



City of St. Albert 2020 Off-Site Levy Annual Report and 2021 Bylaw Update

March 15, 2021

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2 INTRODUCTION

The City of St. Albert adopted Bylaw 30/2013 (“Off-Site Levy Bylaw”) on September 3, 2013. The previous Off-Site Levy Bylaw, Bylaw 30/2009 was repealed at that time. The rates were last updated when the bylaw was consolidated in March 2020 through Bylaw 3/2020.

The Off-Site Levy Bylaw requires that the City prepare an update report annually, which includes the following:

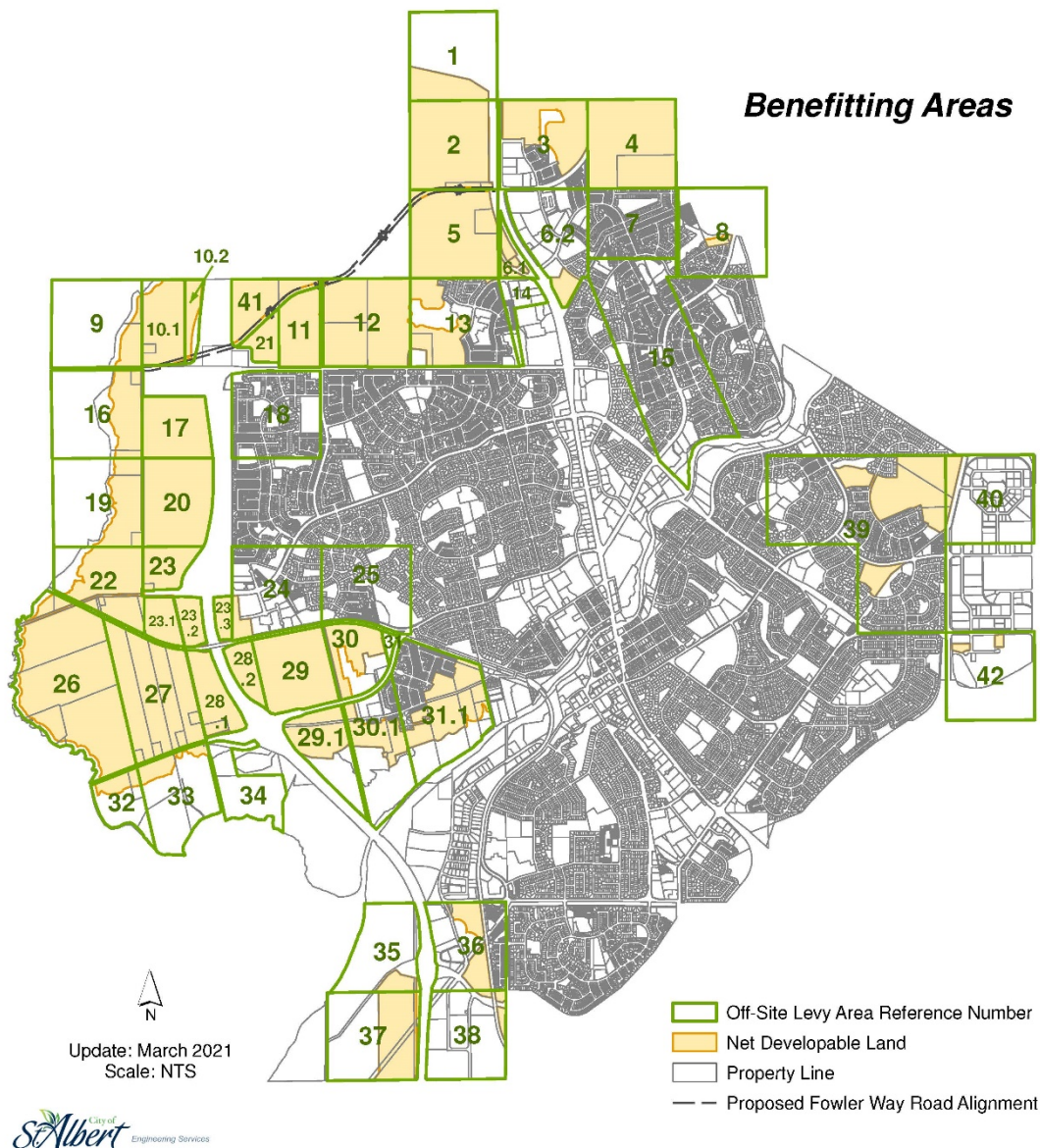
- Municipal infrastructure constructed during the previous calendar year.
- Construction costs of such municipal infrastructure.
- Amounts paid by the City from the off-site levy funds as construction costs for the municipal infrastructure and details as to whom the payment have been made by.
- Estimated 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.
- Details as to the amounts collected in off-site levies by the City.
- 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.
- Information regarding any changes to the assumptions related to the staging or timing of development and the projected construction date for the municipal infrastructure.

3 OFF-SITE LEVY DEVELOPMENT LANDS

Off-Site Levy Areas –

Figure 1 shows the number of off-site levy benefitting areas in St. Albert remain unchanged. OSL reference Area 11 was split into three reference areas due to changes in the servicing schematic for this area. This area is now broken into reference areas 11, 21, and 41. It was possible to reassign the existing reference areas of 21 and 41 as they have never had any developable lands included in them and thus were unused.

Figure 1: Off-Site Levy Areas



Net Development Area –

The calculation of Net Development Area, shown in Table 1, has been amended from the 2020 Off-Site Levy Bylaw/Rate Update. Changes to the Net Development Area were based on areas included in executed development agreements.

The Net Development Area used to determine the off-site levy rates is outlined in Table 1: Off-Site Levy Net Development Area Amendment. In determining the net development area calculations, only those lands remaining to be developed within the corporate boundary that have not previously paid off-site levies have been considered.

Table 1: Off-Site Levy Net Development Area Amendment

Description	2020 Area (ha)	2021 Area (ha)
Gross Area	1768.10	1768.10
Less Environmental Reserves	159.95	159.95
Less Arterial ROW	90.81	90.81
Less Municipal Reserves	149.12	145.75
Less Stormwater Ponds	82.08	82.69
Net Development Area	1286.14	1288.33
Less Area Developed	314.83	361.88
Remaining Net Development Area	971.31	926.45
Area to be Developed within 25 years		926.45
Area to be developed beyond 25 years		0.00

Note: Development areas are reflective of values included in the new Corvus model (2020) and may have slight variations from past values due to updated inputs.

Values may not equal 100 due to rounding and formulas contained within the OSL Model.

Development Timeframe

The City of St. Albert was one of the first municipalities to adopt the Corvus OSL model and was based on a 35-year development timeframe. This meant that the full cost of the developer's share of the OSL projects was included in the OSL rates. According to Corvus, most other municipalities use a 25-year development timeframe as it is felt that a more reasonable approach is to focus developers' costs today more so on the infrastructure that benefits development today, and less so on infrastructure that will be built in the future.

The model contains a calculator that determines a cost per year for each project and then includes a pro rata amount in current rates based on the projects planned year of construction. For example, if the 25-year timeframe is from 2021 to 2045 and a project is planned to be constructed in 2040, then the calculator would include six years' worth of costs for that project in today's rates. As the development timeframe extends out further in subsequent years, the amount included in the rates changes and more project costs are gradually entered into the rates. If a project is constructed, all of the costs are included in the rates, regardless of when land is developed.

Feedback from the development community resulted in the OSL model being rerun in March 2021. Initially the Net Development Area had been adjusted based on the annexation application analysis which excluded 106.01 hectares (261.96 acres) from the 25-year development timeframe. The OSL bylaw was originally predicated on the idea that it would take 35 years to develop all of the lands contained within the current City boundary, and since the bylaw has been in effect for more than 10 years, it would be acceptable to continue that assumption. By including the lands within the 25-year development timeframe, it is anticipated the lands within the current boundary will be developed ~35 years after the City adopted the original model. In the new OSL model, all lands within the current boundary will be included to be developed by 2045 (within 25 years of 2021) until we receive an updated Utility Master Plan or other public Planning documents that indicate the pace of development for an area within our existing boundary is changing.

Staging

The current off-site levy rates, the rates calculated before staging is applied, assume all of the OSL infrastructure projects will be built immediately, and all lands will be developed immediately, and therefore all of the required off-site levies required to pay for the infrastructure will be collected immediately. However, this is not reflective of how development actually occurs.

The OSL model contains a staging adjustment. This adjusts OSL rates by taking into account inflation, when projects will be constructed, when levies will be collected, and interest impacts on reserve accounts. At times off-site levy reserves will not be sufficient to fund project construction. During these times, front-ending will be required. When the reserve balance is in a positive position, it earns interest based on the City's short-term average rate of return. When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest based on the Loans to Local Authorities' 20-year debenture rate.

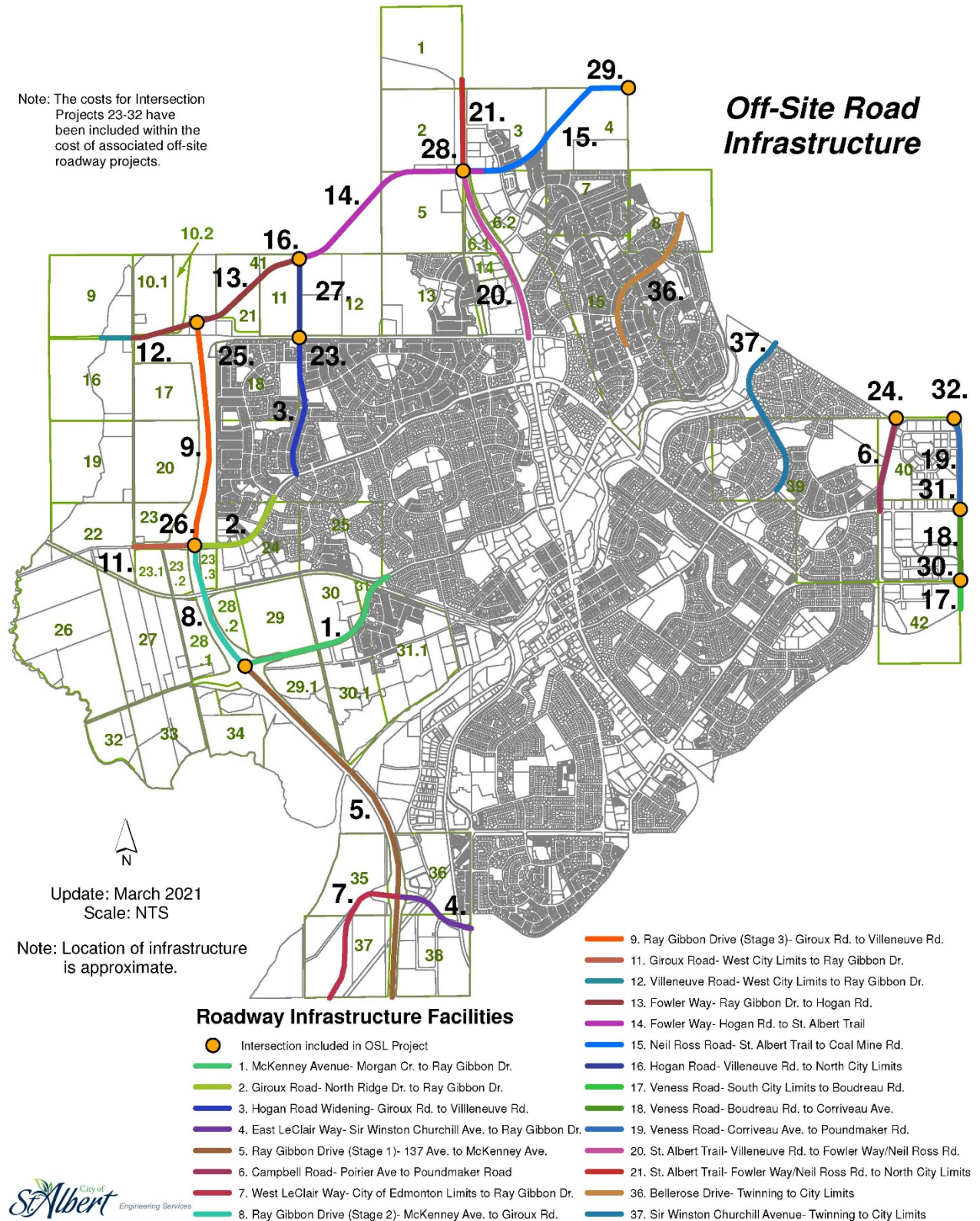
The staging cost adjustment determines how much the rates have to be adjusted to deal with the impacts of staging so that at the end of the 25-year development timeline the reserve balances are at zero. Sometimes the staging adjustment will result in levies increasing in some categories and decreasing in others.

As the City has not been collecting levies that take into account the staging adjustment, there have been some fluctuations in rates this year, a portion of which can be attributed to the inclusion of staging. While the Off-Site Levies Regulation provides a municipality the flexibility to determine the methodology on which to base the calculation of the levy and the OSL Bylaw has been in accordance with the Regulations, the municipality must include a requirement for a periodic review of the calculation of the levy. Adopting the new OSL model with a 25-year development timeframe which also accounts for staging considerations will bring the City into alignment with how other municipalities are managing their OSL programs.

4 ROAD OFF-SITE INFRASTRUCTURE

- No new transportation projects were added to the bylaw for 2021.
- Project 11- Giroux Road West-from the western City limits to Ray Gibbon Drive had project costs reassociated with it as portions of this road are expected to be upgraded and expanded to service the Range Road 260 Area Structure Plan.
- The bylaw includes 34 road infrastructure projects, as shown below in Figure 2. The scope of each project was amended previously to include the relevant intersection within the cost of the road.

Figure 2: Roads – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of “Cost of Work Completed” plus “Debenture Interest” (if any) plus the “Estimated Cost of Work Yet to Be Completed”. The overall cost of the road infrastructure projects has increased from \$287.4 Million to \$295.8 Million as shown in Table 2. This increase can be attributed to the addition of Project 11, the City taking out a \$4.5 million debenture for St. Albert Trail and increases in costs of completed work for projects under construction.

Table 2: Roads – Off-Site Levy Project Costs

		2020				2021			
Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$13,469,621	-	\$3,939,000	\$17,408,621	\$13,671,468	-	\$3,939,000	\$17,610,468
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$5,333,813	-	\$1,170,000	\$6,503,813	\$5,333,813	-	\$1,170,000	\$6,503,813
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	\$6,227,000	\$6,227,000	-	-	\$6,227,000	\$6,227,000
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	\$9,832,750	-	\$325,000	\$10,157,750	\$9,832,750	-	\$325,000	\$10,157,750
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	\$30,283,200	\$8,726,176	-	\$39,009,376	\$30,283,200	\$8,726,176	-	\$39,009,376
6	Campbell Road - From Poirier Ave to Poundmaker Road	\$2,645,950	-	\$1,980,000	\$4,625,950	\$2,645,950	-	\$1,980,000	\$4,625,950
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	\$11,391,000	\$11,391,000	-	-	\$11,391,000	\$11,391,000
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$16,073,600	\$3,439,318	\$500,000	\$20,012,918	\$16,073,600	\$3,439,318	\$500,000	\$20,012,918
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$25,806,700	\$4,141,771	-	\$29,948,472	\$25,806,700	\$4,141,771	-	\$29,948,472
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	-	-

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		2020				2021			
Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	\$7,345,000	\$7,345,000
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	\$7,099,500	\$7,099,500	-	-	\$7,099,500	\$7,099,500
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	\$17,310,277	\$17,310,277	-	-	\$17,310,277	\$17,310,277
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	\$21,661,265	\$21,661,265	-	-	\$21,661,265	\$21,661,265
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,581,747	-	\$9,404,500	\$13,986,247	\$4,600,530	-	\$9,404,500	\$14,005,030
16	Hogan Road - Villeneuve Road to North City Limits	-	-	\$6,681,000	\$6,681,000	-	-	\$6,681,000	\$6,681,000
17	Veness Road - From South City Limit to Boudreau Road	\$1,009,150	-	-	\$1,009,150	\$1,009,150	-	-	\$1,009,150
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$2,161,700	-	-	\$2,161,700	\$2,161,700	-	-	\$2,161,700
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$3,526,945	-	-	\$3,526,945	\$3,526,945	-	-	\$3,526,945
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	\$7,340,928	-	\$30,900,433	\$38,241,361	\$10,591,260	\$1,025,828	\$27,226,146	\$38,843,235
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	\$2,282,863	-	\$8,400,651	\$10,683,514	\$2,526,046	-	\$8,400,651	\$10,926,697
36	Bellerose Drive - Twinning from Oakmont to City Limits	\$2,101,350	-	\$8,840,000	\$10,941,350	\$2,101,350	-	\$8,840,000	\$10,941,350
37	Sir Winston Churchill Twinning to City Limits	-	-	\$8,840,000	\$8,840,000	-	-	\$8,840,000	\$8,840,000
	Total	\$126,450,317	\$16,307,265	\$144,669,626	\$287,427,208	\$130,164,463	\$17,333,094	\$148,340,339	\$295,837,895

*Total Project Costs shown do not include adjustments made for developer agreement contributions.

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2021 was \$130.2 Million. Of this amount, the developer/off-site levy share is \$62.9 Million (not including developer agreement contributions), as shown in Table 3.

Table 3: Roads – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	2020	Total
Total Expenditure	\$58,399,901	\$ 62,458,511	\$497,438	\$399,493	\$1,240,652	\$3,454,322	\$3,714,146	\$130,164,462
Interim Financing/Front-ending	\$14,985,101	\$ 23,802,942	\$497,438	\$399,493	\$1,240,652	\$3,454,322	\$3,714,146	\$48,094,094
Final Financing								
Special Provincial Grant	\$17,260,264	\$ 15,555,428	-	-	-	-		\$32,815,692
Developer Agreement Contribution	\$2,784,800	\$ 5,284,496	-	-	-	-		\$8,069,296
City Financing	\$11,684,868	\$ 10,768,168	-	-	-	-		\$22,453,036
Other Stakeholder Share	-	\$3,918,663	-	-	-	-		\$3,918,663
Offsite Levy	\$26,669,969	\$ 26,931,756	\$497,438	\$399,493	\$1,240,652	\$3,454,322	\$3,714,146	\$62,907,775

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special (“ear-marked”) Grants and Developer Agreement Contributions are removed from the Total Project Cost, as shown in Table 4.

Table 4: Roads – Special Grants and Developer Agreement Contributions

Item	Project Description	2020			2021		
		Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	\$1,512,260	-	-	\$1,512,260
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	\$683,000	\$817,000	-	\$683,000	\$817,000
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	-	-	-	-
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	\$17,400	\$2,938,286	-	\$17,400	\$2,938,286
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	\$11,379,600	-	-	\$11,379,600	-	-
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	-	-	-	-
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	-	-	-	-
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$8,675,000	-	-	\$8,675,000	-	-
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$16,725,300	-	-	\$16,725,300	-	-
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	-	-	-	-

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Item	Project Description	2020			2021		
		Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	-	-	-	-
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	-	-	-	-
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
16	Hogan Road - Villeneuve Road to North City Limits	-	-	-	-	-	-
17	Veness Road - From South City Limit to Boudreau Road	-	-	-	-	-	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	-	-	-	-	-	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	-	-	-	-	-	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	-	-	-	-	-	-
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	-	-	-	-
36	Bellerose Drive - Twinning from Oakmont to City Limits	-	\$2,084,400	-	-	\$2,084,400	-
37	Sir Winston Churchill Twinning to City Limits	-	-	-	-	-	-
38	PAC East Basin Account Balance	-	\$847,666	-	-	\$847,666	-
39	PAC West Basin Account Balance	-	-\$685,724	-	-	-\$685,724	-
40	OLD PAC Account Balance	-	\$1,625,020	-	-	\$1,625,020	-
	Total	\$36,779,900	\$4,571,762	\$5,267,546	\$36,779,900	\$4,571,762	\$5,267,546

*The Special Grant associated with Ray Gibbon Drive reconciles to the most recent project report provided to Council and by Grant approvals approved by Alberta Transportation.

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for roads infrastructure is shown in Table 5.

Table 5: Roads – Allocations to Benefitting Parties

Item	Project Description	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	Current OSL / Developer Share
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	-	100%
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	-	-	100%
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	52%	48%
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	-	-	100%
5	Ray Gibbon Drive (Stage 1) - 137 Ave (Edmonton) to Meadowview Drive / McKenney Avenue	50%	-	-	100%
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	-	100%
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	20%	80%
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	50%	-	-	50%
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	50%	-	-	50%
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	100%
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	24%	76%
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	50%	-	-	50%
14	Fowler Way - from Hogan Road to St. Albert Trail	50%	-	-	50%
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	-	100%
16	Hogan Road - Villeneuve Road to North City Limits	-	-	56%	44%
17	Veness Road - From South City Limit to Boudreau Road	50%	50%	-	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	38.844%	61.156%	-	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	40.683%	59.317%	-	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road			-	100%
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit			-	100%
36	Bellerose Drive -Twinning from Oakmont to City Limits	-	-	-	100%
37	Sir Winston Churchill Twinning to City Limits	-	-	56%	44%

* Other Stakeholder Share refers to lands outside the existing City boundary. Developer Share Beyond 25 years refers to lands within the existing City boundary which will contribute to the cost of the project as a off-site levy but are not expected to develop for at least 25 years. Both amounts are not included in current OSL rates.

Table 6 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$188.5 Million to 181.0 Million within the 25-year development timeframe.

Table 6: Roads – Cost Allocation to Benefitting Parties

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	Developer Share	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	OSL / Developer Share
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	\$15,896,361	-	-	-	\$16,098,208
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	-	\$5,003,813	-	-	-	\$5,003,813
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	\$6,227,000	-	-	\$3,238,040	\$2,988,960
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	-	\$7,202,064	-	-	-	\$7,202,064
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	\$13,814,888	-	\$13,814,888	\$13,814,888	-	-	\$13,814,888
6	Campbell Road - From Poirier Ave to Poundmaker Road	-	-	\$4,625,950	-	-	-	\$4,625,950
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	\$11,391,000	-	-	\$2,278,200	\$9,112,800
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$5,668,959	-	\$5,668,959	\$5,668,959	-	-	\$5,668,959
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$6,611,586	-	\$6,611,586	\$6,611,586	-	-	\$6,611,586
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	\$7,345,000
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	\$7,099,500	-	-	\$1,703,880	\$5,395,620
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	\$8,655,139	-	\$8,655,139	\$8,655,139	-	-	\$8,655,139

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Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	Developer Share	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	OSL / Developer Share
14	Fowler Way - from Hogan Road to St. Albert Trail	\$10,830,633	-	\$10,830,633	\$10,830,633	-	-	\$10,830,633
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	\$13,986,247	-	-	-	\$14,005,030
16	Hogan Road - Villeneuve Road to North City Limits	-	-	\$6,681,000	-	-	\$3,741,360	\$2,939,640
17	Veness Road - From South City Limit to Boudreau Road	\$504,575	\$504,575	-	\$504,575	\$504,575	-	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$839,687	\$1,322,013	-	\$839,687	\$1,322,013	-	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$1,434,851	\$2,092,094	-	\$1,434,851	\$2,092,094	-	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	-	-	\$38,241,361	-	-	-	\$38,843,235
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	\$10,683,514	-	-	-	\$10,926,697
36	Bellerose Drive -Twinning from Oakmont to City Limits	-	-	\$8,856,950	-	-	-	\$8,856,950
37	Sir Winston Churchill Twinning to City Limits	-	-	\$8,840,000	-	-	\$4,950,400	\$3,889,600
	PAC East Basin Account Balance	-	-	-\$847,666	-	-	-	-\$847,666
	PAC West Basin Account Balance	-	-	\$685,724	-	-	-	\$685,724
	OLD PAC Account Balance	-	-	-\$1,625,020	-	-	-	-\$1,625,020
	Total	\$48,360,316	\$3,918,683	\$188,529,002	\$48,360,316	\$3,918,683	\$15,911,880	\$181,027,809

Off-Site Levy Receipts –

\$47.0 Million has been collected to date for roads off-site levies as shown in Table 7.

Table 7: Roads – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	
18	July 5, 2010	North Ridge 20 - Genstar	3.51	\$422,305.65
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	\$254,058.64
24	August 31, 2010	North Ridge 17A - Genstar	1.49	\$179,269.35
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	\$2,941,043.99
18	December 22, 2010	North Ridge 22 - Genstar	1.10	\$0.00
24	March 16, 2011	North Ridge 17B - Genstar	1.17	\$140,768.55
24	April 11, 2011	North Ridge 17C - Genstar	2.06	\$247,848.90
18	July 12, 2011	North Ridge 24 - Genstar	4.58	\$570,489.38
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	\$210,508.09
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	\$321,367.38
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	\$236,665.90
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	\$599,138.41
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	\$208,778.64
18	July 17, 2012	North Ridge 23A - Genstar	2.80	\$349,144.48
18	July 17, 2012	North Ridge 23B - Genstar	2.63	\$327,595.43
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	\$600,384.02
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	\$76,231.33
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	\$854,488.46
3	July 31, 2012	Erin Ridge 3-6	3.83	\$649,211.18
6.2	July 31, 2012	Erin Ridge 3-6	32.85	\$5,568,304.94
7	July 31, 2012	Erin Ridge 3-6	3.00	\$508,521.00
18	April 30, 2013	North Ridge 25A	4.20	\$523,156.20
3	August 2, 2013	Erin Ridge North 7	0.30	\$50,682.59
6.2	August 2, 2013	Erin Ridge North 7	3.84	\$650,906.88
7	August 2, 2013	Erin Ridge North 7	7.52	\$1,275,201.16
24	August 1, 2013	North Ridge 17D	2.86	\$358,237.44
3	December 3, 2013	Erin Ridge North 7	0.00	-\$6,435.38
6.2	December 3, 2013	Erin Ridge North 7	0.00	-\$82,648.32
7	December 3, 2013	Erin Ridge North 7	0.00	-\$161,917.53
24	April 24, 2014	Lacombe Park 22B	2.46	\$328,425.67
25	April 24, 2014	Lacombe Park 22B	7.56	\$1,009,594.94
24	February 3, 2014	Ville Giroux (prepayment)	0.00	\$264,404.00
24	September 29, 2014	Ville Giroux (remainder)	2.56	\$77,650.40
25	April 10, 2014	Lacombe Park 23	1.03	\$137,623.45
25	July 17, 2014	Lacombe Park 24	1.98	\$264,557.70
18	April 10, 2014	North Ridge 25B	5.12	\$684,643.26
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	\$1,684,462.00
6.1	November 19, 2014	Jensen Lakes 1	0.15	\$22,789.54
13	November 19, 2014	Jensen Lakes 1	10.58	\$1,565,522.74
14	November 19, 2014	Jensen Lakes 1	2.08	\$307,806.72
15	October 15, 2014	Oakmont 34/35	2.15	\$163,491.90
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	\$327,044.64
24	February 25, 2015	Ville Giroux 6A	0.74	\$98,607.87
24	February 25, 2015	Ville Giroux 6B	6.26	\$849,657.79
18	March 31, 2015	North Ridge 25C	0.71	\$94,733.04

City of St. Albert- 2020 Off-Site Levy Annual Report and 2021 Bylaw Update

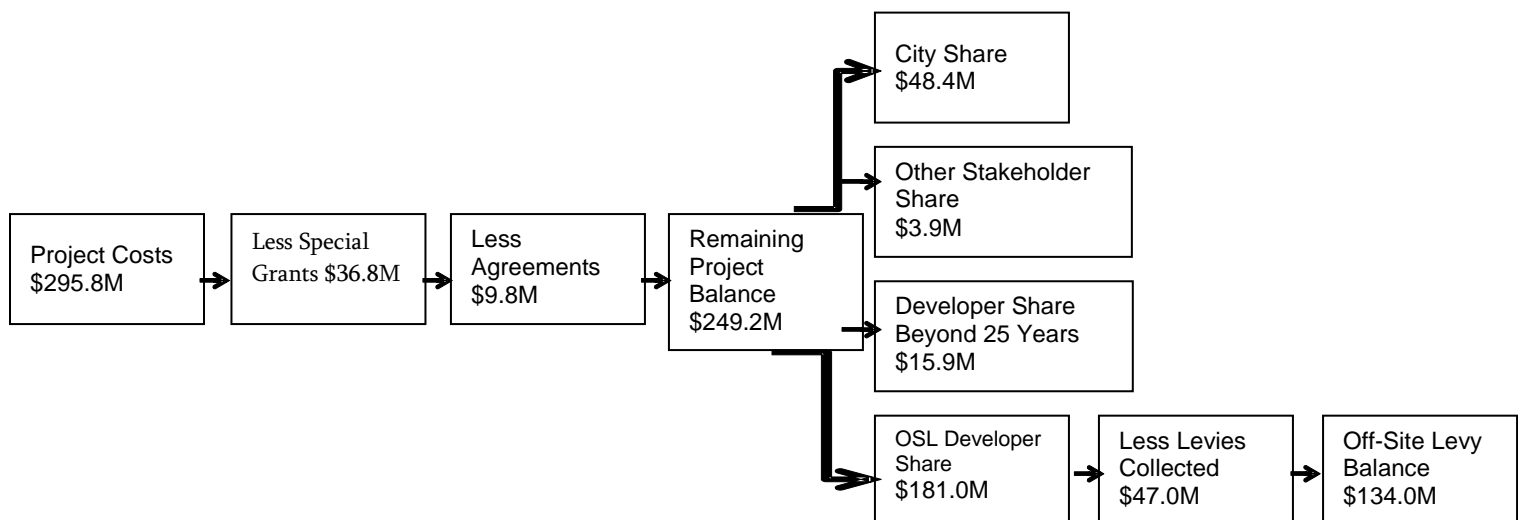
Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
30	March 31, 2015	Riverside 2	3.77	\$503,728.55
31	March 31, 2015	Riverside 2	1.76	\$235,162.40
36	March 31, 2015	South Riel 4	2.57	\$379,735.49
38	March 31, 2015	South Riel 4	22.63	\$3,343,740.91
30	June 11, 2015	Riverside 11	1.15	\$178,212.38
31	June 11, 2015	Riverside 11	0.00	\$155.63
31.1	July 30, 2015	Riverside 1B	1.51	\$235,022.44
30.1	August 26, 2015	Riverside 1A	0.01	\$1,556.44
31.1	August 26, 2015	Riverside 1A	2.26	\$351,599.80
31.1	July 13, 2016	Riverside 9A and 5	4.41	\$687,677.09
3	August 8, 2016	Erin Ridge North 8	7.78	\$1,213,538.63
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	\$856,670.58
14	November 25, 2016	Jensen Lakes 2	6.76	\$1,054,843.92
13	May 17, 2017	Jensen Lakes 3A	0.472	\$57,091.23
3	August 4, 2017	Erin Ridge North 9	3.575	\$432,417.70
25	July 4, 2017	Lacombe Park 28A	1.47	\$177,805.32
13	June 7, 2017	Jensen Lakes 3B	4.18	\$505,596.08
14	June 7, 2017	Jensen Lakes 3B	0	\$0.00
13	June 7, 2017	Jensen Lakes 4	4.7	\$568,493.20
31.1	September 7, 2017	Riverside 1C	1.53	\$185,062.68
6.2	August 29, 2017	Erin Ridge North 10A	4.128	\$499,306.37
25	September 14, 2017	Lacombe Park 28B	1.99	\$240,702.44
30.1	September 14, 2017	Riverside 20	3.22	\$389,478.32
31.1	September 14, 2017	Riverside 20	1.416	\$171,273.70
31.1	October 10, 2017	Riverside 18	1.35	\$163,290.60
24	November 20, 2017	Ville Giroux 6B	5.681	\$687,151.04
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-\$849,657.79
13	May 30, 2018	Jensen Lakes 3C	0.673	\$81,699.51
14	May 30, 2018	Jensen Lakes 3C	2.079	\$252,382.28
30.1	June 4, 2018	Riverside 14	4.94	\$599,696.24
30.1	May 23, 2018	Riverside 16	0.63	\$76,479.48
31.1	May 23, 2018	Riverside 16	1.14	\$138,391.44
13	June 28, 2018	Jensen Lakes 7	2.606	\$316,357.98
3	July 5, 2018	Erin Ridge North 13	5.59	\$678,603.64
30.1	August 2, 2018	Riverside 23	0.265	\$32,169.94
31.1	August 2, 2018	Riverside 23	0.387	\$46,980.25
31.1	October 5, 2018	Riverside 15	3.286	\$398,907.26
30.1	August 27, 2018	Riverside 10 & 12A	0.48	\$58,270.08
31.1	August 27, 2018	Riverside 10 & 12A	1.89	\$229,438.44
7	September 21, 2018	Erin Ridge North 12	0.097	\$11,775.41
13	July 26, 2019	Jensen Lakes 6	3.25	\$407,862.16
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-\$293,535.53
31.1	June 18, 2019	Riverside 25A	1.98	\$248,837.37
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		\$44,698.16
36	August 30, 2019	South Riel 7	2.75	\$345,809.84
36	August 30, 2019	South Riel 7- Transportation Levy Credit		-\$345,809.84
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	\$41,075.12
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	\$289,284.44
36	September 17, 2019	South Riel 8	0.05	\$6,192.67
13	September 25, 2019	Jensen Lakes 8A	1.86	\$233,261.48
38	March 16, 2020	15 Richardson Drive	27.25	\$3,422,675.78

Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
3	September 14, 2020	Erin Ridge North 14	4.01	\$79,230.32
13	September 11, 2020	Jensen Lakes 8B (Initial payment)	8.54	\$520,482.26
12	September 11, 2020	Jensen Lakes 8B (Initial payment)	0.12	\$7,313.57
30	September 1, 2020	Riverside 22A	2.22	\$338,252.52
30	September 1, 2020	Riverside 27	2.72	\$414,435.52
30.1	October 2, 2020	Riverside 17 and 28	0.72	\$109,703.52
30	November 19, 2020	Riverside 22B	1.47	\$223,978.02
	Total		361.88	\$47,038,876.90

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of \$149.9 Million for road off-site levies, \$134.0M is within the 25-year development timeframe.

Figure 3: Roads – Off-Site Levy Balance



Allocations to Benefitting Areas –

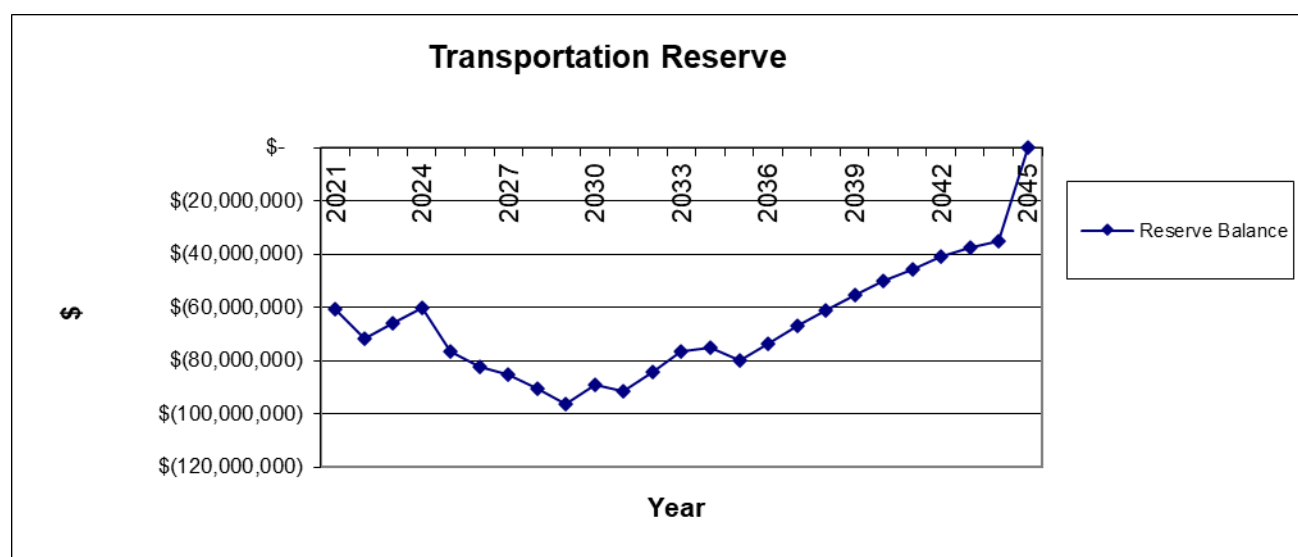
The 2015 update collapsed the transportation basins allocating all projects over the entire undeveloped lands throughout St. Albert into a single basin. The 2021 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with road projects being constructed over a 25-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~1.22% (2020 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~2.03% (2020 rate)

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 4: Roads – Projected Reserve Balances



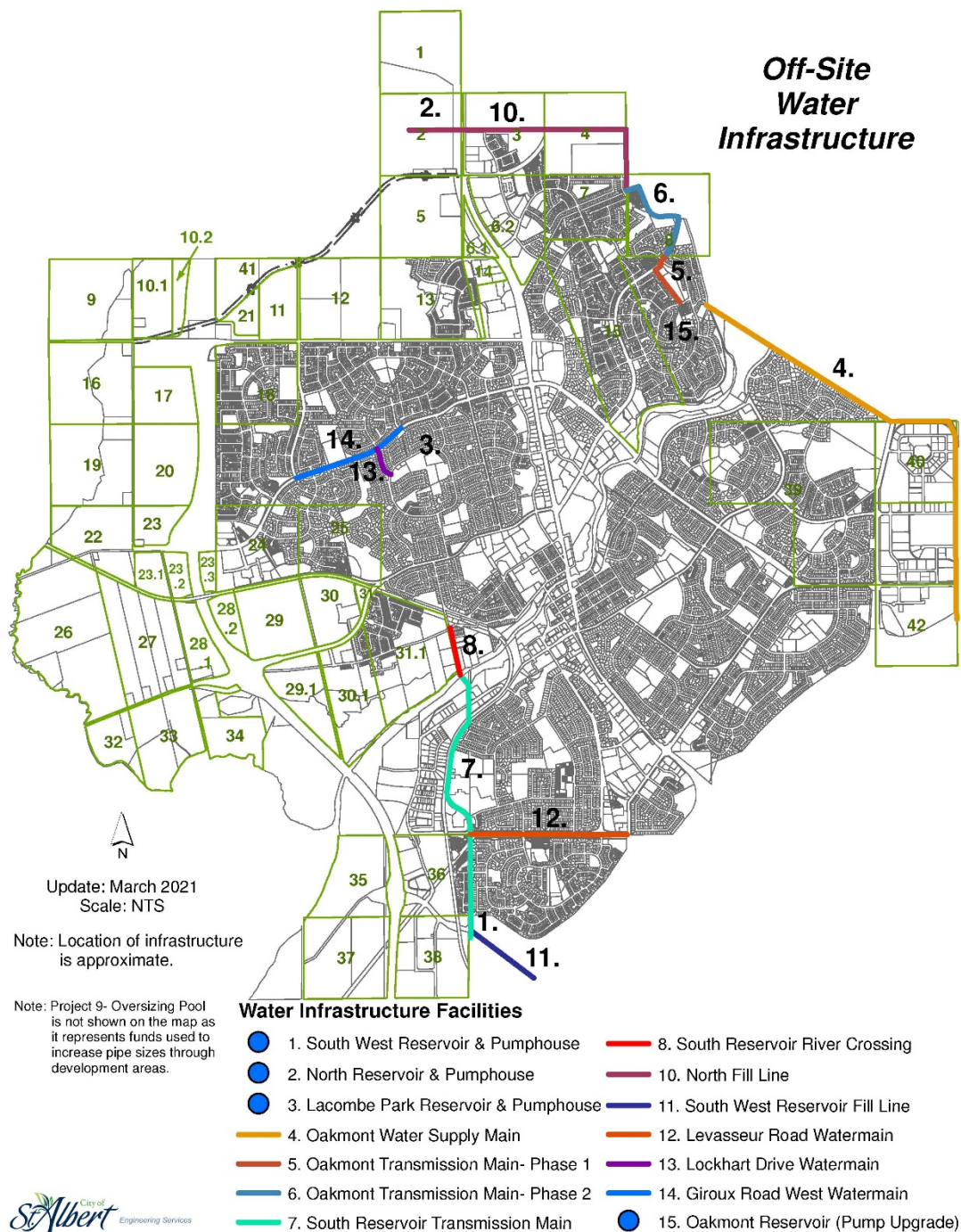
Off-Site Levy Rates –

The Off-site Levy transportation rate throughout the City of St. Albert for 2021 is **\$159,340 per hectare**.

5 WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2021, no additional projects were added to the bylaw. The bylaw includes 15 water infrastructure projects, as shown below in Figure 5.

Figure 5: Water – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of “Cost of Work Completed” plus “Debenture Interest” (if any) plus the “Estimated Cost of Work Yet to Be Completed”. The overall cost of these 15 water infrastructure projects has remained the same at \$148.9 Million as shown in Table 8.

Table 8: Water – Off-Site Levy Project Costs

Item	Project Description	2020				2021			
		Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	R1 - Southwest Reservoir & Pumphouse	-	-	\$31,025,000	\$31,025,000	-	-	\$31,025,000	\$31,025,000
2	R2 - North Reservoir & Pumphouse	-	-	\$61,075,000	\$61,075,000	-	-	\$61,075,000	\$61,075,000
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$10,048,497	-	-	\$10,048,497	\$10,048,497	-	-	\$10,048,497
4	W1 - Oakmont Water Supply Main	\$9,510,210	-	-	\$9,510,210	\$9,510,210	-	-	\$9,510,210
5	W2 - Oakmont Transmission Main - Phase 1	\$1,205,745	-	-	\$1,205,745	\$1,205,745	-	-	\$1,205,745
6	W3 - Oakmont Transmission Main - Phase 2	-	-	\$2,489,376	\$2,489,376	-	-	\$2,489,376	\$2,489,376
7	W4 - South Reservoir Transmission Main	-	-	\$5,616,000	\$5,616,000	-	-	\$5,616,000	\$5,616,000
8	W5 - South Reservoir River Crossing	-	-	\$2,340,000	\$2,340,000	-	-	\$2,340,000	\$2,340,000
9	Oversizing Pool	\$62,477	-	-	\$62,477	\$62,477	-	-	\$62,477
10	W6 - North Fill Line	-	-	\$16,988,400	\$16,988,400	-	-	\$16,988,400	\$16,988,400
11	W7 - Southwest Reservoir Fill Line	-	-	\$1,404,000	\$1,404,000	-	-	\$1,404,000	\$1,404,000
12	W8 - Levesseur Road Watermain	-	-	\$3,159,000	\$3,159,000	-	-	\$3,159,000	\$3,159,000
13	W9 - Lockhart Drive Watermain	-	-	\$702,000	\$702,000	-	-	\$702,000	\$702,000
14	W10 - Giroux Road West Watermain	-	-	\$2,808,000	\$2,808,000	-	-	\$2,808,000	\$2,808,000
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	\$500,000	\$500,000	-	-	\$500,000	\$500,000
	Total	\$20,826,930		\$128,106,776	\$148,933,706	\$20,826,930		\$128,106,776	\$148,933,706

*Total Project Costs shown do not include adjustments made for development agreement contributions.

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2021 is \$20.8 Million. Of this amount, the developer/off-site levy share is \$9.5 Million.

Table 9: Water – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	2020	Total
Total Expenditure	\$10,048,497	\$10,739,085	-	\$39,348	-	-	-	\$20,826,930
Interim Financing	\$3,745,084	\$6,874,061	-	\$29,511	-\$1,244,157	-	-	\$9,404,499

Final Financing

Special Provincial Grant	\$3,071,813	-	-	-	-	-	-	\$3,071,813
Developer Agreement Contribution	-	-	-	-	-	-	-	-
City Financing	\$3,231,600	\$3,802,548	-	\$9,837	\$1,244,157	-	-	\$8,288,142
Other Stakeholder Share	-	-	-	-	-	-	-	-
Offsite Levy	\$3,745,084	\$6,936,538	-	\$29,511	-\$1,244,157	-	-	\$9,466,976

*The negative interim financing (credit) amounts in 2018 resulted from correcting a cost allocation recording error made in earlier years.

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special (“ear-marked”) Grants and Developer Agreement Contributions are removed from the Total Project Cost (see table below).

Table 10: Water – Special Grants and Developer Agreement Contributions

Item	Project Description	2020			2021		
		Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received	Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received
1	R1 - Southwest Reservoir & Pumphouse	-	-	-	-	-	-
2	R2 - North Reservoir & Pumphouse	-	-	-	-	-	-
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$ 3,071,812	-	-	\$ 3,071,812	-	-
4	W1 - Oakmont Water Supply Main	-	-	-	-	-	-
5	W2 - Oakmont Transmission Main - Phase 1	-	-	-	-	-	-
6	W3 - Oakmont Transmission Main - Phase 2	-	-	-	-	-	-
7	W4 - South Reservoir Transmission Main	-	-	-	-	-	-
8	W5 - South Reservoir River Crossing	-	-	-	-	-	-
9	Oversizing Pool	-	-	-	-	-	-
10	W6 - North Fill Line	-	-	-	-	-	-
11	W7 - Southwest Reservoir Fill Line	-	-	-	-	-	-
12	W8 - Levasseur Road Watermain	-	-	-	-	-	-
13	W9 - Lockhart Drive Watermain	-	-	-	-	-	-
14	W10 - Giroux Road West Watermain	-	-	-	-	-	-
15	W11 – Oakmont Reservoir (Growth Pump Upgrade)	-	-	-	-	-	-
	Total	\$ 3,071,812			\$ 3,071,812		

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for water infrastructure is shown in Table 11.

Table 11: Water – Allocations to Benefitting Parties

Item	Project Description	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	OSL / Developer Share
1	R1 - Southwest Reservoir & Pumphouse		29%	39.76%	31.24%
2	R2 - North Reservoir & Pumphouse		47%	10.60%	42.40%
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	46.32%			53.68%
4	W1 - Oakmont Water Supply Main	50%			50%
5	W2 - Oakmont Transmission Main - Phase 1	25%			75%
6	W3 - Oakmont Transmission Main - Phase 2	25%		24%	51%
7	W4 - South Reservoir Transmission Main	25%		42%	33%
8	W5 - South Reservoir River Crossing	25%		42%	33%
9	Oversizing Pool				100%
10	W6 - North Fill Line			20%	80%
11	W7 - Southwest Reservoir Fill Line			56%	44%
12	W8 - Levasseur Road Watermain	25%		12%	63%
13	W9 - Lockhart Drive Watermain	25%		15%	60%
14	W10 - Giroux Road West Watermain	25%		15%	60%
15	W11 - Oakmont Reservoir (Growth Upgrade)			32%	68%

* Other Stakeholder Share refers to lands outside the existing City boundary. Developer Share Beyond 25 years refers to lands within the existing City boundary which will contribute to the cost of the project as a off-site levy but are not expected to develop for at least 25 years. Both amounts are not included in current OSL rates.

Table 12 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$95.6 Million to 67.6 Million within the 25-year development timeframe.

Table 12: Water – Cost Allocation To Benefitting Parties

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	OSL / Developer Share	City Share	Other Stakeholder Share	Developer Cost Beyond 25 Years	OSL / Developer Share
1	R1 - Southwest Reservoir & Pumphouse	-	\$8,997,250	\$22,027,750	-	\$8,997,250	\$12,335,540	\$9,692,210
2	R2 - North Reservoir & Pumphouse	-	\$28,705,250	\$32,369,750	-	\$28,705,250	\$6,473,950	\$25,895,800
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$3,231,601	-	\$3,745,085	\$3,231,601	-	-	\$3,745,085

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	OSL/ Developer Share	City Share	Other Stakeholder Share	Developer Cost Beyond 25 Years	OSL / Developer Share
4	W1 - Oakmont Water Supply Main	\$4,755,105	-	\$4,755,105	\$4,755,105	-	-	\$4,755,105
5	W2 - Oakmont Transmission Main - Phase 1	\$301,436	-	\$904,309	\$301,436	-	-	\$904,309
6	W3 - Oakmont Transmission Main - Phase 2	\$622,344	-	\$1,867,032	\$622,344	-	\$597,450	\$1,269,582
7	W4 - South Reservoir Transmission Main	\$1,404,000	-	\$4,212,000	\$1,404,000	-	\$2,358,720	\$1,853,280
8	W5 - South Reservoir River Crossing	\$585,000	-	\$1,755,000	\$585,000	-	\$982,800	\$772,200
9	Oversizing Pool	-	-	\$62,477	-	-	-	\$62,477
10	W6 - North Fill Line	-	-	\$16,988,400	-	-	\$3,397,680	\$13,590,720
11	W7 - Southwest Reservoir Fill Line	-	-	\$1,404,000	-	-	\$786,240	\$617,760
12	W8 - Levasseur Road Watermain	\$789,750	-	\$2,369,250	\$789,750	-	\$379,080	\$1,990,170
13	W9 - Lockhart Drive Watermain	\$175,500	-	\$526,500	\$175,500	-	\$105,300	\$421,200
14	W10 - Giroux Road West Watermain	\$702,000	-	\$2,106,000	\$702,000	-	\$421,200	\$1,684,800
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	\$500,000	-	-	\$160,000	\$340,000
	Total	\$12,566,736	\$37,702,500	\$95,592,658	\$12,566,736	\$37,702,500	\$27,997,960	\$67,594,698

* Developer Share does not include credits for development agreement contributions or off-site levies collected.

Off-Site Levy Receipts –

\$21.9 Million has been collected to date for water off-site levies as shown in Table 13.

Table 13: Water – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	\$168,929.74
18	July 5, 2010	North Ridge 20 - Genstar	3.51	\$196,338.87
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	\$155,504.86
24	August 31, 2010	North Ridge 17A - Genstar	1.49	\$83,346.13
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	\$1,036,941.68
18	December 22, 2010	North Ridge 22 - Genstar	1.10	\$61,530.70
24	March 16, 2011	North Ridge 17B - Genstar	1.17	\$65,446.29

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Area Ref. #	Date	Description	Net Development Area (ha.)	Water
24	April 11, 2011	North Ridge 17C - Genstar	2.06	\$115,230.22
18	July 12, 2011	North Ridge 24 - Genstar	4.58	\$192,868.38
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	\$71,167.59
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	\$108,646.38
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	\$80,010.90
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	\$202,553.91
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	\$127,175.22
18	July 17, 2012	North Ridge 23A - Genstar	2.80	\$118,037.13
18	July 17, 2012	North Ridge 23B - Genstar	2.63	\$110,751.93
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	\$202,975.02
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	\$25,771.93
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	\$288,881.46
3	July 31, 2012	Erin Ridge 3-6	3.83	\$187,179.76
6.2	July 31, 2012	Erin Ridge 3-6	32.85	\$1,605,445.20
7	July 31, 2012	Erin Ridge 3-6	3.00	\$146,616.00
18	April 30, 2013	North Ridge 25A	4.20	\$176,866.20
3	August 2, 2013	Erin Ridge North 7	0.30	\$14,612.73
6.2	August 2, 2013	Erin Ridge North 7	3.84	\$187,668.48
7	August 2, 2013	Erin Ridge North 7	7.52	\$367,664.06
24	August 1, 2013	North Ridge 17D	2.86	\$121,111.24
3	December 3, 2013	Erin Ridge North 7	0.00	\$1,712.67
6.2	December 3, 2013	Erin Ridge North 7	0.00	\$21,995.52
7	December 3, 2013	Erin Ridge North 7	0.00	\$43,091.74
24	April 24, 2014	Lacombe Park 22B	2.46	\$119,188.42
25	April 24, 2014	Lacombe Park 22B	7.56	\$366,390.44
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	\$124,134.40
25	April 10, 2014	Lacombe Park 23	1.03	\$49,944.70
25	July 17, 2014	Lacombe Park 24	1.98	\$96,010.20
18	April 10, 2014	North Ridge 25B	5.12	\$248,462.76
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	\$1,071,629.00
6.1	November 19, 2014	Jensen Lakes 1	0.15	\$8,408.40
13	November 19, 2014	Jensen Lakes 1	10.58	\$577,613.40
14	November 19, 2014	Jensen Lakes 1	2.08	\$113,568.00
15	October 15, 2014	Oakmont 34/35	2.15	\$104,011.05
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	\$120,666.00
24	February 25, 2015	Ville Giroux 6A	0.74	\$35,785.62
24	February 25, 2015	Ville Giroux 6B	6.26	\$308,347.91
18	March 31, 2015	North Ridge 25C	0.71	\$34,379.41

City of St. Albert- 2020 Off-Site Levy Annual Report and 2021 Bylaw Update

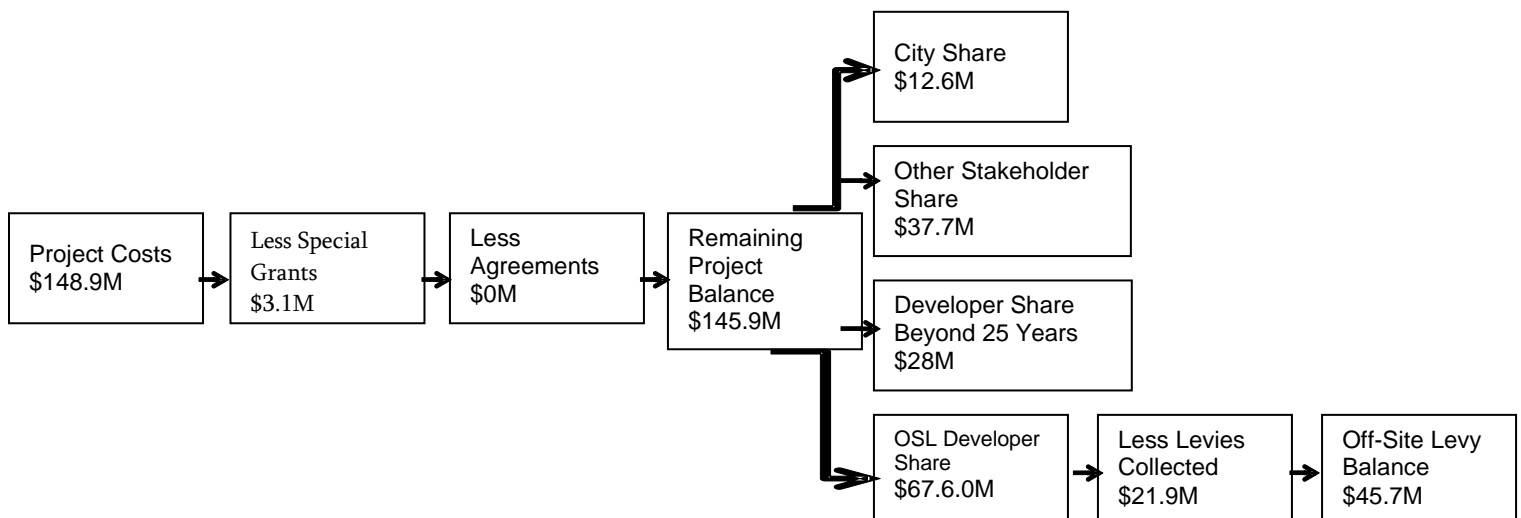
Area Ref. #	Date	Description	Net Development Area (ha.)	Water
30	March 31, 2015	Riverside 2	3.77	\$182,807.30
31	March 31, 2015	Riverside 2	1.76	\$85,342.40
36	March 31, 2015	South Riel 4	2.57	\$124,619.30
38	March 31, 2015	South Riel 4	22.63	\$1,097,328.70
30	June 11, 2015	Riverside 11	1.15	\$107,177.73
31	June 11, 2015	Riverside 11	0.00	\$93.61
31.1	July 30, 2015	Riverside 1B	1.51	\$141,343.55
30.1	August 26, 2015	Riverside 1A	0.01	\$936.05
31.1	August 26, 2015	Riverside 1A	2.26	\$211,453.70
31.1	July 13, 2016	Riverside 9A and 5	4.41	\$372,581.00
3	August 8, 2016	Erin Ridge North 8	7.78	\$657,490.91
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	\$464,141.07
14	November 25, 2016	Jensen Lakes 2	6.76	\$571,510.68
13	May 17, 2017	Jensen Lakes 3A	0.47	\$38,136.18
3	August 4, 2017	Erin Ridge North 9	3.58	\$288,849.28
25	July 4, 2017	Lacombe Park 28A	1.47	\$118,771.59
13	June 7, 2017	Jensen Lakes 3B	4.18	\$337,731.46
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	\$379,745.90
31.1	September 7, 2017	Riverside 1C	1.53	\$123,619.41
6.2	August 29, 2017	Erin Ridge North 10A	4.13	\$333,530.02
25	September 14, 2017	Lacombe Park 28B	1.99	\$160,786.03
30.1	September 14, 2017	Riverside 20	3.22	\$260,166.34
31.1	September 14, 2017	Riverside 20	1.42	\$114,408.55
31.1	October 10, 2017	Riverside 18	1.35	\$109,075.95
24	November 20, 2017	Ville Giroux 6B	5.68	\$459,007.76
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-\$308,347.91
13	May 30, 2018	Jensen Lakes 3C	0.67	\$53,549.94
14	May 30, 2018	Jensen Lakes 3C	2.08	\$165,423.95
30.1	June 4, 2018	Riverside 14	4.94	\$393,070.86
30.1	May 23, 2018	Riverside 16	0.63	\$50,128.47
31.1	May 23, 2018	Riverside 16	1.14	\$90,708.66
13	June 28, 2018	Jensen Lakes 7	2.61	\$207,356.81
3	July 5, 2018	Erin Ridge North 13	5.59	\$444,790.71
30.1	August 2, 2018	Riverside 23	0.27	\$21,085.79
31.1	August 2, 2018	Riverside 23	0.39	\$30,793.20
31.1	October 5, 2018	Riverside 15	3.29	\$261,463.73
30.1	August 27, 2018	Riverside 10 & 12A	0.48	\$38,193.12
31.1	August 27, 2018	Riverside 10 & 12A	1.89	\$150,385.41

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
7	September 21, 2018	Erin Ridge North 12	0.10	\$7,718.19
13	July 26, 2019	Jensen Lakes 6	3.25	\$259,461.28
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-\$192,397.84
31.1	June 18, 2019	Riverside 25A	1.98	\$158,297.75
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		\$34,100.09
36	August 30, 2019	South Riel 7	2.75	\$219,986.72
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	\$26,129.92
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	\$184,028.12
36	September 17, 2019	South Riel 8	0.05	\$3,939.46
13	September 25, 2019	Jensen Lakes 8A	1.86	\$148,389.16
38	March 16, 2020	15 Richardson Drive	27.25	\$2,177,333.18
3	September 14, 2020	Erin Ridge North 14	4.01	\$41,472.08
13	September 11, 2020	Jensen Lakes 8B (Initial payment)	8.54	\$272,439.66
12	September 11, 2020	Jensen Lakes 8B (Initial payment)	0.12	\$3,828.19
30	September 1, 2020	Riverside 22A	2.22	\$177,053.88
30	September 1, 2020	Riverside 27	2.72	\$216,930.88
30.1	October 2, 2020	Riverside 17 and 28	0.72	\$57,422.88
30	November 19, 2020	Riverside 22B	1.47	\$117,238.38
Total			361.88	\$21,917,240.85

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of \$73.7 Million for water off-site levies, \$45.7M is within the 25-year development timeframe.

Figure 6: Water – Off-Site Levy Balance



Allocations to Benefitting Areas –

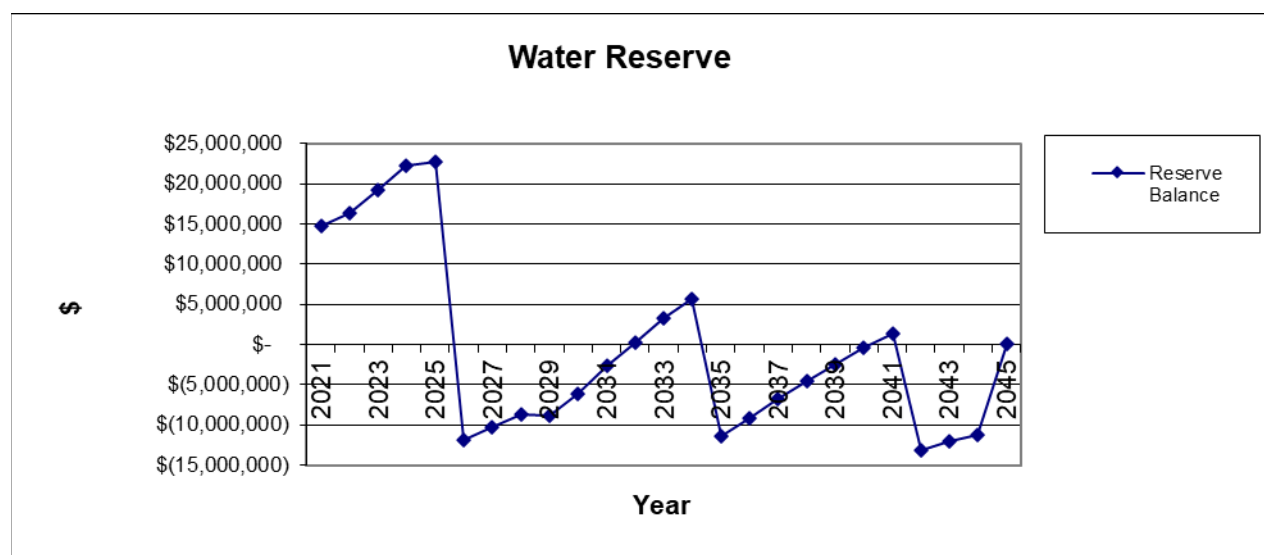
The 2015 update collapsed the water basin allocating all projects over the entire undeveloped area throughout St. Albert. The 2021 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with water projects being constructed over a 25-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund water construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~1.22% (2020 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~2.03% (2020 rate)

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 7: Water – Reserve Balance



Off-Site Levy Rates –

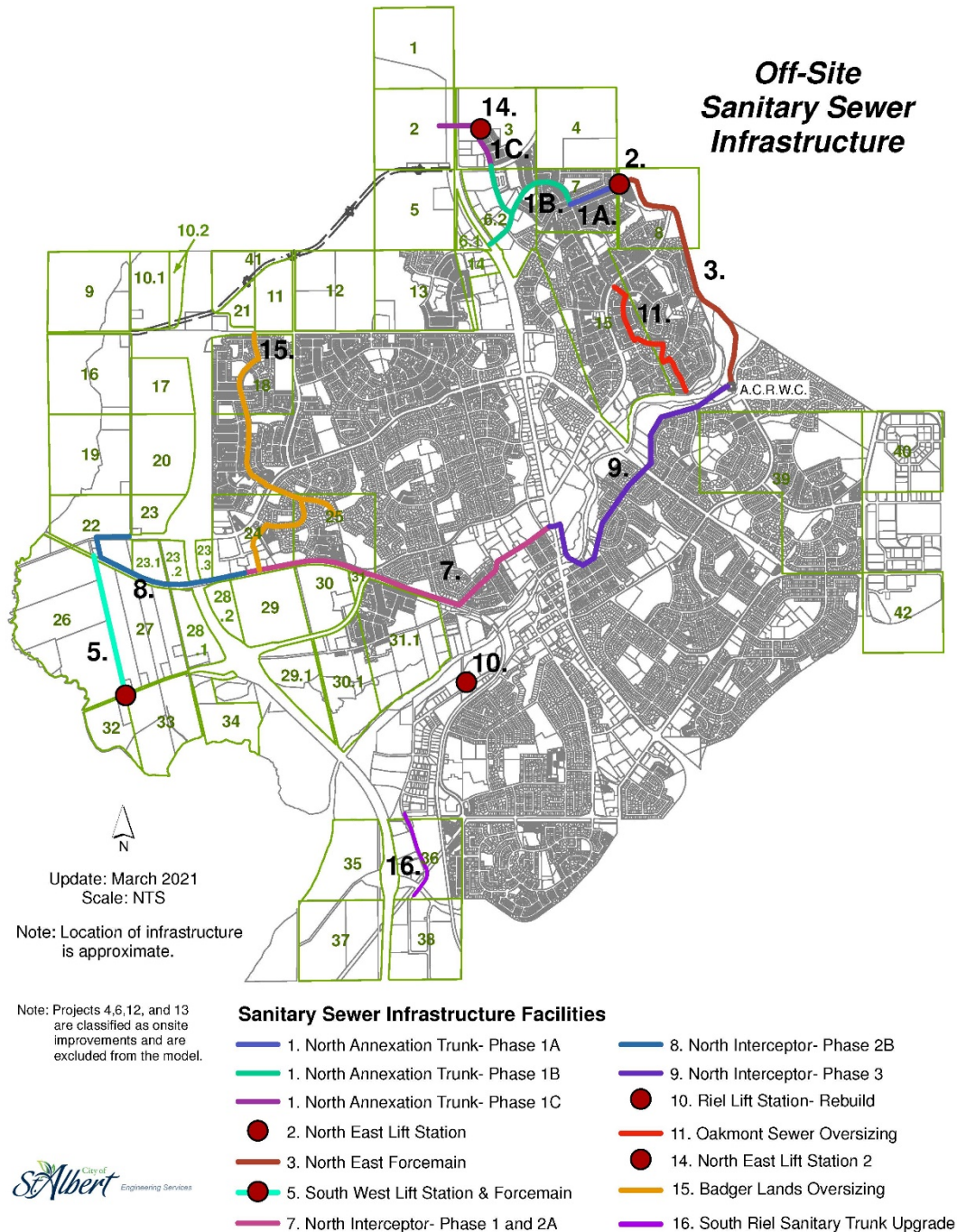
The Off-site Levy water rate throughout the City of St. Albert is **\$50,891 per hectare**.

6 SANITARY OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw.

The bylaw includes 16 sanitary infrastructure projects, as shown in Figure 8.

Figure 8: Sanitary – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of “Cost of Work Completed” plus “Debenture Interest” (if any) plus the “Estimated Cost of Work Yet to Be Completed”. The overall cost of the sanitary infrastructure projects has increased from \$101.7 Million to \$104.2 Million as shown in Table 14. This increase can be attributed to the updated cost estimate for Project 8 and increases in costs of completed work for projects under construction.

Table 14: Sanitary – Off-Site Levy Project Costs

Item	Project Description	2020				2021			
		Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	S1 - North Annexation Trunk - Phase 1	\$6,353,052	-	\$409,500	\$6,762,552	\$6,361,757	-	\$409,500	\$6,771,257
2	L1 - North East Lift Station	-	-	\$19,500,000	\$19,500,000	-	-	\$19,500,000	\$19,500,000
3	F1 - North East Forcemain	\$150,000	-	\$13,000,000	\$13,150,000	\$150,000	-	\$13,000,000	\$13,150,000
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	\$7,083,336	\$7,083,336	-	-	\$7,083,336	\$7,083,336
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	\$10,452,590	-	-	\$10,452,590	\$10,452,590	-	-	\$10,452,590
8	S3 - Phase 2b - North Interceptor	\$377,182	-	\$9,906,000	\$10,283,182	\$377,182	-	\$12,409,958	\$12,787,140
9	S4 - Phase 3 North Interceptor	\$24,041,000	\$3,708,936	-	\$27,749,936	\$24,041,000	\$3,708,936	-	\$27,749,936
10	L2 - Riel Lift Station - Rebuild	\$2,488,768	-	-	\$2,488,768	\$2,488,768	-	-	\$2,488,768
11	S5 - Oakmont Sewer Oversizing	\$864,022	-	-	\$864,022	\$864,022	-	-	\$864,022
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-	-	-
14	L3 - NE Lift Station 2	-	-	\$2,860,000	\$2,860,000	-	-	\$2,860,000	\$2,860,000
15	S8 - Badger Lands Oversizing	\$339,171	-	-	\$339,171	\$339,171	-	-	\$339,171
16	South Riel Sanitary Trunk Upgrade	\$158,097	-	-	\$158,097	\$158,097	-	-	\$158,097
	Total	\$45,223,881	\$3,708,936	\$52,758,836	\$101,691,653	\$45,232,587	\$3,708,936	\$55,262,794	\$104,204,317

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2021 was \$45.2 Million. Of this amount, the developer/off-site levy share is \$30.5 Million (not including developer agreement contributions).

Table 15: Sanitary – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	2020	Total
Total Expenditure	\$10,452,590	\$9,780,700	\$367,225	\$8,796,188	\$11,556,813	\$4,270,365	\$8,706	\$45,232,587
Interim Financing	-	\$5,707,185	\$367,225	\$8,796,188	\$11,502,436	\$4,270,365	-\$91,057	\$30,552,342
Final Financing								
Special Provincial Grant	\$6,474,250	-	-	-	-			\$6,474,250
Developer Agreement Contribution	\$3,978,340	-	-	-	\$54,376		\$99,763	\$4,132,479
City Financing	-	\$1,244,384	-	-	-			\$1,244,384
Other Stakeholder Share	-	\$2,829,133	-	-	-			\$2,829,133
Offsite Levy	-	\$5,707,185	\$367,225	\$8,796,188	\$11,502,436	\$4,270,365	-\$91,057	\$30,552,342

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special (“ear-marked”) Grants and Developer Agreement Contributions are removed from the Total Project Cost (see table below).

Table 16: Sanitary – Special Grants and Developer Agreement Contributions

Item	Project Description	2020			2021		
		Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received	Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received
1	S1 - North Annexation Trunk - Phase 1	-	-	-	-	-	-
2	L1 - North East Lift Station	-	-	-	-	-	-
3	F1 - North East Forcemain	-	-	-	-	-	-
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	-	-	-	-
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	\$6,474,250	-	\$3,978,340	\$6,474,250	-	\$3,978,340
8	S3 - Phase 2b - North Interceptor	-	-	-	-	-	-
9	S4 - Phase 3 North Interceptor	-	-	-	-	-	-
10	L2 - Riel Lift Station - Rebuild	-	-	-	-	-	99,763
11	S5 - Oakmont Sewer Oversizing	-	-	-	-	-	-
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-
14	L3 - NE lift Station 2	-	-	-	-	-	-
15	S8 – Badger Lands Oversizing	-	-	-	-	-	-
16	South Riel Sanitary Trunk Upgrade	-	-	\$54,376	-	-	\$54,376
	Total	\$6,474,250		\$4,032,716	\$6,474,250		\$4,132,479

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for sanitary infrastructure was updated in 2015 to reflect the technical servicing information provided in the Utility Master Plan Update approved in 2014. This allocation continues to remain the servicing schematic.

Table 17: Sanitary – Allocations to Benefitting Parties

Item	Project Description	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	OSL/ Developer Share
1	S1 - North Annexation Trunk - Phase 1		40.2%		59.8%
2	L1 - North East Lift Station		75%	1%	24%
3	F1 - North East Forcemain		75%	1%	24%
4	LF1 - South West Lift Station & Forcemain				100%
5	LF2 - South East Lift Station & Forcemain			16%	84%
6	LF3 - North West Lift Station & Forcemain		75%		25%
7	S2 - Phase 1 - North Interceptor				100%
8	S3 - Phase 2b - North Interceptor				100%
9	S4 - Phase 3 North Interceptor				100%
10	L2 - Riel Lift Station - Rebuild	50%			50%
11	S5 - Oakmont Sewer Oversizing				100%
12	S6 - North Annexation Trunk Phase 2		84%		16%
13	S7 - North Annexation Trunk Phase 3		41%		59%
14	L3 - NE Lift Station 2		41%		59%
15	S8 – Badger Lands Oversizing				100%
16	South Riel Sanitary Trunk Upgrade				100%

Table 18 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$64.0 Million to 62.4 Million within the 25-year development timeframe.

Table 18: Sanitary – Cost Allocation To Benefitting Parties

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	Developer Share (Off-Site Levy)	City Share	Other Stakeholder Share %	Developer Share Beyond 25 Years	OSL / Developer Share
1	S1 - North Annexation Trunk - Phase 1	-	-	\$6,762,552	-	\$2,720,129	-	\$4,051,128
2	L1 - North East Lift Station	-	\$14,625,000	\$4,875,000	-	\$14,625,000	\$195,000	\$4,680,000
3	F1 - North East Forcemain	-	\$9,862,500	\$3,287,500	-	\$9,862,500	\$131,500	\$3,156,000
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-	-
5	LF2 - South West Lift Station & Forcemain	-	-	\$7,083,336	-	-	\$1,133,334	\$5,950,002

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	Developer Share (Off-Site Levy)	City Share	Other Stakeholder Share %	Developer Share Beyond 25 Years	OSL / Developer Share
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	-	-	-	-	-	-	-
8	S3 - Phase 2b - North Interceptor	-	-	\$10,283,182	-	-	-	\$12,787,140
9	S4 - Phase 3 North Interceptor	-	-	\$27,749,936	-	-	-	\$27,749,936
10	L2 - Riel Lift Station - Rebuild	\$1,244,384	-	\$1,244,384	\$1,194,502	-	-	\$1,194,502
11	S5 - Oakmont Sewer Oversizing	-	-	\$864,022	-	-	-	\$864,022
12	S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-	-
13	S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-	-
14	L3 - NE Lift Station 2	-	\$1,172,600	\$1,687,400	-	\$1,172,600	\$134,992	\$1,552,408
15	S8 - Badger Lands Oversizing	-	-	\$339,171	-	-	-	\$339,171
16	South Riel Sanitary Trunk Upgrade	-	-	\$103,720	-	-	-	\$103,720
	Total	\$1,244,384	\$25,660,100	\$64,280,203	\$1,194,502	\$28,380,229	\$1,594,826	\$62,428,031

*Developer Share does not include credits for off-site levies collected.

Off-Site Levy Receipts – \$12.2 Million has been collected to date for sanitary off-site levies as shown in the table below.

Table 19: Sanitary – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	\$1,739.52
18	July 5, 2010	North Ridge 20 - Genstar	3.51	\$147,883.32
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	\$1,601.28
24	August 31, 2010	North Ridge 17A - Genstar	1.49	\$62,776.68
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	\$496,436.35
18	December 22, 2010	North Ridge 22 - Genstar	1.10	\$46,345.20
24	March 16, 2011	North Ridge 17B - Genstar	1.17	\$49,294.44
24	April 11, 2011	North Ridge 17C - Genstar	2.06	\$86,791.92
18	July 12, 2011	North Ridge 24 - Genstar	4.58	\$127,795.74
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	\$47,156.07
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	\$71,989.74

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	\$53,015.70
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	\$134,213.43
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	\$1,189.88
18	July 17, 2012	North Ridge 23A - Genstar	2.80	\$78,212.11
18	July 17, 2012	North Ridge 23B - Genstar	2.63	\$73,384.89
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	\$134,492.46
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	\$17,076.64
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	\$191,414.58
3	July 31, 2012	Erin Ridge 3-6	3.83	\$85,857.11
6.2	July 31, 2012	Erin Ridge 3-6	32.85	\$736,398.45
7	July 31, 2012	Erin Ridge 3-6	3.00	\$67,251.00
18	April 30, 2013	North Ridge 25A	4.20	\$117,192.60
3	August 2, 2013	Erin Ridge North 7	0.30	\$6,702.68
6.2	August 2, 2013	Erin Ridge North 7	3.84	\$86,081.28
7	August 2, 2013	Erin Ridge North 7	7.52	\$168,643.09
24	August 1, 2013	North Ridge 17D	2.86	\$80,249.02
3	December 3, 2013	Erin Ridge North 7	0.00	\$2,640.47
6.2	December 3, 2013	Erin Ridge North 7	0.00	\$33,911.04
7	December 3, 2013	Erin Ridge North 7	0.00	\$66,435.61
24	April 24, 2014	Lacombe Park 22B	2.46	\$60,550.36
25	April 24, 2014	Lacombe Park 22B	7.56	\$186,132.51
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	\$63,063.04
25	April 10, 2014	Lacombe Park 23	1.03	\$25,373.02
25	July 17, 2014	Lacombe Park 24	1.98	\$48,778.32
18	April 10, 2014	North Ridge 25B	5.12	\$126,224.62
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	-
6.1	November 19, 2014	Jensen Lakes 1	0.15	\$4,812.19
13	November 19, 2014	Jensen Lakes 1	10.58	\$378,135.78
14	November 19, 2014	Jensen Lakes 1	2.08	\$74,347.52
15	October 15, 2014	Oakmont 34/35	2.15	\$755.04
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	\$69,058.08
24	February 25, 2015	Ville Giroux 6A	0.74	\$18,179.89
24	February 25, 2015	Ville Giroux 6B	6.26	\$156,647.61
18	March 31, 2015	North Ridge 25C	0.71	\$17,465.51
30	March 31, 2015	Riverside 2	3.77	\$92,870.18
31	March 31, 2015	Riverside 2	1.76	\$43,355.84
36	March 31, 2015	South Riel 4	2.57	\$65,933.35
38	March 31, 2015	South Riel 4	22.63	\$580,572.65

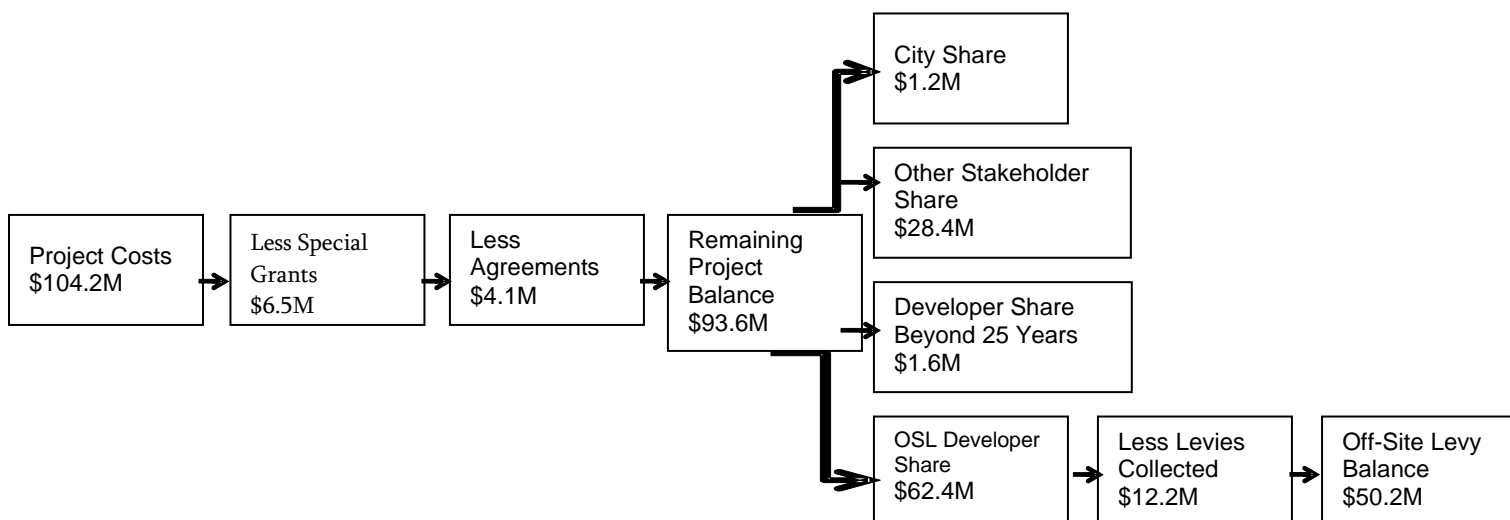
Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
30	June 11, 2015	Riverside 11	1.15	\$40,758.57
31	June 11, 2015	Riverside 11	0.00	\$35.60
31.1	July 30, 2015	Riverside 1B	1.51	\$53,751.41
30.1	August 26, 2015	Riverside 1A	0.01	\$355.97
31.1	August 26, 2015	Riverside 1A	2.26	\$80,413.62
31.1	July 13, 2016	Riverside 9A and 5	4.41	\$330,961.29
3	August 8, 2016	Erin Ridge North 8	7.78	\$382,107.34
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	\$378,963.72
14	November 25, 2016	Jensen Lakes 2	6.76	\$274,679.08
13	May 17, 2017	Jensen Lakes 3A	0.47	\$27,122.06
3	August 4, 2017	Erin Ridge North 9	3.58	\$175,847.10
25	July 4, 2017	Lacombe Park 28A	1.47	\$80,304.63
13	June 7, 2017	Jensen Lakes 3B	4.18	\$240,191.16
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	\$270,071.40
31.1	September 7, 2017	Riverside 1C	1.53	\$83,582.37
6.2	August 29, 2017	Erin Ridge North 10A	4.13	\$67,174.94
25	September 14, 2017	Lacombe Park 28B	1.99	\$108,711.71
30.1	September 14, 2017	Riverside 20	3.22	\$175,905.38
31.1	September 14, 2017	Riverside 20	1.42	\$77,354.66
31.1	October 10, 2017	Riverside 18	1.35	\$73,749.15
24	November 20, 2017	Ville Giroux 6B	5.68	\$310,347.35
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-\$156,647.61
13	May 30, 2018	Jensen Lakes 3C	0.67	\$27,619.25
14	May 30, 2018	Jensen Lakes 3C	2.08	\$85,320.08
30.1	June 4, 2018	Riverside 14	4.94	\$270,208.12
30.1	May 23, 2018	Riverside 16	0.63	\$34,459.74
31.1	May 23, 2018	Riverside 16	1.14	\$62,355.72
13	June 28, 2018	Jensen Lakes 7	2.61	\$106,947.63
3	July 5, 2018	Erin Ridge North 13	5.59	\$242,421.53
30.1	August 2, 2018	Riverside 23	0.27	\$14,494.97
31.1	August 2, 2018	Riverside 23	0.39	\$21,168.13
31.1	October 5, 2018	Riverside 15	3.29	\$179,737.63
30.1	August 27, 2018	Riverside 10 & 12A	0.48	\$26,255.04
31.1	August 27, 2018	Riverside 10 & 12A	1.89	\$103,379.22
7	September 21, 2018	Erin Ridge North 12	0.10	\$2,322.76
13	July 26, 2019	Jensen Lakes 6	3.25	\$137,536.43
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-\$132,259.77
31.1	June 18, 2019	Riverside 25A	1.98	\$118,580.68

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		\$13,679.09
36	August 30, 2019	South Riel 7	2.75	\$161,033.98
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	\$13,851.07
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	\$97,550.47
36	September 17, 2019	South Riel 8	0.05	\$2,883.75
13	September 25, 2019	Jensen Lakes 8A	1.86	\$78,658.81
38	March 16, 2020	15 Richardson Drive	27.25	\$1,593,844.51
3	September 14, 2020	Erin Ridge North 14	4.01	\$23,182.64
13	September 11, 2020	Jensen Lakes 8B (Initial payment)	8.54	\$145,060.44
12	September 11, 2020	Jensen Lakes 8B (Initial payment)	0.12	\$2,038.32
30	September 1, 2020	Riverside 22A	2.22	\$113,368.74
30	September 1, 2020	Riverside 27	2.72	\$138,902.24
30.1	October 2, 2020	Riverside 17 and 28	0.72	\$36,768.24
30	November 19, 2020	Riverside 22B	1.47	\$75,068.49
Total			361.88	\$12,158,606.66

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of \$51.8 Million for sanitary off-site levies, \$50.2M is within the 25-year development timeframe.

Figure 9: Sanitary – Off-Site Levy Balance



Allocations to Benefitting Areas –

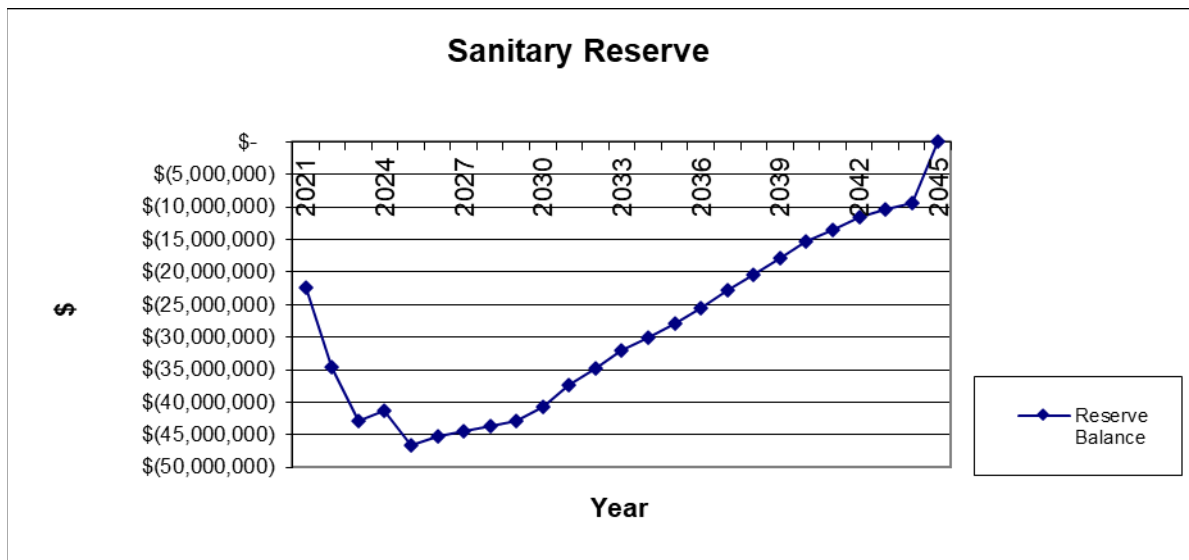
Allocation of off-site levy costs for sanitary infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014. The 2019 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with sanitary projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~1.22% (2020 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~2.03% (2020 rate).

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 10: Sanitary – Reserve Balance



Off-Site Levy Rates – Table 20 highlights the sanitary off-site levy rate per hectare in each of the basins.

Table 20: Sanitary – Off-Site Levy Rates

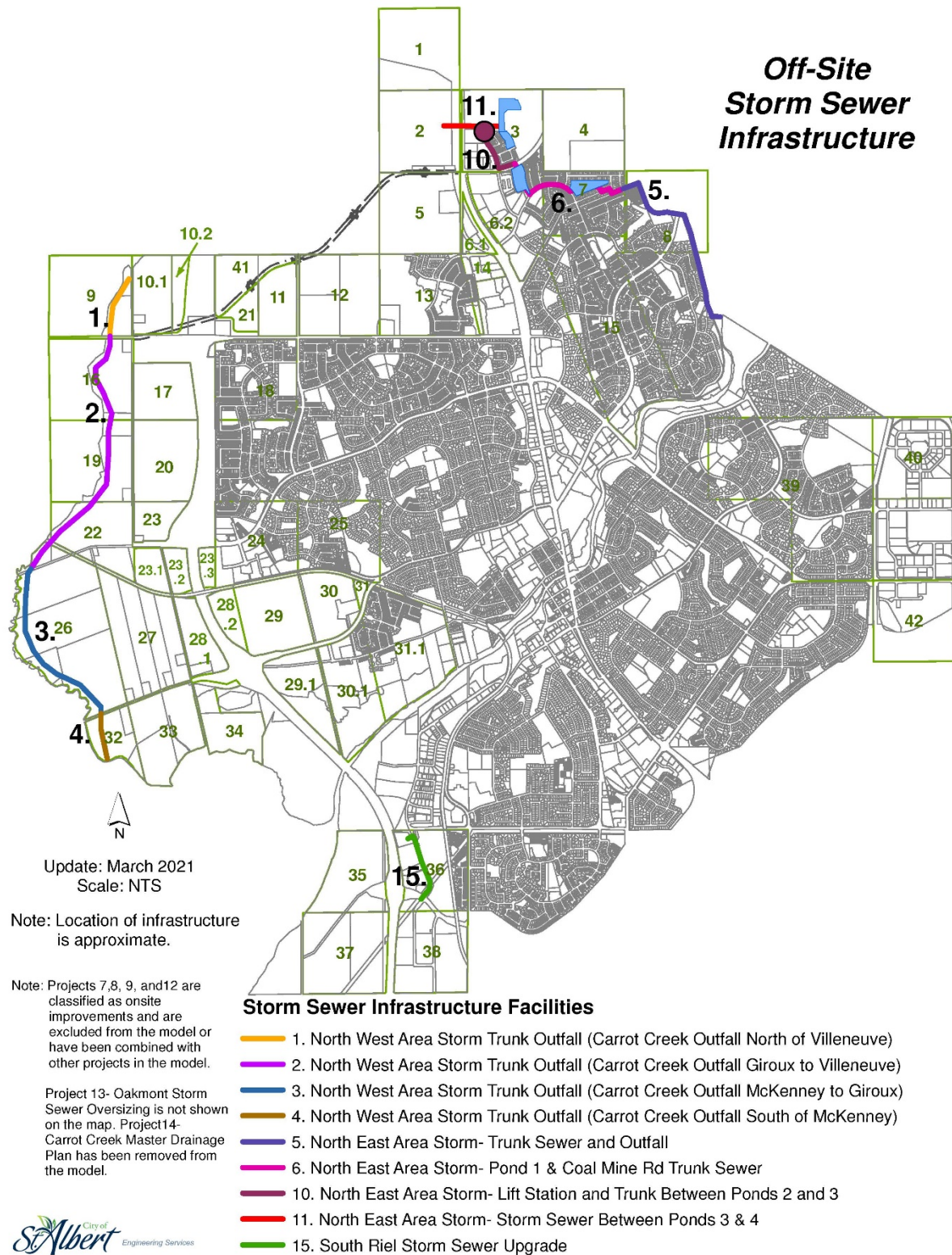
Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy
1.0	\$43,933	17.0	\$53,437	29.0	\$53,437
2.0	\$43,933	17.2	-	29.1	\$53,437
3.0	\$32,359	18.0	\$53,437	29.2	-
4.0	\$30,134	19.0	\$53,437	30.0	\$53,437
5.0	\$30,134	20.0	\$53,437	30.1	\$53,437
6.1	\$30,134	20.2	-	31.0	\$53,437
6.2	\$10,132	21.0	\$44,258	31.1	\$53,437
7.0	\$21,707	22.0	\$53,437	32.0	\$84,518
8.0	\$32,175	23.0	\$53,437	33.0	\$84,518
9.0	\$53,437	23.1	\$53,437	34.0	\$31,081
10.1	\$53,437	23.2	\$53,437	35.0	\$44,171
10.2	\$53,437	23.3	\$53,437	36.0	\$44,171
11.0	\$44,258	24.0	\$53,437	37.0	\$44,171
12.0	\$30,134	25.0	\$53,437	38.0	\$44,171
13.0	\$30,134	26.0	\$84,518	39.0	\$33,134
14.0	\$30,134	27.0	\$84,518	40.0	\$33,134
15.0	-	28.1	\$84,518	41.0	\$53,437
16.0	\$53,437	28.2	\$53,437	42.0	\$33,134

7 STORMWATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2020, no additional projects were added to the bylaw.

The bylaw includes 14 stormwater infrastructure projects, as shown in Figure 11, although Projects 7, 8, 9, and 12 have been classified as onsite improvements and are excluded from the model or have been combined with other projects in the model.

Figure 11: Stormwater – Off-Site Levy Projects



Total Project Cost –

The overall cost of projects is comprised of “Cost of Work Completed” plus “Debenture Interest” (if any) plus the “Estimated Cost of Work Yet to Be Completed”. The overall cost estimate of the stormwater projects has increased from \$75.5 Million to \$84.2 Million as shown in Table 21. This increase can be attributed to the updated cost estimate for Project 5 and increases in costs of completed work for projects under construction.

Table 21: Stormwater – Off-Site Levy Project Costs

		2020				2021			
Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	\$13,097,500	\$13,097,500	-	-	\$13,097,500	\$13,097,500
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	\$18,525,000	\$18,525,000	-	-	\$18,525,000	\$18,525,000
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	\$20,247,500	\$20,247,500	-	-	\$20,247,500	\$20,247,500
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	\$6,370,000	\$6,370,000	-	-	\$6,370,000	\$6,370,000
5	NE Area Storm - Trunk Sewer and Outfall	-	-	\$5,681,000	\$5,681,000	-	-	\$14,320,000	\$14,320,000
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$1,248,097	-	-	\$1,248,097	\$1,248,097	-	-	\$1,248,097
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	\$625,619	-	\$7,174,700	\$7,800,319	\$627,322	-	\$7,174,700	\$7,802,022
11	NE Area Storm - Storm Sewer Between Ponds 3	\$416,679	-	\$1,287,000	\$1,703,679	\$418,993	-	\$1,287,000	\$1,705,993

		2020				2021			
Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
	and 4								
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	\$383,623	-	-	\$383,623	\$383,623	-	-	\$383,623
15	South Riel Storm Sewer Upgrade	\$464,990	-	-	\$464,990	\$469,796	-	-	\$469,796
	Total	\$3,139,008		\$72,382,700	\$75,521,708	\$3,147,830		\$81,021,700	\$84,169,530

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2021 was \$3.1 Million. Of this amount, the developer/off-site levy share is \$1.9 Million (not including developer agreement contributions).

Table 22: Stormwater – Project Expenditures

	Prior to 2008	2008-2015	2016	2017	2018	2019	2020	Total
Total Expenditure	-	\$1,616,504	\$346,764	\$209,062	\$937,215	\$29,463	\$8,822	\$3,147,830
Interim Financing	-	\$1,004,936	\$2,447	\$12,768	\$305,060		\$4,806	\$1,330,018

Final Financing

Special Provincial Grant	-	-	-	-	-	-	-	-
Developer Agreement Contribution	-	-	-	-	\$159,930	-	-	\$159,930
City Financing	-	-	-	-	-	-	-	-
Other Stakeholder Share	-	\$611,568	\$168,715	\$96,184	\$231,390	\$14,437	\$1,968	\$1,124,262
Offsite Levy	-	\$1,004,936	\$178,049	\$112,878	\$545,895	\$15,026	\$6,854	\$1,863,638

Grants and Contributions –

Prior to allocating costs to benefitting parties, Special (“ear-marked”) Grants and Developer Agreement Contributions are removed from the Total Project Cost as shown in Table 23.

Table 23: Stormwater – Special Grants and Developer Agreement Contributions

Item	Project Description	2020			2021		
		Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received	Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	-	-	-	-
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	-	-	-	-
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)	-	-	-	-	-	-
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney South)	-	-	-	-	-	-
5	NE Area Storm - Trunk Sewer and Outfall	-	-	-	-	-	-
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	-	-	-	-	-
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	-	-	-	-	-
11	NE Area Storm - Storm Sewer Between Ponds 3 & 4	-	-	-	-	-	-
12	NE Area Storm - Storm Sewer Between Ponds 4 & 5	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	-	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	-	-	\$159,930	-	-	\$159,930
	Total			\$159,930			\$159,930

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for stormwater infrastructure was updated in 2015 to reflect the servicing schematic within the Utility Master Plan approved in 2014. This allocation continues to remain the servicing schematic.

Table 24: Stormwater – Allocations to Benefitting Parties

Item	Project Description	City Share	Other Stakeholder Share	Developer Share Beyond 25 Years	OSL/ Developer Share
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)		49%	48.96%	2.04%
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)		49%	32.64%	18.36%
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)		49%	24.48%	26.52%
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney South)		49%	10.20%	40.80%
5	NE Area Storm - Trunk Sewer and Outfall		49%	2.04%	48.96%
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer		49%		51%
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1		49%		51%
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2		49%		51%
9	NE Area Storm - St Albert Trail Storm Sewer		49%		51%
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3		49%		51%
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4		49%		51%
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5		49%		51%
13	Oakmont Storm Sewer Oversizing				100%
15	South Riel Storm Sewer Upgrade				100%

Table 25 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$38.8 Million to 24.8 Million within the 25-year development timeframe.

Table 25: Stormwater – Cost Allocation To Benefitting Parties

Item	Project Description	2020			2021			
		City Share	Other Stakeholder Share	Developer Share (Off-Site Levy)	City Share	Other Stakeholder Cost	Developer Cost Beyond 25 Years	OSL / Developer Cost
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	\$6,417,775	\$6,679,725	-	\$6,417,775	\$6,412,536	\$267,189
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	\$9,077,250	\$9,447,750	-	\$9,077,250	\$6,046,560	\$3,401,190
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	\$9,921,275	\$10,326,225	-	\$9,921,275	\$4,956,588	\$5,369,637
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	\$3,121,300	\$3,248,700	-	\$3,121,300	\$649,740	\$2,598,960
5	NE Area Storm - Trunk Sewer and Outfall	-	\$2,783,690	\$2,897,310	-	\$7,016,800	\$292,128	\$7,011,072
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	\$611,568	\$636,529	-	\$611,568	-	\$636,529
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-	-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	\$3,822,156	\$3,978,163	-	\$3,822,991	-	\$3,979,031
11	NE Area Storm - Storm Sewer Between Ponds 3 & 4	-	\$834,803	\$868,876	-	\$835,936	-	\$870,056
12	NE Area Storm - Storm Sewer Between Ponds 4 & 5	-	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	-	-	\$383,623	-	-	-	\$383,623
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-	\$0
15	South Riel Storm Sewer Upgrade	-	-	\$305,060	-	-	-	\$309,866
	Total		\$36,589,816	\$38,771,961		\$40,824,894	\$18,357,552	\$24,827,153

Off-Site Levy Receipts – \$2.6 Million has been collected to date for storm off-site levies as shown in Table 26.

Table 26: Stormwater – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
8	May 13, 2010	Erin Ridge 38 - Melcor	3.02	-
18	July 5, 2010	North Ridge 20 - Genstar	3.51	-
15	August 5, 2010	Erin Ridge 20 - Qualico	2.78	-
24	August 31, 2010	North Ridge 17A - Genstar	1.49	-
7	August 11, 2010	Erin Ridge North Stages 1 & 2 - Landrex	16.61	-
18	December 22, 2010	North Ridge 22 - Genstar	1.10	-
24	March 16, 2011	North Ridge 17B - Genstar	1.17	-
24	April 11, 2011	North Ridge 17C - Genstar	2.06	-
18	July 12, 2011	North Ridge 24 - Genstar	4.58	-
25	July 15, 2011	Lacombe Park 21A - Genstar	1.69	-
25	September 23, 2011	Lacombe Park 21B - Genstar	2.58	-
24	May 16, 2012	Lacombe Park 19 - Genstar	1.90	-
24	May 22, 2012	Northwest Urban Village Centre Stage 2 - Genstar	4.81	-
15	June 28, 2012	100 Orchard Court - Sarasota	3.02	-
18	July 17, 2012	North Ridge 23A - Genstar	2.80	-
18	July 17, 2012	North Ridge 23B - Genstar	2.63	-
24	August 30, 2012	Lacombe Park 22A - Genstar	4.82	-
25	August 30, 2012	Lacombe Park 22A - Genstar	0.61	-
31.1	August 30, 2012	Riverside Stage 8 - Reid World	6.86	-
3	July 31, 2012	Erin Ridge 3-6	3.83	\$103,157.22
6.2	July 31, 2012	Erin Ridge 3-6	32.85	\$884,781.90
7	July 31, 2012	Erin Ridge 3-6	3.00	\$80,802.00
18	April 30, 2013	North Ridge 25A	4.20	-
3	August 2, 2013	Erin Ridge North 7	0.30	\$8,053.27
6.2	August 2, 2013	Erin Ridge North 7	3.84	\$103,426.56
7	August 2, 2013	Erin Ridge North 7	7.52	\$202,624.48
24	August 1, 2013	North Ridge 17D	2.86	-
3	December 3, 2013	Erin Ridge North 7	0.00	\$301.39
6.2	December 3, 2013	Erin Ridge North 7	0.00	\$3,870.72
7	December 3, 2013	Erin Ridge North 7	0.00	\$7,583.18
24	April 24, 2014	Lacombe Park 22B	2.46	-
25	April 24, 2014	Lacombe Park 22B	7.56	-
24	February 3, 2014	Ville Giroux (prepayment)	0.00	-
24	September 29, 2014	Ville Giroux (remainder)	2.56	-
25	April 10, 2014	Lacombe Park 23	1.03	-
25	July 17, 2014	Lacombe Park 24	1.98	-
18	April 10, 2014	North Ridge 25B	5.12	-
42	April 18, 2014	Campbell South 4 (AGLC)	21.10	-
6.1	November 19, 2014	Jensen Lakes 1	0.15	\$4,303.07
13	November 19, 2014	Jensen Lakes 1	10.58	-
14	November 19, 2014	Jensen Lakes 1	2.08	-
15	October 15, 2014	Oakmont 34/35	2.15	-
6.2	December 9, 2014	875 St. Albert Trail (Honda Site)	2.21	\$61,751.82
24	February 25, 2015	Ville Giroux 6A	0.74	-
24	February 25, 2015	Ville Giroux 6B	6.26	-

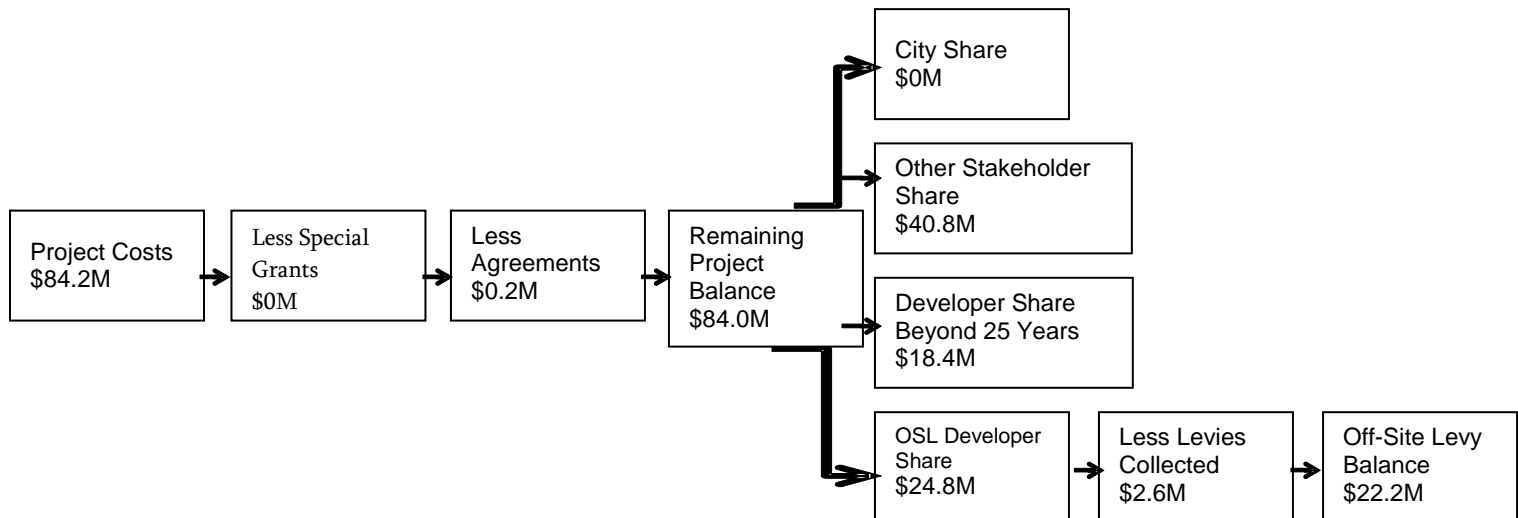
Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
18	March 31, 2015	North Ridge 25C	0.71	-
30	March 31, 2015	Riverside 2	3.77	-
31	March 31, 2015	Riverside 2	1.76	-
36	March 31, 2015	South Riel 4	2.57	-
38	March 31, 2015	South Riel 4	22.63	-
30	June 11, 2015	Riverside 11	1.15	-
31	June 11, 2015	Riverside 11	0.00	-
31.1	July 30, 2015	Riverside 1B	1.51	-
30.1	August 26, 2015	Riverside 1A	0.01	-
31.1	August 26, 2015	Riverside 1A	2.26	-
31.1	July 13, 2016	Riverside 9A and 5	4.41	-
3	August 8, 2016	Erin Ridge North 8	7.78	\$402,716.39
36	November 15, 2016	151 Riel Drive (South Riel 3B)	5.49	-
14	November 25, 2016	Jensen Lakes 2	6.76	-
13	May 17, 2017	Jensen Lakes 3A	0.47	-
3	August 4, 2017	Erin Ridge North 9	3.58	\$172,593.85
25	July 4, 2017	Lacombe Park 28A	1.47	-
13	June 7, 2017	Jensen Lakes 3B	4.18	-
14	June 7, 2017	Jensen Lakes 3B	0.00	-
13	June 7, 2017	Jensen Lakes 4	4.70	-
31.1	September 7, 2017	Riverside 1C	1.53	-
6.2	August 29, 2017	Erin Ridge North 10A	4.13	\$165,590.59
25	September 14, 2017	Lacombe Park 28B	1.99	-
30.1	September 14, 2017	Riverside 20	3.22	-
31.1	September 14, 2017	Riverside 20	1.42	-
31.1	October 10, 2017	Riverside 18	1.35	-
24	November 20, 2017	Ville Giroux 6B	5.68	-
24	January 1, 2018	Ville Giroux 6B (2015 DA not finalized)	-6.26	-
13	May 30, 2018	Jensen Lakes 3C	0.67	-
14	May 30, 2018	Jensen Lakes 3C	2.08	-
30.1	June 4, 2018	Riverside 14	4.94	-
30.1	May 23, 2018	Riverside 16	0.63	-
31.1	May 23, 2018	Riverside 16	1.14	-
13	June 28, 2018	Jensen Lakes 7	2.61	-
3	July 5, 2018	Erin Ridge North 13	5.59	\$269,840.48
30.1	August 2, 2018	Riverside 23	0.27	-
31.1	August 2, 2018	Riverside 23	0.39	-
31.1	October 5, 2018	Riverside 15	3.29	-
30.1	August 27, 2018	Riverside 10 & 12A	0.48	-
31.1	August 27, 2018	Riverside 10 & 12A	1.89	-
7	September 21, 2018	Erin Ridge North 12	0.10	\$1,810.21
13	July 26, 2019	Jensen Lakes 6	3.25	-
31.1	June 18, 2019	Riverside 15 (Change in Boundary)	-2.42	-
31.1	June 18, 2019	Riverside 25A	1.98	-
31.1	June 18, 2019	Riverside RL 21/22 to be offset against future OSL contributions		-
36	August 30, 2019	South Riel 7	2.75	\$11,614.91
12	October 7, 2019	200 Villeneuve Road (DP)	0.33	-
13	October 7, 2019	200 Villeneuve Road (DP)	2.30	-

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
36	September 17, 2019	South Riel 8	0.05	\$208.00
13	September 25, 2019	Jensen Lakes 8A	1.86	-
38	March 16, 2020	15 Richardson Drive	27.25	\$114,959.31
3	September 14, 2020	Erin Ridge North 14	4.01	\$24,411.92
13	September 11, 2020	Jensen Lakes 8B (Initial payment)	8.54	-
12	September 11, 2020	Jensen Lakes 8B (Initial payment)	0.12	-
30	September 1, 2020	Riverside 22A	2.22	-
30	September 1, 2020	Riverside 27	2.72	-
30.1	October 2, 2020	Riverside 17 and 28	0.72	-
30	November 19, 2020	Riverside 22B	1.47	-
Total			361.88	\$2,624,401.27

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of \$40.6 Million for storm water off-site levies, \$22.2M is within the 25-year development timeframe.

Figure 12: Stormwater – Off-Site Levy Balance



Allocations to Benefitting Areas –

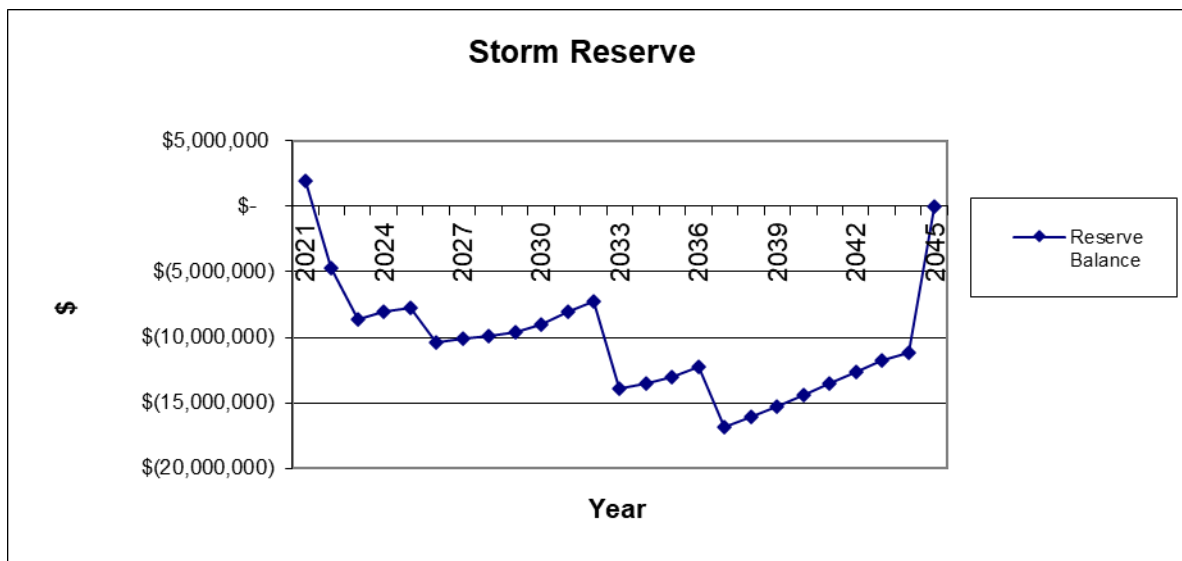
Allocation of off-site levy costs for stormwater infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014.

Off-site Levy Reserve –

Construction staging has been updated with storm water projects being constructed over a 35-year period. As shown in the diagram below, at times off-site levy fund balances will not be sufficient to fund road construction. During these times, “front ending” will be required. When the reserve balance is in a positive position, it earns interest at ~1.22% (2020 rate). When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~2.03% (2020 rate).

(note: This assumes that all receipts collected to date are withdrawn and used to repay front-ending parties).

Figure 13: Stormwater – Reserve Balance



Off-Site Levy Rates – Table 27 highlights the storm water off-site levy rate per hectare in each of the basins.

Table 27: Stormwater – Off-Site Levy Rates

Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy
1.0	\$70,549	17.0	\$33,423	29.0	-
2.0	\$70,549	17.2	-	29.1	-
3.0	\$70,549	18.0	-	29.2	-
4.0	\$70,549	19.0	\$32,124	30.0	-
5.0	-	20.0	\$32,124	30.1	-
6.1	\$44,003	20.2	-	31.0	-
6.2	\$38,629	21.0	\$33,450	31.1	-
7.0	\$44,030	22.0	\$32,124	32.0	-
8.0	\$38,657	23.0	\$32,124	33.0	-
9.0	\$33,423	23.1	\$17,370	34.0	-
10.1	\$33,423	23.2	\$17,370	35.0	\$3,759
10.2	\$33,423	23.3	-	36.0	\$3,759
11.0	-	24.0	-	37.0	\$3,759
12.0	-	25.0	-	38.0	\$3,759
13.0	-	26.0	\$17,370	39.0	-
14.0	-	27.0	\$17,370	40.0	-
15.0	-	28.1	\$17,370	41.0	\$33,450
16.0	\$33,423	28.2	-	42.0	-

8 SUMMARY OF RATES

The following table shows the updated rates per hectare for 2021 in each of the 42 development areas.

Table 28: Summary – Off-Site Levy Rates

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
1.0	\$159,340	\$50,891	\$43,933	\$70,549	\$324,713
2.0	\$159,340	\$50,891	\$43,933	\$70,549	\$324,713
3.0	\$159,340	\$50,891	\$32,359	\$70,549	\$313,138
4.0	\$159,340	\$50,891	\$30,134	\$70,549	\$310,914
5.0	\$159,340	\$50,891	\$30,134	-	\$240,365
6.1	\$159,340	\$50,891	\$30,134	\$44,003	\$284,367
6.2	\$159,340	\$50,891	\$10,132	\$38,629	\$258,992
7.0	\$159,340	\$50,891	\$21,707	\$44,030	\$275,967
8.0	\$159,340	\$50,891	\$32,175	\$38,657	\$281,062
9.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
10.1	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
10.2	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
11.0	\$159,340	\$50,891	\$44,258	-	\$254,488
12.0	\$159,340	\$50,891	\$30,134	-	\$240,365
13.0	\$159,340	\$50,891	\$30,134	-	\$240,365
14.0	\$159,340	\$50,891	\$30,134	-	\$240,365
15.0	\$159,340	\$50,891	-	-	\$210,230
16.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
17.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
17.2	-	-	-	-	-
18.0	\$159,340	\$50,891	\$53,437	\$0	\$263,668
19.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
20.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
20.2	-	-	-	-	-
21.0	\$159,340	\$50,891	\$44,258	\$33,450	\$287,938
22.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
23.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
23.1	\$159,340	\$50,891	\$53,437	\$17,370	\$281,038
23.2	\$159,340	\$50,891	\$53,437	\$17,370	\$281,038
23.3	\$159,340	\$50,891	\$53,437	-	\$263,668
24.0	\$159,340	\$50,891	\$53,437	-	\$263,668
25.0	\$159,340	\$50,891	\$53,437	-	\$263,668
26.0	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
27.0	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
28.1	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
28.2	\$159,340	\$50,891	\$53,437	-	\$263,668
29.0	\$159,340	\$50,891	\$53,437	-	\$263,668
29.1	\$159,340	\$50,891	\$53,437	-	\$263,668
29.2	-	-	-	-	-
30.0	\$159,340	\$50,891	\$53,437	-	\$263,668

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
30.1	\$159,340	\$50,891	\$53,437	-	\$263,668
31.0	\$159,340	\$50,891	\$53,437	-	\$263,668
31.1	\$159,340	\$50,891	\$53,437	-	\$263,668
32.0	\$159,340	\$50,891	\$84,518	-	\$294,748
33.0	\$159,340	\$50,891	\$84,518	-	\$294,748
34.0	\$159,340	\$50,891	\$31,081	-	\$241,311
35.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
36.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
37.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
38.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
39.0	\$159,340	\$50,891	\$33,134	-	\$243,365
40.0	\$159,340	\$50,891	\$33,134	-	\$243,365
41.0	\$159,340	\$50,891	\$53,437	\$33,450	\$297,117
42.0	\$159,340	\$50,891	\$33,134	-	\$243,365