

CITY OF ST. ALBERT

BYLAW 10/2019

OFF-SITE LEVY BYLAW AMENDMENT

Being Amendment 6 to Off-Site Levy Bylaw 30/2013

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

1. Bylaw 30/2013, being 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 consolidate Bylaw 30/2013.

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____.

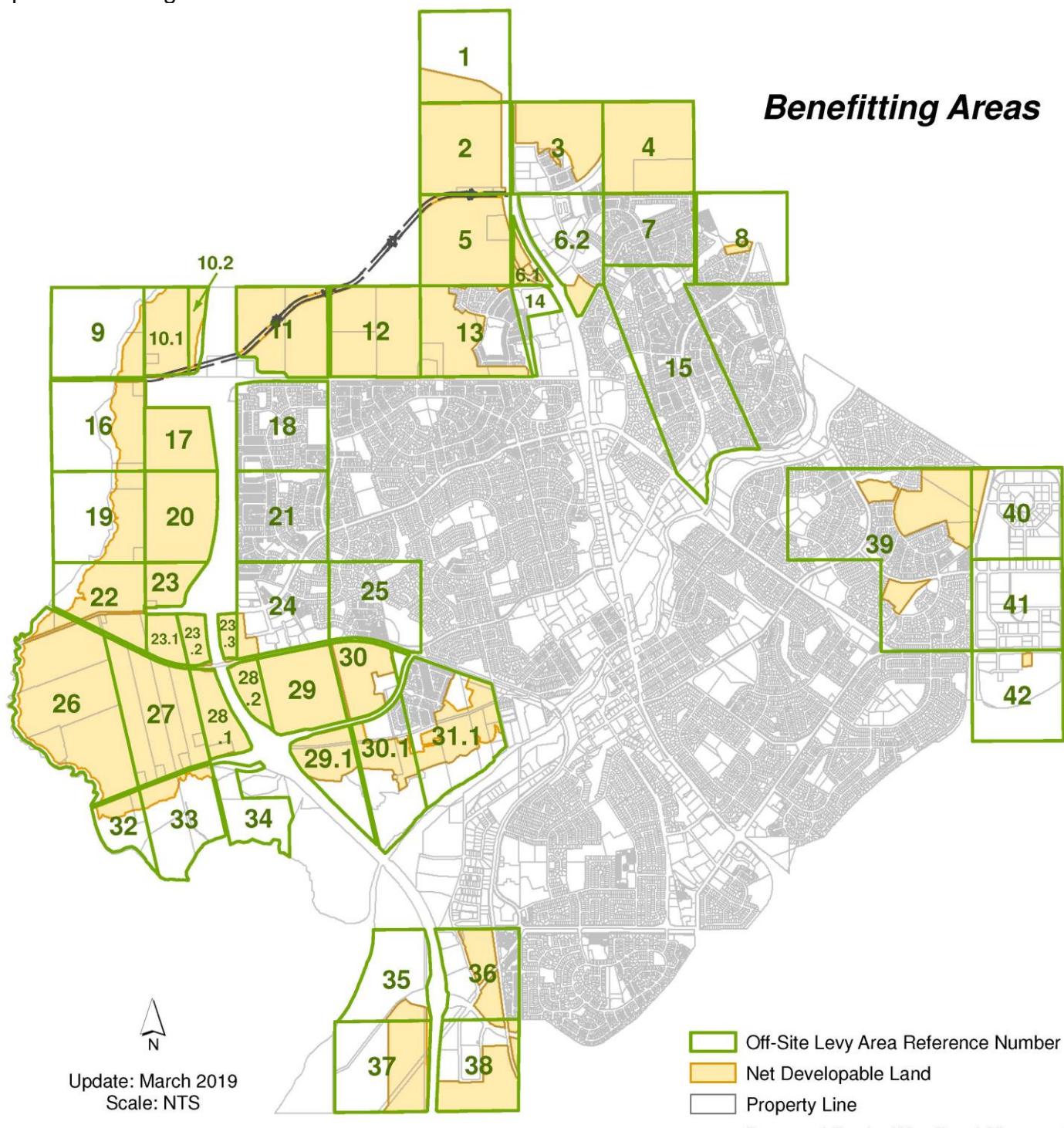
SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule "A"

Map of Benefitting Areas

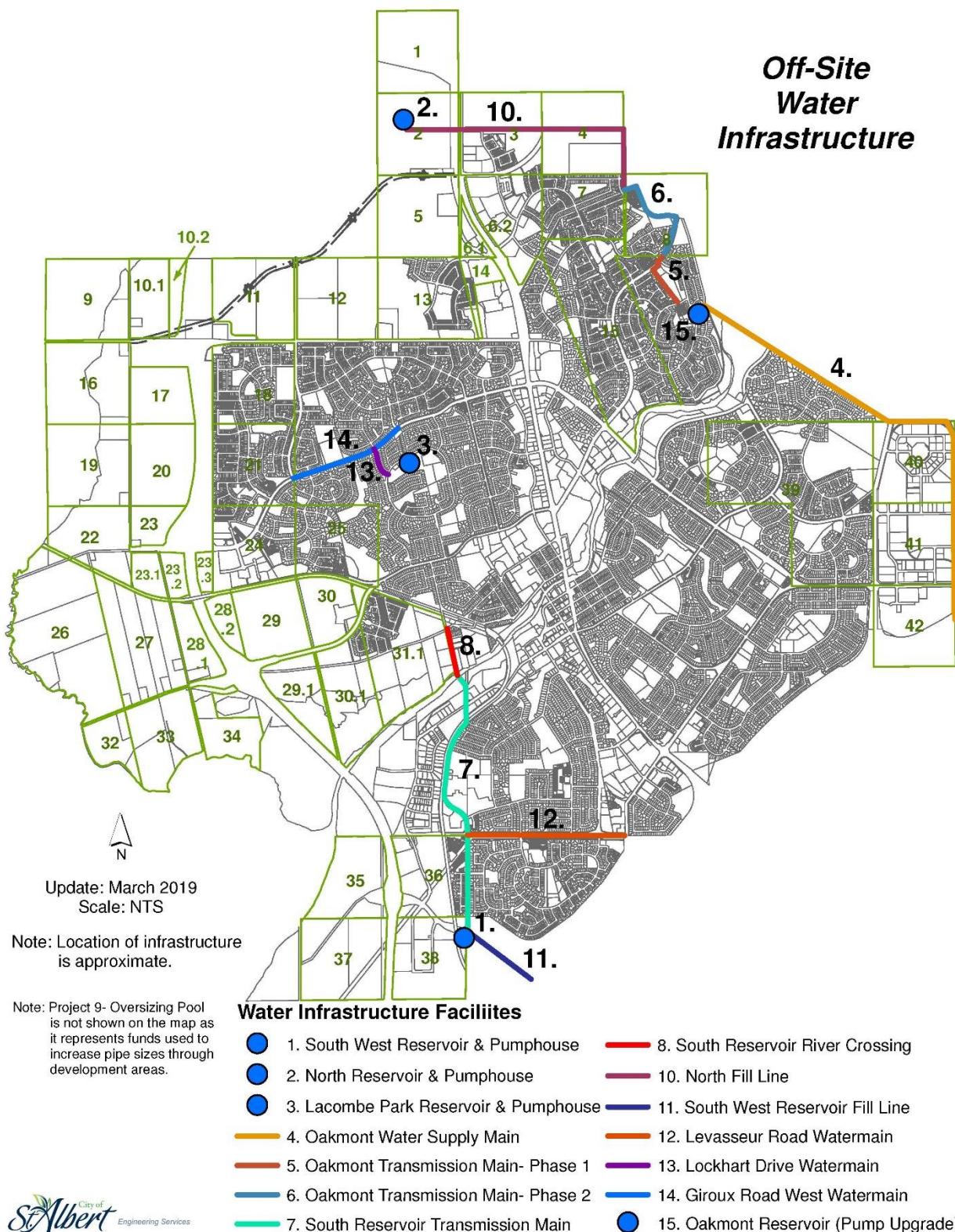


Summary of Development Areas

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	27.83
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	0.05
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	39.18
14.0	SW-16-54-25-4	11.37	0.03
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

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Development Area (ha.)
29.1	Plan 1798AN	19.21	17.01
29.2	Plan 3032RS	-	-
30.0	River Lot 19	27.45	17.54
30.1	River Lot 19	23.77	12.43
31.0	River Lot 20	2.26	0.50
31.1	River Lot 20 - 22	55.31	27.68
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

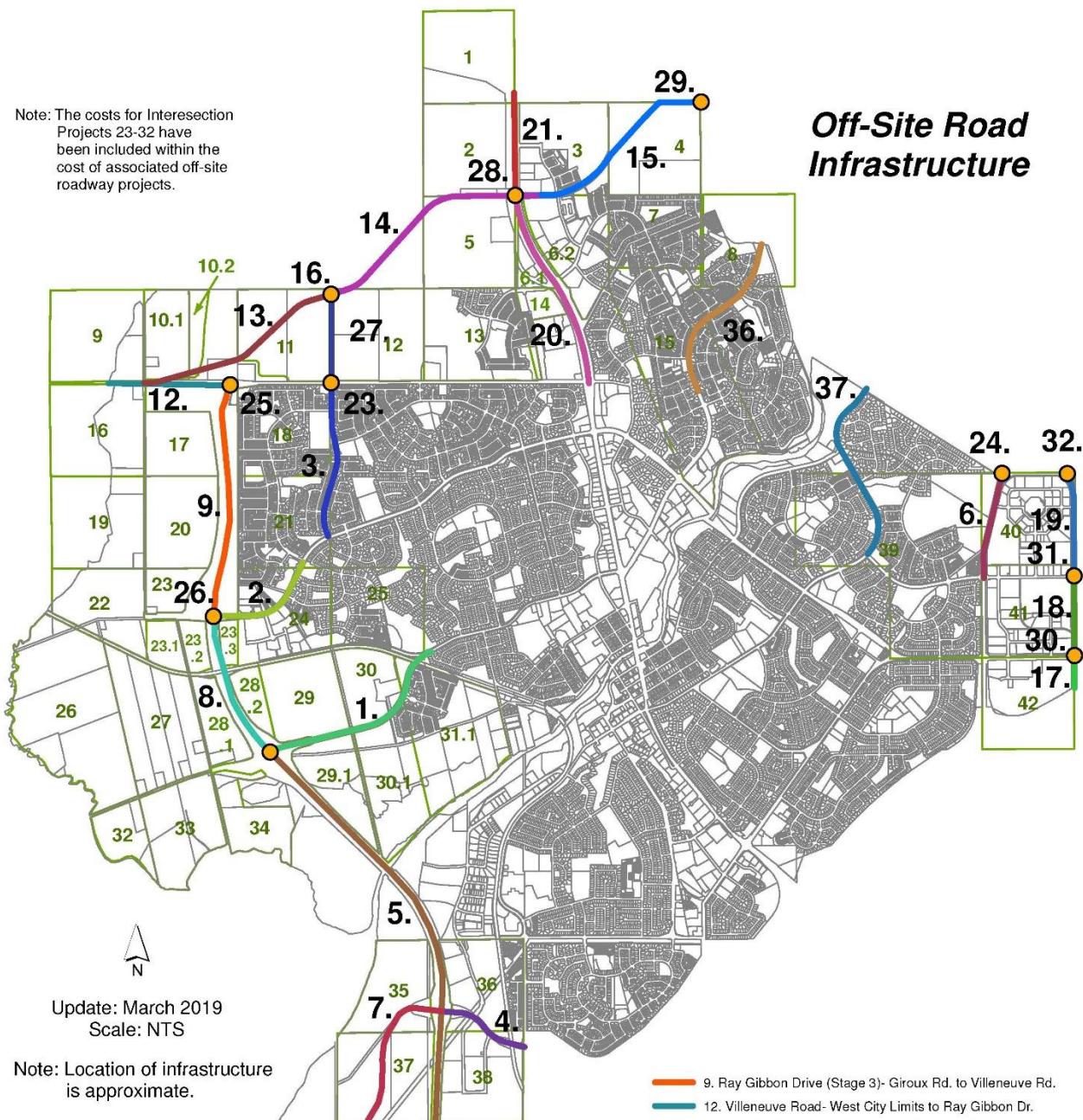


Water Infrastructure Facilities

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

Note: The costs for Intersection Projects 23-32 have been included within the cost of associated off-site roadway projects.

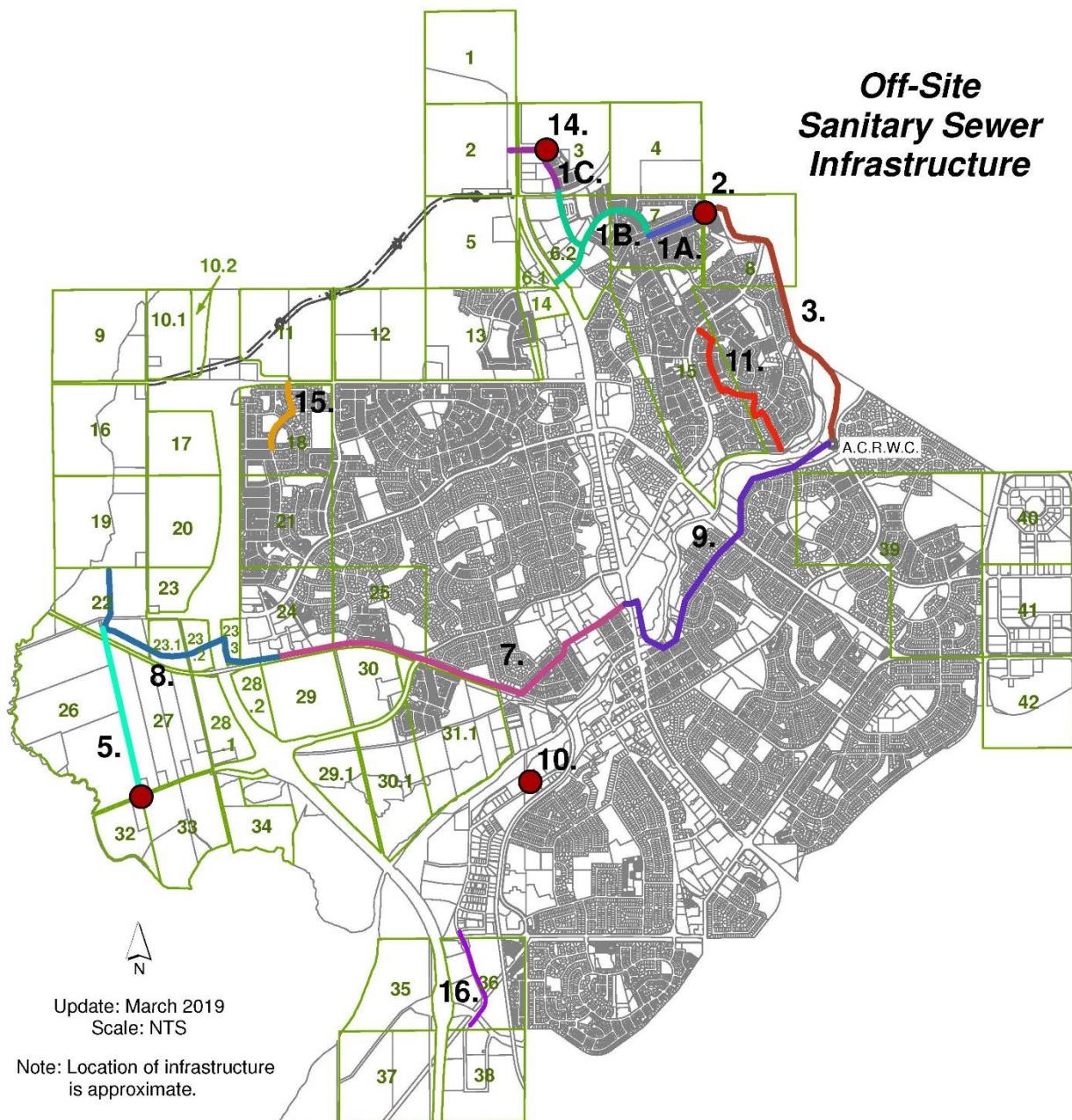


Roadway Infrastructure Facilities

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	\$11,180,038	\$5,460,000	\$16,640,038	\$15,127,778	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	-	\$17,310,277	\$17,310,277	\$8,655,139	All
14	Fowler Way - from Hogan Road to St. Albert Trail	-	\$21,661,265	\$21,661,265	\$10,830,633	All
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,381,470	\$9,404,500	\$13,785,970	\$13,785,970	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
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	\$1,318,401	\$8,400,651	\$9,719,052	\$9,719,052	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
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



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

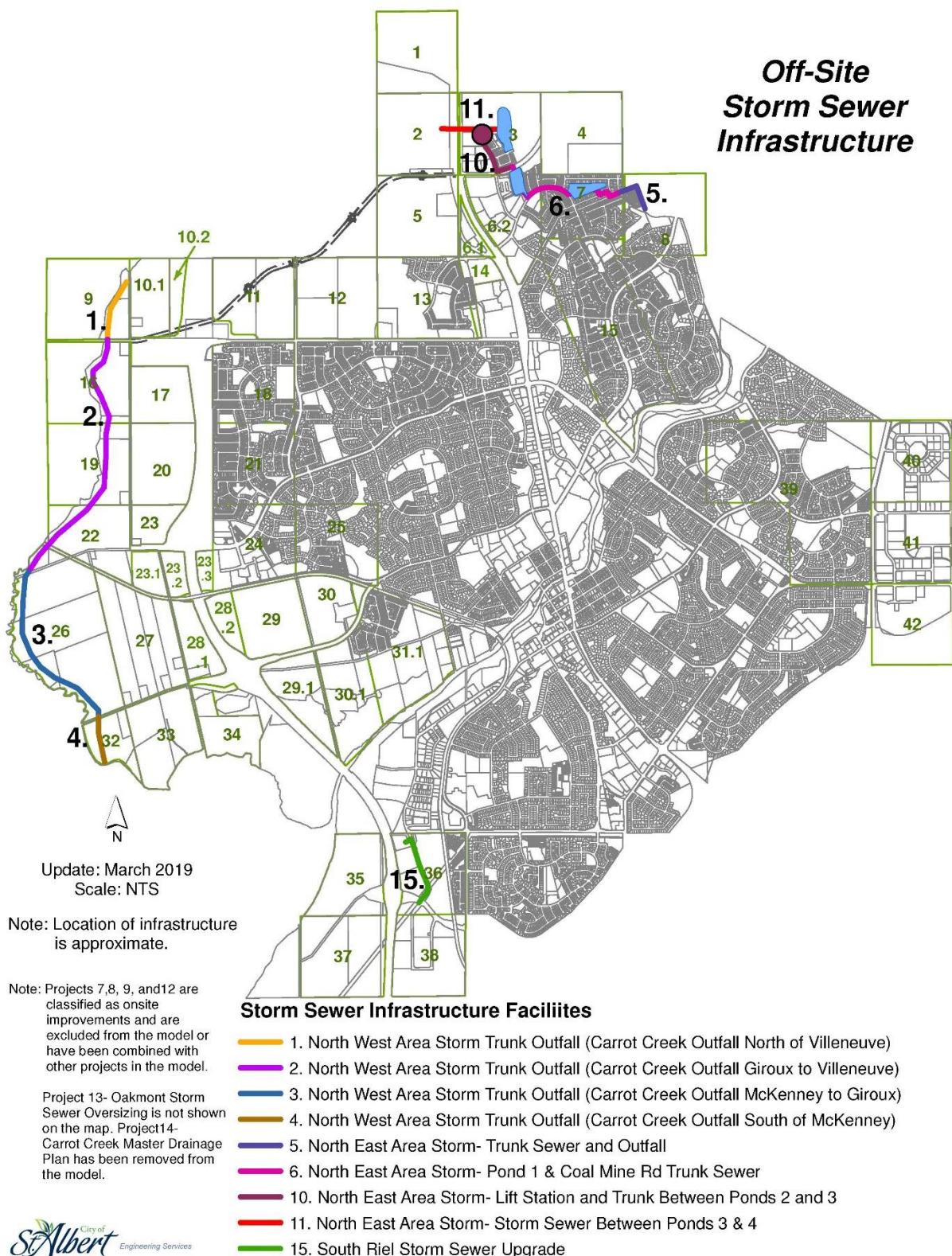
Sanitary Sewer Infrastructure Facilities

- 1. North Annexation Trunk- Phase 1A
- 1. North Annexation Trunk- Phase 1B
- 1. North Annexation Trunk- Phase 1C
- 2. North East Lift Station
- 3. North East Forcemain
- 5. South West Lift Station & Forcemain
- 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

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	\$6,316,332	\$409,500	\$6,725,832	\$6,725,832	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	-	\$7,083,336	\$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	\$377,182	\$9,906,000	\$10,283,182	\$10,283,182	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	\$19,862,105	\$10,137,895	\$33,635,900	\$33,635,900	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
16	South Riel Sanitary Trunk Upgrade	\$158,097	-	\$158,097	\$103,720	35, 36, 37, 38

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	\$622,317	\$7,174,700	\$7,797,017	\$3,976,479	1, 2, 3, 4
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	\$390,518	\$1,287,000	\$1,677,518	\$855,534	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	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	\$464,990	-	\$464,990	\$305,060	35, 36, 37, 38

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	\$125,612	\$79,908	\$58,179	\$46,965	\$310,664
2.0	\$125,612	\$79,908	\$58,179	\$46,965	\$310,664
3.0	\$125,612	\$79,908	\$44,661	\$46,965	\$297,146
4.0	\$125,612	\$79,908	\$42,358	\$46,965	\$294,843
5.0	\$125,612	\$79,908	\$42,358	-	\$247,878
6.1	\$125,612	\$79,908	\$42,358	\$18,642	\$266,520
6.2	\$125,612	\$79,908	\$10,453	\$41,751	\$257,725
7.0	\$125,612	\$79,908	\$23,971	\$18,642	\$248,134
8.0	\$125,612	\$79,908	\$34,723	\$41,751	\$281,995
9.0	\$125,612	\$79,908	\$59,859	\$121,980	\$387,359
10.1	\$125,612	\$79,908	\$59,859	\$121,980	\$387,359
10.2	\$125,612	\$79,908	\$59,859	\$121,980	\$387,359
11.0	\$125,612	\$79,908	\$65,689	\$121,980	\$393,189
12.0	\$125,612	\$79,908	\$42,358	-	\$247,878
13.0	\$125,612	\$79,908	\$42,358	-	\$247,878
14.0	\$125,612	\$79,908	\$42,358	-	\$247,878
15.0	\$125,612	\$79,908	-	-	\$205,520
16.0	\$125,612	\$79,908	\$59,859	\$121,980	\$387,359
17.0	\$125,612	\$79,908	\$59,859	\$121,980	\$387,359
17.2	-	-	-	-	-
18.0	\$125,612	\$79,908	\$59,859	\$0	\$265,379
19.0	\$125,612	\$79,908	\$59,859	\$71,546	\$336,925
20.0	\$125,612	\$79,908	\$59,859	\$71,546	\$336,925
20.2	-	-	-	-	-
21.0	-	-	-	-	-
22.0	\$125,612	\$79,908	\$59,859	\$71,546	\$336,925
23.0	\$125,612	\$79,908	\$59,859	\$71,546	\$336,925
23.1	\$125,612	\$79,908	\$59,859	\$31,088	\$296,467
23.2	\$125,612	\$79,908	\$59,859	\$31,088	\$296,467
23.3	\$125,612	\$79,908	\$59,859	-	\$265,379
24.0	\$125,612	\$79,908	\$59,859	-	\$265,379
25.0	\$125,612	\$79,908	\$59,859	-	\$265,379
26.0	\$125,612	\$79,908	\$98,672	\$31,088	\$335,280
27.0	\$125,612	\$79,908	\$98,672	\$31,088	\$335,280
28.1	\$125,612	\$79,908	\$98,672	\$31,088	\$335,280
28.2	\$125,612	\$79,908	\$59,859	-	\$265,379
29.0	\$125,612	\$79,908	\$59,859	-	\$265,379
29.1	\$125,612	\$79,908	\$59,859	-	\$265,379
29.2	-	-	-	-	-
30.0	\$125,612	\$79,908	\$59,859	-	\$265,379
30.1	\$125,612	\$79,908	\$59,859	-	\$265,379
31.0	\$125,612	\$79,908	\$59,859	-	\$265,379
31.1	\$125,612	\$79,908	\$59,859	-	\$265,379
32.0	\$125,612	\$79,908	\$98,672	-	\$304,192
33.0	\$125,612	\$79,908	\$98,672	-	\$304,192
34.0	\$125,612	\$79,908	\$38,813	-	\$244,333
35.0	\$125,612	\$79,908	\$58,494	\$4,219	\$268,234
36.0	\$125,612	\$79,908	\$58,494	\$4,219	\$268,234
37.0	\$125,612	\$79,908	\$58,494	\$4,219	\$268,234
38.0	\$125,612	\$79,908	\$58,494	\$4,219	\$268,234
39.0	\$125,612	\$79,908	\$44,191	-	\$249,711
40.0	-	-	-	-	-
41.0	-	-	-	-	-
42.0	\$125,612	\$79,908	\$44,191	-	\$249,711