

CITY OF ST. ALBERT

BYLAW 21/2017

Being Amendment 3 to Off-Site Levy Bylaw 30/2013

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

- 1) That Bylaw 30/2013, being the Off-site Levy Bylaw is amended by this Bylaw, as follows:
 - a) That Schedule "A" be deleted in it's entirety and add Schedule "A" as attached hereto;
 - b) That Schedule "B" be deleted in it's entirety and add Schedule "B" as attached hereto;
 - c) That Schedule "C" be deleted in it's entirety and add Schedule "C" as attached hereto;
- 2) That the Chief Administrative Officer is authorized to consolidate Bylaw 30/2013.

READ a first time this _____ day of _____, 2017.

READ a second time this _____ day of _____, 2017.

READ a third time and finally passed this _____ day of _____, 2017.

SIGNED AND PASSED this _____ day of _____, 2017.

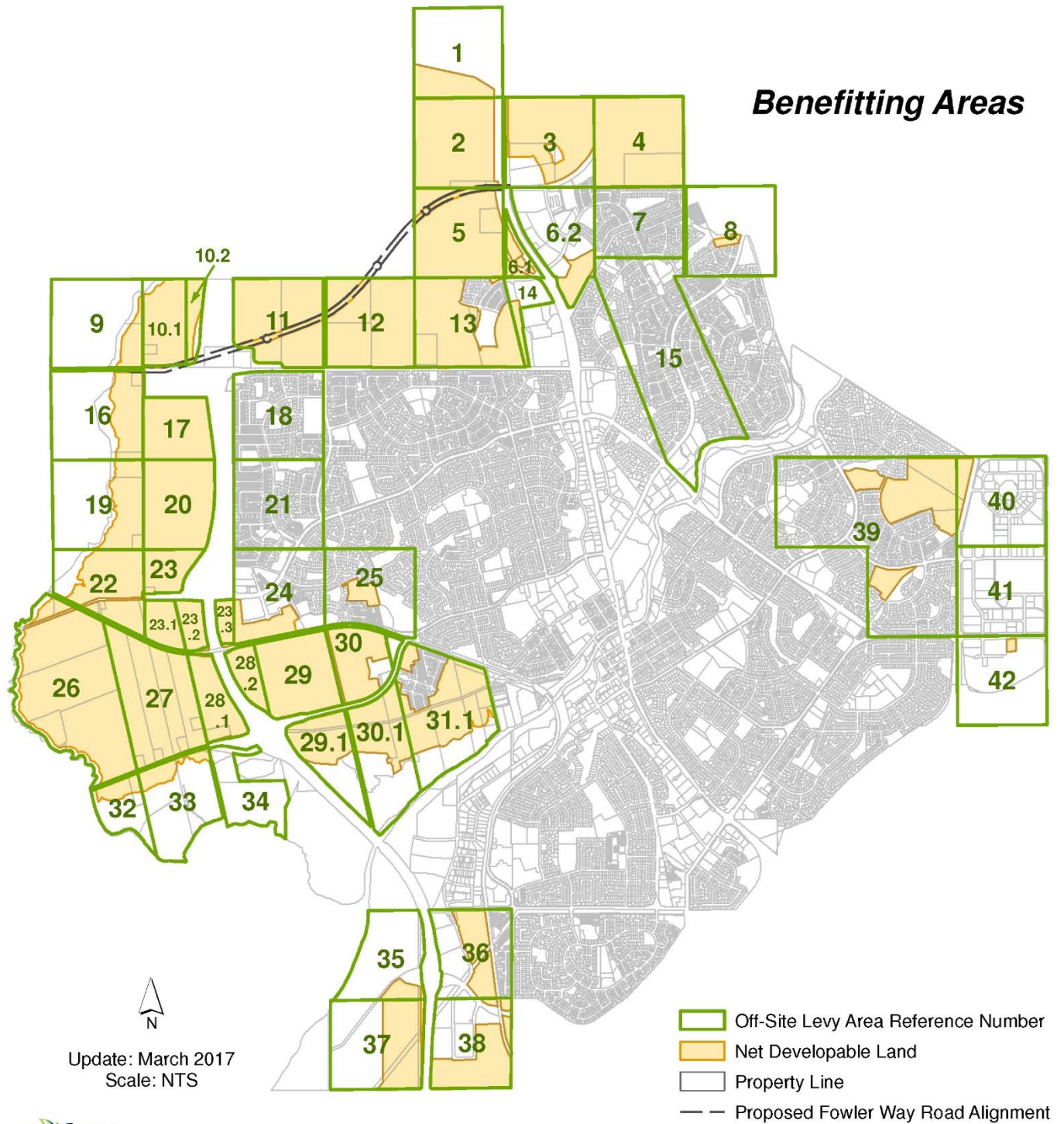
MAYOR

CHIEF LEGISLATIVE OFFICER



Schedule "A"

Map of Benefitting Areas

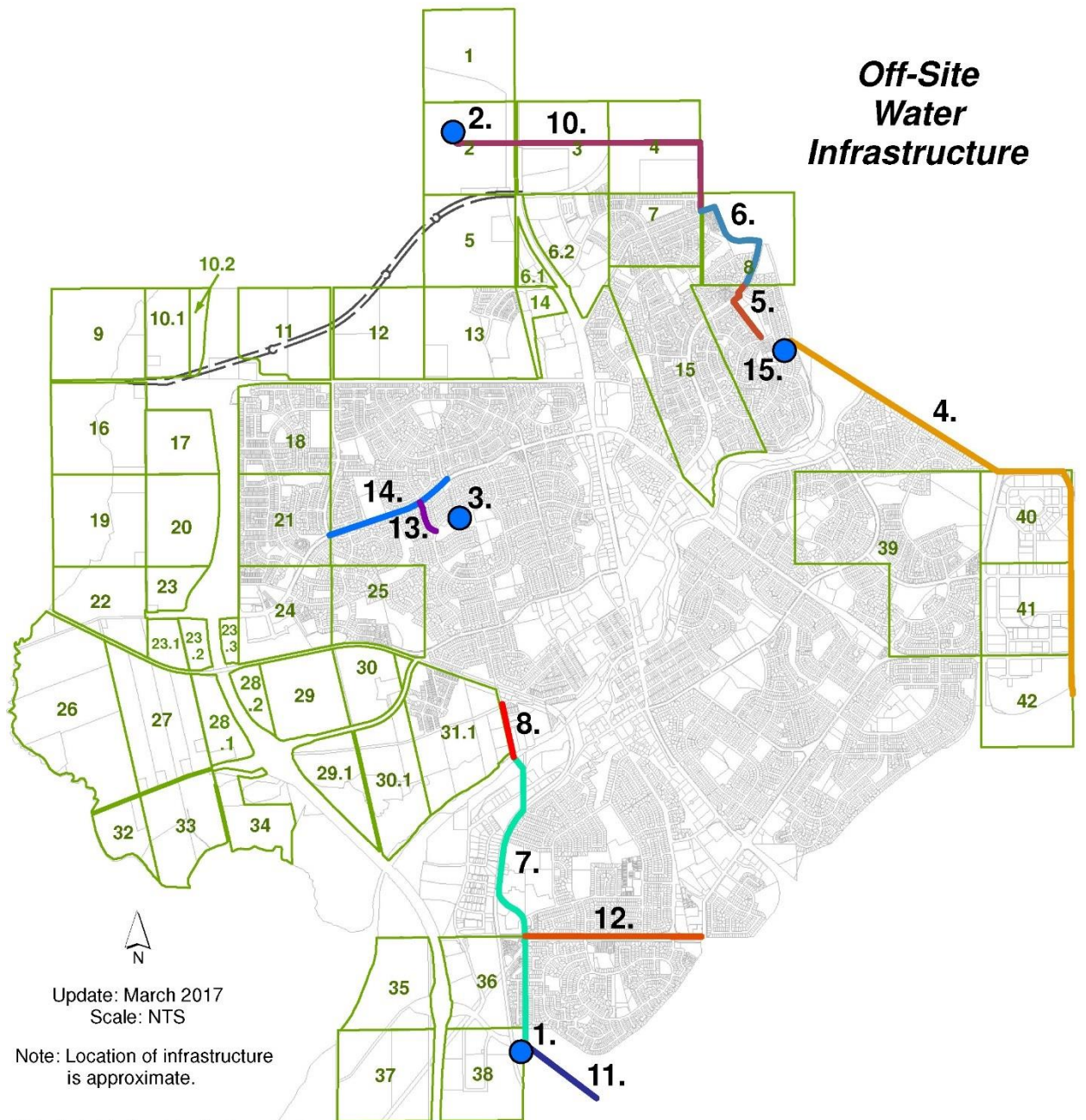


Summary of Development Areas

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	36.99
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	8.25
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	51.81
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	10.27
25.0	NW-5-54-25-4	18.91	3.46
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	21.96
31.0	River Lot 20	2.26	0.50
31.1	River Lot 20 - 22	55.31	38.67
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

- | | |
|---|--|
| ● 1. South West Reservoir & Pumphouse | — 8. South Reservoir River Crossing |
| ● 2. North Reservoir & Pumphouse | — 10. North Fill Line |
| ● 3. Lacombe Park Reservoir & Pumphouse | — 11. South West Reservoir Fill Line |
| — 4. Oakmont Water Supply Main | — 12. Levasseur Road Watermain |
| — 5. Oakmont Transmission Main- Phase 1 | — 13. Lockhart Drive Watermain |
| — 6. Oakmont Transmission Main- Phase 2 | — 14. Giroux Road West Watermain |
| — 7. South Reservoir Transmission Main | ● 15. Oakmont Reservoir (Pump Upgrade) |

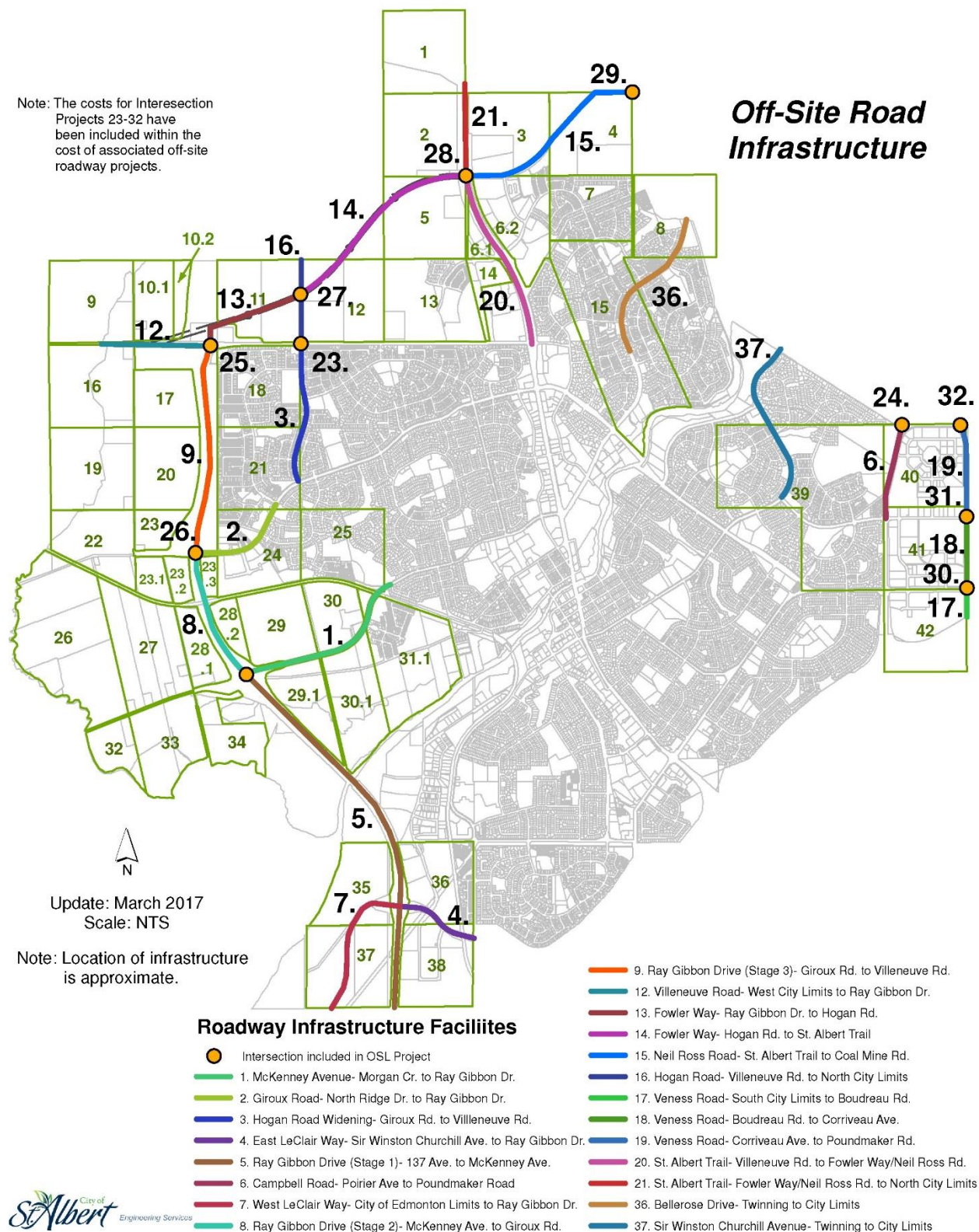
Water Infrastructure Facilities

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	\$5,739,328	-	\$5,739,328	\$2,869,664	All
5	W2 - Oakmont Transmission Main - Phase 1	\$4,937,279	\$500,000	\$5,437,279	\$4,077,960	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.

Off-Site Road Infrastructure

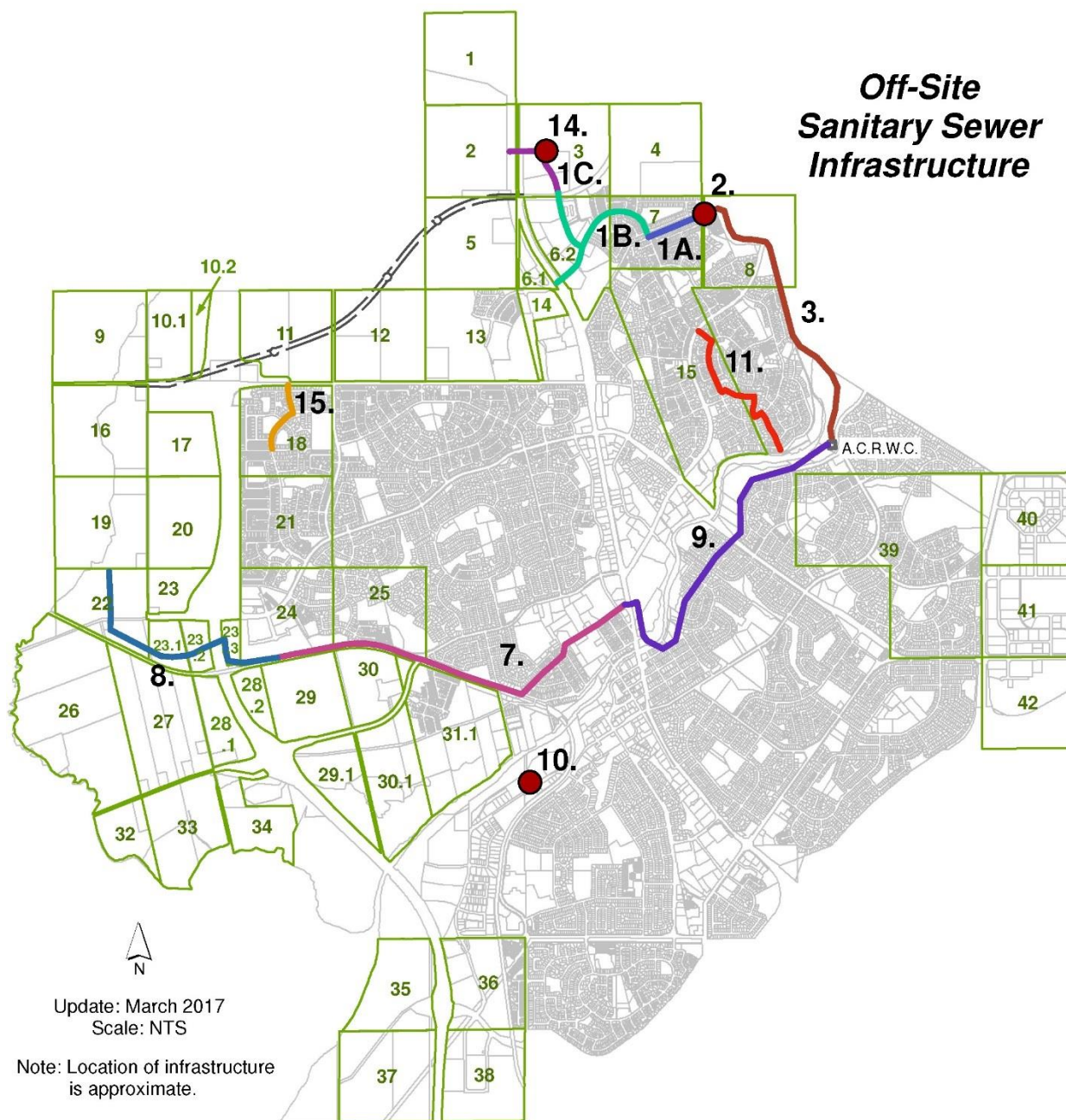


Roadway Infrastructure Facilities

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

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
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	\$401,170	\$8,461,101	\$8,862,271	\$8,862,271	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

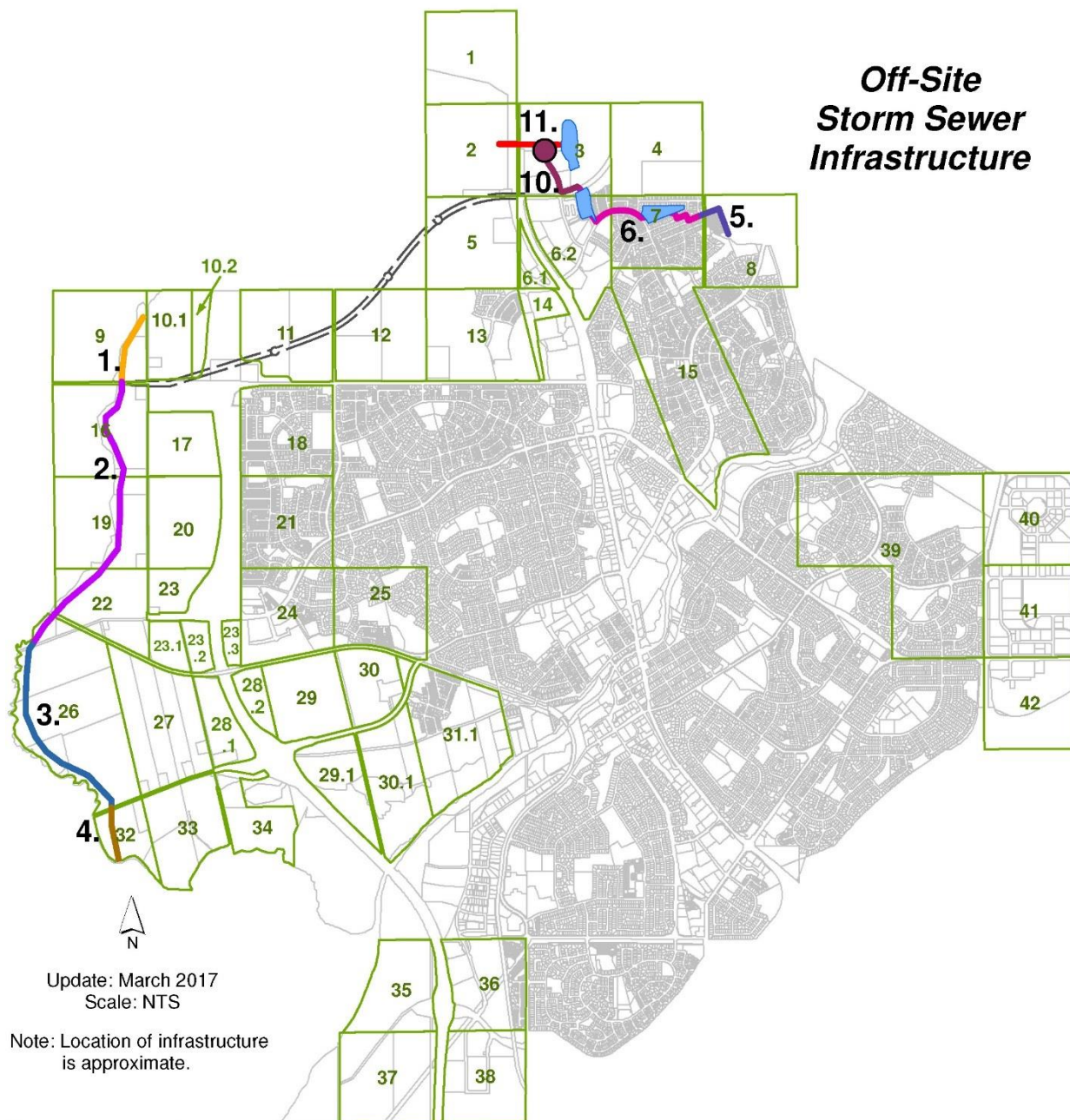
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|--------------------------------------|--------------------------------|
| 1. North Annexation Trunk- Phase 1A | 8. North Interceptor- Phase 2B |
| 1. North Annexation Trunk- Phase 1B | 9. North Interceptor- Phase 3 |
| 1. North Annexation Trunk- Phase 1C | 10. Riel Lift Station- Rebuild |
| 2. North East Lift Station | 11. Oakmont Sewer Oversizing |
| 3. North East Forcemain | 14. North East Lift Station 2 |
| 7. North Interceptor- Phase 1 and 2A | 15. Badger Lands Oversizing |



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	\$5,438,160	\$924,300	\$6,362,460	\$6,362,460	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, 3, 4, 5, 6.1, 7, 12, 13, 14
3	F1 - North East Forcemain	\$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 & Forcemain	Onsite				-
5	LF2 - South East Lift Station & Forcemain	Onsite				-
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, 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	-	\$30,000,000	\$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	\$1,786,577	-	\$1,786,577	\$1,786,577	3, 6.2, 13
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



Note: Projects 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.

Projects 13- Oakmont Storm Sewer Oversizing and 14- Carrot Creek Master Drainage Plan are not shown on the map.

Storm Sewer Infrastructure Facilities

- 1. North West Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)
- 2. North West Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)
- 3. North West Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)
- 4. North West Area Storm Trunk Outfall (Carrot Creek Outfall South of McKenney)
- 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

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	-	-	-	-	-
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	\$344,316	\$7,475,000	\$7,819,316	\$3,987,851	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	\$370,855	-	\$370,855	\$370,855	6.2, 8
14	Carrot Creek Master Drainage Plan	-	\$500,000	\$500,000	\$500,000	1, 2, 3, 4, 5, 6.1, 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	\$120,956	\$80,797	\$56,862	\$48,278	\$306,893
2.0	\$120,956	\$80,797	\$56,862	\$48,278	\$306,893
3.0	\$120,956	\$80,797	\$49,188	\$48,278	\$299,219
4.0	\$120,956	\$80,797	\$41,040	\$48,278	\$291,071
5.0	\$120,956	\$80,797	\$41,040	\$787	\$243,580
6.1	\$120,956	\$80,797	\$41,040	\$19,450	\$262,242
6.2	\$120,956	\$80,797	\$16,273	\$40,114	\$258,140
7.0	\$120,956	\$80,797	\$23,946	\$18,663	\$244,362
8.0	\$120,956	\$80,797	\$40,518	\$39,327	\$281,598
9.0	\$120,956	\$80,797	\$54,629	\$121,980	\$378,362
10.1	\$120,956	\$80,797	\$54,629	\$122,767	\$379,149
10.2	\$120,956	\$80,797	\$54,629	\$122,767	\$379,149
11.0	\$120,956	\$80,797	\$60,459	\$122,767	\$384,979
12.0	\$120,956	\$80,797	\$41,040	-	\$242,792
13.0	\$120,956	\$80,797	\$57,462	-	\$259,215
14.0	\$120,956	\$80,797	\$41,040	-	\$242,792
15.0	\$120,956	\$80,797	-	-	\$201,753
16.0	\$120,956	\$80,797	\$54,629	\$122,767	\$379,149
17.0	\$120,956	\$80,797	\$54,629	\$122,767	\$379,149
17.2	-	-	-	-	-
18.0	\$120,956	\$80,797	\$54,629	-	\$256,382
19.0	\$120,956	\$80,797	\$54,629	\$72,333	\$328,715
20.0	\$120,956	\$80,797	\$54,629	\$72,333	\$328,715
20.2	-	-	-	-	-
21.0	-	-	-	-	-
22.0	\$120,956	\$80,797	\$54,629	\$72,333	\$328,715
23.0	\$120,956	\$80,797	\$54,629	\$72,333	\$328,715
23.1	\$120,956	\$80,797	\$54,629	\$31,875	\$288,257
23.2	\$120,956	\$80,797	\$54,629	\$31,875	\$288,257
23.3	\$120,956	\$80,797	\$54,629	-	\$256,382
24.0	\$120,956	\$80,797	\$54,629	-	\$256,382
25.0	\$120,956	\$80,797	\$54,629	-	\$256,382
26.0	\$120,956	\$80,797	\$54,629	\$31,875	\$288,257
27.0	\$120,956	\$80,797	\$54,629	\$31,875	\$288,257
28.1	\$120,956	\$80,797	\$54,629	\$31,875	\$288,257
28.2	\$120,956	\$80,797	\$54,629	-	\$256,382
29.0	\$120,956	\$80,797	\$54,629	-	\$256,382
29.1	\$120,956	\$80,797	\$54,629	-	\$256,382
29.2	-	-	-	-	-
30.0	\$120,956	\$80,797	\$54,629	-	\$256,382
30.1	\$120,956	\$80,797	\$54,629	-	\$256,382
31.0	\$120,956	\$80,797	\$54,629	-	\$256,382
31.1	\$120,956	\$80,797	\$54,629	-	\$256,382
32.0	\$120,956	\$80,797	\$54,629	-	\$256,382
33.0	\$120,956	\$80,797	\$54,629	-	\$256,382
34.0	\$120,956	\$80,797	-	-	\$201,753
35.0	\$120,956	\$80,797	\$51,498	-	\$253,250
36.0	\$120,956	\$80,797	\$51,498	-	\$253,250
37.0	\$120,956	\$80,797	\$51,498	-	\$253,250
38.0	\$120,956	\$80,797	\$51,498	-	\$253,250
39.0	\$120,956	\$80,797	\$38,628	-	\$240,381
40.0	-	-	-	-	-
41.0	-	-	-	-	-
42.0	\$120,956	\$80,797	\$38,628	-	\$240,381