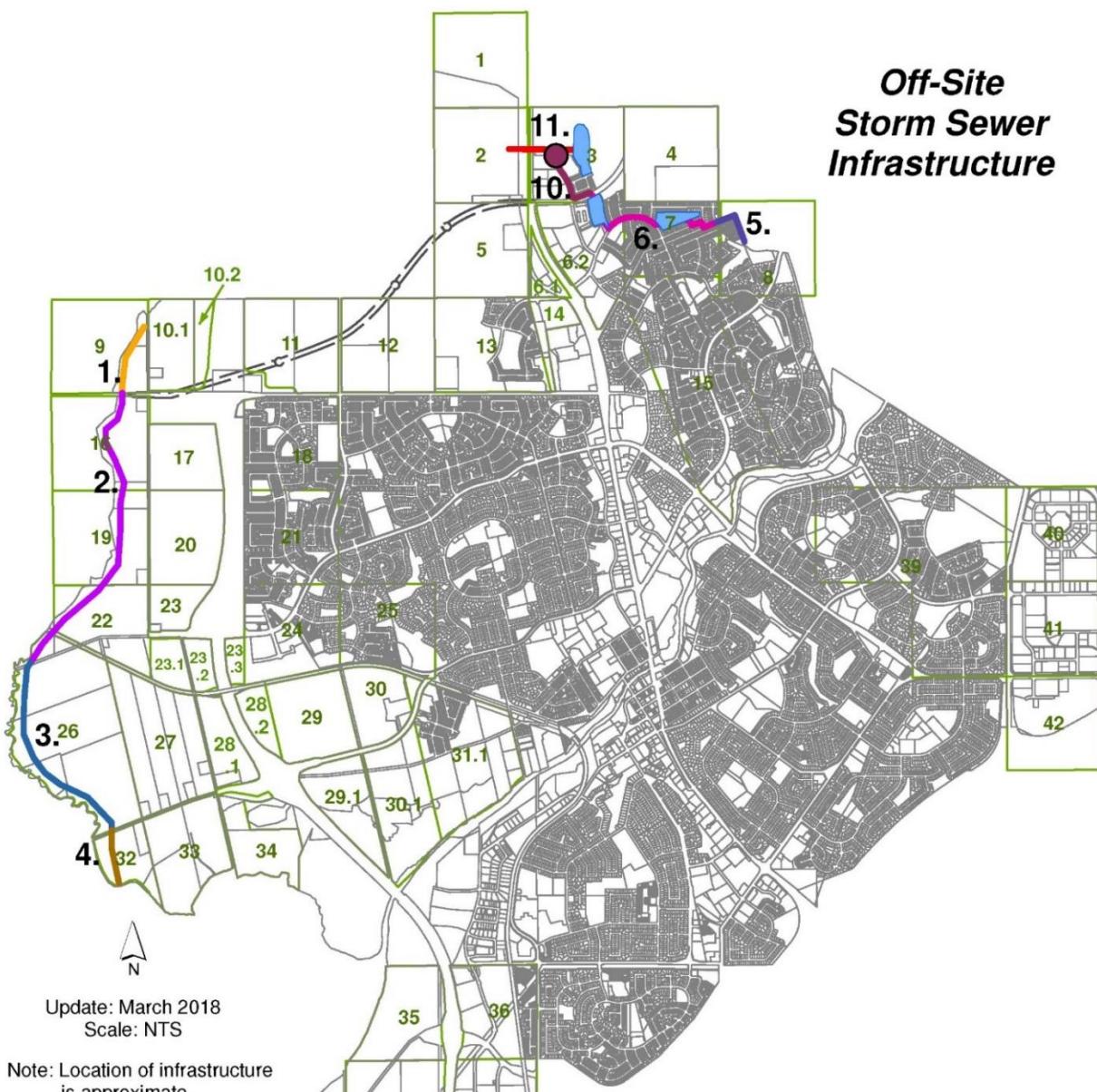
Sanitary Sewer Infrastructure Map



Sanitary Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Share (Off-Site Levy)	Areas Benefitted
1	S1 - North Annexation Trunk - Phase 1	\$5,561,712	\$800,800	\$6,362,512	\$6,362,512	1, 2, 3, 4, 5, 6.1, 12, 13, 14
2	L1 - North East Lift Station	-	\$19,500,000	\$19,500,000	\$4,875,000	1, 2, 4, 5, 6.1, 7, 8, 12, 13, 14
3	F1 - North East Force main	\$150,000	\$13,000,000	\$13,150,000	\$3,287,500	1, 2, 3, 4, 5, 6.1, 7, 12, 13, 14
4	LF1 - South West Lift Station & Force main	Onsite				-
5	LF2 - South West Lift Station & Force main	-	\$7,083,366	\$7,083,336	\$7,083,336	26, 27, 28.1, 32, 33, 34
6	LF3 - North West Lift Station & Force main	Onsite				-
7	S2 - Phase 1 - North Interceptor	\$10,452,590	-	\$10,452,590	-	9, 10.1, 10.2, 11, 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
8	S3 - Phase 2b - North Interceptor	-	\$10,530,000	\$10,530,000	\$10,530,000	9, 10.1, 10.2, 11, 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
9	S4 - Phase 3 North Interceptor	\$9,595,190	\$20,404,810	\$30,000,000	\$30,000,000	9, 10.1, 10.2, 11, 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, 35, 36, 37, 38, 39, 42
10	L2 - Riel Lift Station - Rebuild	\$2,488,768	-	\$2,488,768	\$1,244,384	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	-	\$2,860,000	\$2,860,000	\$1,687,400	1, 2, 3
15	S8 - Badger Lands Oversizing	\$284,421	-	\$284,421	\$284,421	11

Storm Sewer Infrastructure Map



Storm Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Share (Off-Site Levy)	Benefitted Areas
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	\$13,097,500	\$13,097,500	\$6,679,725	9, 10.1, 10.2, 11, 16, 17
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	\$18,525,000	\$18,525,000	\$9,447,750	9, 10.1, 10.2, 11, 16, 17, 19, 20, 22, 23
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	\$20,247,500	\$20,247,500	\$10,326,225	9, 10.1, 10.2, 11, 16, 17, 19, 20, 22, 23, 23.1, 23.2, 26, 27, 28.1
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	\$6,370,000	\$6,370,000	\$3,248,700	9, 10.1, 10.2, 11, 16, 17, 19, 20, 22, 23, 23.1, 23.2, 26, 27, 28.1
5	NE Area Storm - Trunk Sewer and Outfall	-	\$5,681,000	\$5,681,000	\$2,897,310	1, 2, 3, 4, 6.1, 7
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$1,248,097	-	\$1,248,097	\$636,529	1, 2, 3, 4, 6.1, 7
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	\$540,611	\$7,280,000	\$7,820,611	\$3,988,511	1, 2, 3, 4
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	\$1,794,000	\$1,794,000	\$914,940	1, 2, 3, 4
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	\$383,623	-	\$383,623	\$383,623	6.2, 8
14	Carrot Creek Master Drainage Plan	-	\$500,000	\$500,000	\$500,000	1, 2, 3, 4, 5, 6.1, 9, 10.1, 10.2, 11, 16, 17, 19, 20, 22, 23, 23.1, 23.2, 26, 27, 28.1

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

Area Ref. # (A)	Roadway Infrastructure Levy (B)	Water Infrastructure Levy (C)	Sanitary Infrastructure Levy (D)	Storm Infrastructure Levy (E)	Total (F)
1.0	\$121,396	\$79,569	\$56,860	\$48,272	\$306,097
2.0	\$121,396	\$79,569	\$56,860	\$48,272	\$306,097
3.0	\$121,396	\$79,569	\$43,367	\$48,272	\$292,604
4.0	\$121,396	\$79,569	\$41,039	\$48,272	\$290,276
5.0	\$121,396	\$79,569	\$41,039	\$778	\$242,782
6.1	\$121,396	\$79,569	\$41,039	\$19,440	\$261,444
6.2	\$121,396	\$79,569	\$10,453	\$42,529	\$253,947
7.0	\$121,396	\$79,569	\$23,946	\$18,662	\$243,573
8.0	\$121,396	\$79,569	\$34,698	\$41,751	\$277,414
9.0	\$121,396	\$79,569	\$54,698	\$122,758	\$378,421
10.1	\$121,396	\$79,569	\$54,698	\$122,758	\$378,421
10.2	\$121,396	\$79,569	\$54,698	\$122,758	\$378,421
11.0	\$121,396	\$79,569	\$60,528	\$122,758	\$384,251
12.0	\$121,396	\$79,569	\$41,039	-	\$242,004
13.0	\$121,396	\$79,569	\$41,039	-	\$242,004
14.0	\$121,396	\$79,569	\$41,039	-	\$242,004
15.0	\$121,396	\$79,569	-	-	\$200,965
16.0	\$121,396	\$79,569	\$54,698	\$122,758	\$378,421
17.0	\$121,396	\$79,569	\$54,698	\$122,758	\$378,421
17.2	-	-	-	-	-
18.0	\$121,396	\$79,569	\$54,698	-	\$255,663
19.0	\$121,396	\$79,569	\$54,698	\$72,324	\$327,987
20.0	\$121,396	\$79,569	\$54,698	\$72,324	\$327,987
20.2	-	-	-	-	-
21.0	-	-	-	-	-
22.0	\$121,396	\$79,569	\$54,698	\$72,324	\$327,987
23.0	\$121,396	\$79,569	\$54,698	\$72,324	\$327,987
23.1	\$121,396	\$79,569	\$54,698	\$31,866	\$287,528
23.2	\$121,396	\$79,569	\$54,698	\$31,866	\$287,528
23.3	\$121,396	\$79,569	\$54,698	-	\$255,663
24.0	\$121,396	\$79,569	\$54,698	-	\$255,663
25.0	\$121,396	\$79,569	\$54,698	-	\$255,663
26.0	\$121,396	\$79,569	\$93,511	\$31,866	\$326,341
27.0	\$121,396	\$79,569	\$93,511	\$31,866	\$326,341
28.1	\$121,396	\$79,569	\$93,511	\$31,866	\$326,341
28.2	\$121,396	\$79,569	\$54,698	-	\$255,663
29.0	\$121,396	\$79,569	\$54,698	-	\$255,663
29.1	\$121,396	\$79,569	\$54,698	-	\$255,663
29.2	-	-	-	-	-
30.0	\$121,396	\$79,569	\$54,698	-	\$255,663
30.1	\$121,396	\$79,569	\$54,698	-	\$255,663
31.0	\$121,396	\$79,569	\$54,698	-	\$255,663
31.1	\$121,396	\$79,569	\$54,698	-	\$255,663
32.0	\$121,396	\$79,569	\$93,511	-	\$294,476
33.0	\$121,396	\$79,569	\$93,511	-	\$294,476
34.0	\$121,396	\$79,569	\$38,813	-	\$239,778
35.0	\$121,396	\$79,569	\$51,543	-	\$252,509
36.0	\$121,396	\$79,569	\$51,543	-	\$252,509
37.0	\$121,396	\$79,569	\$51,543	-	\$252,509
38.0	\$121,396	\$79,569	\$51,543	-	\$252,509
39.0	\$121,396	\$79,569	\$38,674	-	\$239,639
40.0	-	-	-	-	-
41.0	-	-	-	-	-
42.0	\$121,396	\$79,569	\$38,674	-	\$239,639