

City of St. Albert
2016 Off-Site Levy Update

March 20, 2017

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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 The previous Off-Site Levy Bylaw, Bylaw 30/2009 was repealed at that time.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 2016 through Bylaw 10/2016.

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

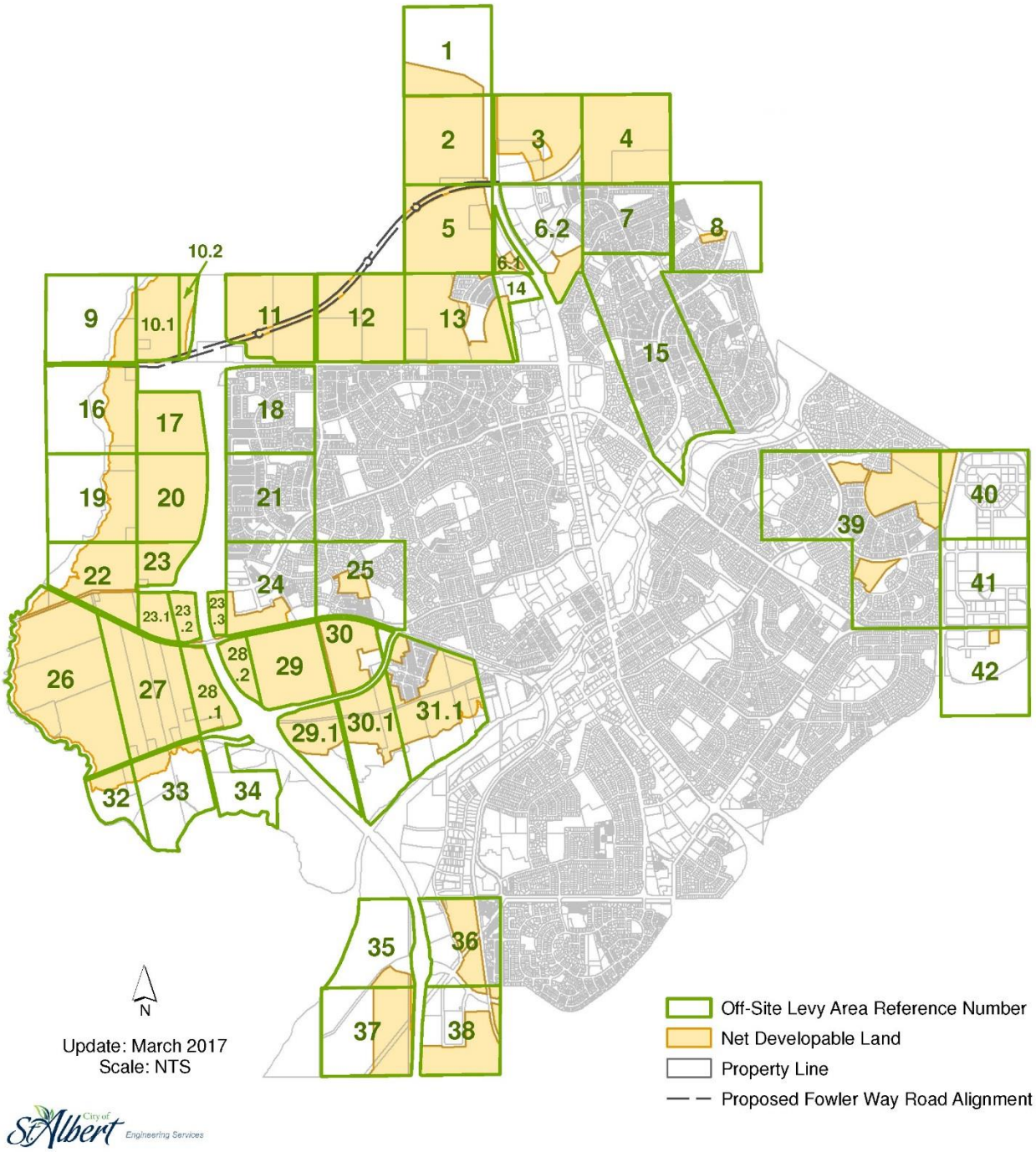
- Municipal infrastructure constructed during the previous calendar year.
- Construction costs of such municipal infrastructure.
- Amounts paid by the City from the off-site levy funds as construction costs for the municipal infrastructure and details as to whom the payment have been made by.
- Estimated 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 off-site levy areas in St. Albert remain unchanged.

Figure 1: Off-Site Levy Areas



Net Development Area –

The calculation of Net Development Area, shown in Table 1, has been amended from the 2016 Off-Site Levy Bylaw/Rate Update. This year, a comprehensive review of the GIS data was undertaken to reconcile the Net Development Area. Changes to the Net Development Area were based on updated road alignments, mapping corrections, registered subdivisions, amendments to planning documents, and accounting for development agreements that were never finalized.

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	2016 Area (ha)	2017 Area (ha)
Gross Area	1731.55	1766.75
Environmental Reserves	175.28	159.95
Arterial ROW	98.43	92.57
Municipal Reserves	135.8	148.81
Net Development Area	1327.41	1363.87
Less Area Developed	228.78	246.96
Less Projected Stormwater Pond	85.47	82.55
Remaining Net Development Area	1013.190	**1034.38**

Note numbers may not add to 100% due to rounding.

4 ROAD OFF-SITE INFRASTRUCTURE

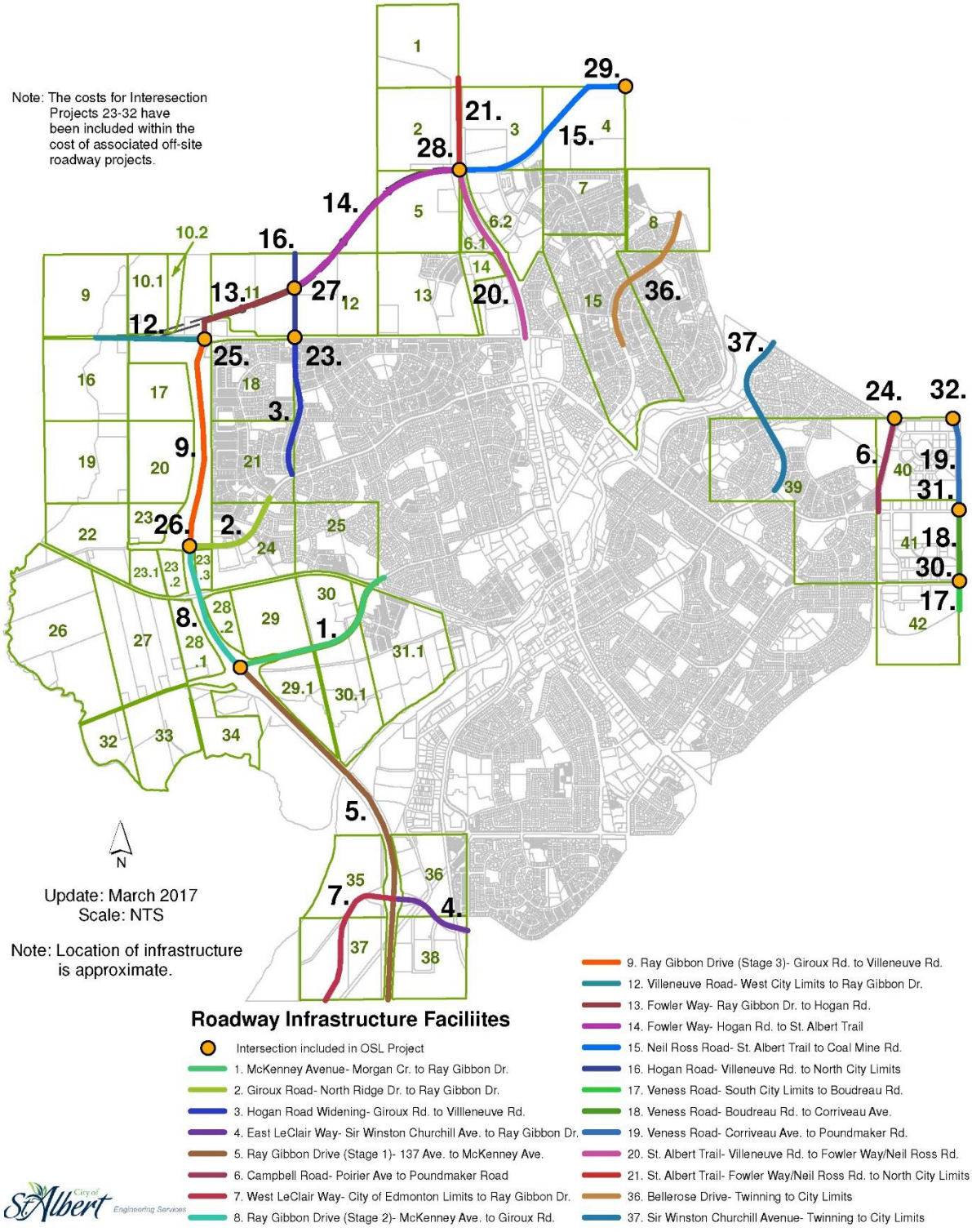
When Bylaw 30/2013 was updated in 2013 it included 37 road infrastructure projects. The scope of each project was previously amended to include the pertinent intersection within the cost of the road. The lengths and alignments of roads have been updated as best available information is incorporated into the model.

For 2017, one intersection and two roadway projects have been removed from the Off-Site Levy Model.

- Project 10- Meadowview Drive- from West City Limits to Ray Gibbon Drive
- Project 11- Giroux Road- from West City Limits to Ray Gibbon Drive
- Project 22- Intersection- Hogan Road and Giroux Road

The intersection was removed as it is existing and was funded through an alternate program. The two roadway infrastructure projects were removed as the City's Transportation Master Plan (2016) did not identify these two roads for future road widening in the future recommended road network (refer to TMP Figure 4-1 Proposed Road Network).

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 decreased from $267.4 Million to $238.4 Million as shown in Table 2.

Table 2: Roads – Off-Site Levy Project Costs

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	$10,542,877	-	$5,460,000	$10,552,316	-	$5,460,000
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	$5,333,813	-	$1,170,000	$5,333,813	-	$1,170,000
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	$6,227,000	-	-	$6,227,000
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	$9,832,750	-	$325,000	$9,832,750	-	$325,000
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	$30,283,200	$8,726,176	-	$30,283,200	$8,726,176	-
6	Campbell Road - From Poirier Ave to Poundmaker Road	$2,645,950	-	$1,980,000	$2,645,950	-	$1,980,000
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	$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	$16,073,600	$3,439,318	$500,000
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	$25,806,700	$4,141,771	-	$25,806,700	$4,141,771	-
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	$14,813,000	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	$14,810,000	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	$7,099,500	-	-	$7,099,500
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	$5,184,000	-	-	$5,184,000

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	$12,330,500	-	-	$12,330,500
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	$4,223,277	-	$9,404,500	$4,286,278	-	$9,404,500
16	Hogan Road - Villeneuve Road to North City Limits	-	-	$6,681,000	-	-	$6,681,000
17	Veness Road - From South City Limit to Boudreau Road	$1,009,150	-	-	$1,009,150	-	-
18	Veness Road - From Boudreau Road to Corriveau Avenue	$2,161,700	-	-	$2,161,700	-	-
19	Veness Road - From Corriveau Avenue to Poundmaker Road	$3,526,945	-	-	$3,526,945	-	-
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	$7,317,099	-	$6,857,500	$7,340,928	-	$6,857,500
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	$8,346,000	$401,170	-	$8,461,101
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-		-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-		-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-		-	-
27	Intersection - Northeast Sector Arterial @ Hogan Road	-	-	-	-	-	-
28	Intersection - Northeast Sector Arterial @ St. Albert Trail	-	-	-	-	-	-
29	Intersection - Northeast Sector Arterial @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
32	Intersection - Veness Road @ Poundmaker Road	-		-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-
36	Bellerose Drive -Twinning from Oakmont to City Limits	$2,101,350	-	$8,840,000	$2,101,350	-	$8,840,000
37	Sir Winston Churchill Twinning to City Limits	-	-	$8,840,000	-	-	$8,840,000
	Total	$120,858,411	$16,307,265	$130,259,000	$121,355,850	$16,307,265	$100,751,101

*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 2017 was $121.4 Million. Of this amount, the developer/off-site levy share is $54.7 Million (not including developer agreement contributions), as shown in Table 3.

Table 3: Roads – Project Expenditures

	Prior to 2009	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Expenditure	$58,399,900	-	$13,038,269	-	$17,571,677	$10,702,593	$20,438,728	$427,834	$279,409	$497,438	$121,355,850
Interim Financing	$26,543,455	-	$4,119,819	-	$4,242,500	$5,199,242	$11,767,016	$427,834	$279,409	$497,438	$ 52,919.732
Final Financing											
Special Provincial Grant	$17,260,264	-	$3,024,484	-	$9,654,955	$2,815,989	$60,000.00	-	-	-	$32,815,692
Developer Agreement Contribution	$700,400	-	$4,517,546	-	$16,950	-	-	-	-	-	$5,234,896
City Financing	$13,769,267	-	$1,351,158	-	$3,657,272	$1,066,689	$ 4,693,049	-	-	-	$24,537,436
Other Stakeholder Share	-	-	-	-	-	-	$ 3,918,663	-	-	-	$3,918,663
Off-site Levy	$26,543,455	-	$4,145,081	-	$4,242,500	$6,819,915	$11,767,016	$427,834	$279,409	497,438	$54,722,649

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

		2016			2017		
Item	**Project Description**	**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	-	-	-	-	-	-

		2016			2017		
Item	**Project Description**	**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**
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
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	-	-	-	-	-	-
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-	-	-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-	-	-	-
27	Intersection – Fowler Way @ Hogan Road	-	-	-	-	-	-

		2016			2017		
Item	**Project Description**	**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**
28	Intersection – Fowler Way @ St. Albert Trail	-	-	-	-	-	-
29	Intersection – Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-
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	-	-$1,031,534	-	-	-$1,031,534	-
40	OLD PAC Account Balance	-	$1,625,020	-	-	$1,625,020	-
	Total	$36,779,900	$4,225,952	$5,267,546	$36,779,900	$4,225,952	$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 Benefiting Parties –

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

Table 5: Roads – Allocations to Benefiting Parties

Item	Project Description	City Share	Future Contribution	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			100%
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%		50%
6	Campbell Road - From Poirier Ave to Poundmaker Road			100%
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive			100%
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%
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive			100%
11	Giroux Road - West City Limits to Ray Gibbon Drive			100%
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive			100%
13	Fowler Way - from Ray Gibbon Drive to Hogan Road			100%
14	Fowler Way - from Hogan Road to St. Albert Trail			100%
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)			100%
16	Hogan Road - Villeneuve Road to North City Limits			100%
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%
22	Intersection - Hogan Road @ Giroux Road			100%
23	Intersection - Hogan Road @ Villeneuve Road			100%
24	Intersection - Campbell Road @ Poundmaker Road			100%
25	Intersection - Ray Gibbon Drive @ Villeneuve Road			100%
26	Intersection - Ray Gibbon Drive @ Giroux Road			100%
27	Intersection – Fowler Way @ Hogan Road			100%
28	Intersection – Fowler Way @ St. Albert Trail			100%
29	Intersection – Neil Ross Road @ Coal Mine Road (Sturgeon County)			100%
30	Intersection - Veness Road @ Boudreau Road	50%	50%	
31	Intersection - Veness Road @ Corriveau Avenue	50%	50%	
32	Intersection - Veness Road @ Poundmaker Road	50%	50%	
33	Intersection - LeClair Way @ Ray Gibbon Drive			100%
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive			100%
35	Intersection Ray Gibbon Drive @ McKenney Avenue			100%
36	Bellerose Drive -Twinning from Oakmont to City Limits			100%
37	Sir Winston Churchill Twinning to City Limits			100%

Table 6 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from $189.8 Million to $159.35 Million.

Table 6: Roads – Infrastructure Cost Allocation to Benefitting Parties

		2016			2017		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	$14,490,617	-	-	$14,500,056
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	-	-	$6,227,000
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	-	-	$11,391,000
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	-	-	$14,813,000	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	$14,810,000	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	$7,099,500	-	-	$7,099,500
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	-	$5,184,000	-	-	$5,184,000
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	$12,330,500	-	-	$12,330,500

		2016			2017		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	$13,627,77 7	-	-	$13,690,778
16	Hogan Road - Villeneuve Road to North City Limits	-	-	$6,681,000	-	-	$6,681,000
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	-	-	$14,174,599	-	-	$14,198,428
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	$8,346,000	-	-	$8,862,271
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	-	-	-	-
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	-	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	-	-	-	-	-	-
27	Intersection - Fowler Way @ Hogan Road	-	-	-	-	-	-
28	Intersection - Fowler Way @ St. Albert Trail	-	-	-	-	-	-
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-
31	Intersection - Veness Road @ Corriveau Avenue	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-

Item	Project Description	2016 City Share	2016 Future Contribution	2016 Developer Share (Off-Site Levy)	2017 City Share	2017 Future Contribution	2017 Developer Share (Off-Site Levy)
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	-	-	-	-
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	-	-	$8,840,000
		$28,874,546	$3,918,682	$189,799,203	$28,874,545	$3,918,683	$159.347.590

Off-Site Levy Receipts –

$34.79 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-13-10	Erin Ridge 38 - Melcor	3.02	
18	July-05-10	North Ridge 20 - Genstar	3.51	$ 422,305.65
15	August-05-10	Erin Ridge 20 - Qualico	2.78	$ 254,058.64
24	August-31-10	North ridge 17A - Genstar	1.49	$ 179,269.35
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$ 2,941,043.99
18	December-22-10	North Ridge 22 - Genstar	1.10	
24	March-16-11	North Ridge 17B - Genstar	1.17	$ 140,768.55
24	April-11-11	North Ridge 17C - Genstar	2.06	$ 247,848.90
18	July-12-11	North Ridge 24 - Genstar	4.58	$ 570,489.38
25	July-15-11	Lacombe Park 21A - Genstar	1.69	$ 210,508.09
25	September-23-11	Lacombe Park 21B - Genstar	2.58	$ 321,367.38
24	May-16-12	Lacombe Park 19 - Genstar	1.90	$ 236,665.90
24	May-22-12	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$ 599,138.41
15	June-28-12	100 Orchard Court - Sarasota	3.02	$ 208,778.64
18	July-17-12	North Ridge 23A - Genstar	2.80	$ 349,144.48
18	July-17-12	North Ridge 23B - Genstar	2.63	$ 327,595.43
24	August-30-12	Lacombe Park 22A - Genstar	4.82	$ 600,384.02
25	August-30-12	Lacombe Park 22A - Genstar	0.61	$ 76,231.33
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	$ 854,488.46
3	July-04-05	Erin Ridge 3-6	3.83	$ 649,211.18
6.2	July-04-05	Erin Ridge 3-6	32.85	$ 5,568,304.94
7	July-04-05	Erin Ridge 3-6	3.00	$ 508,521.00
18	April-30-13	North Ridge 25A	4.20	$ 523,156.20
3	August-02-13	Erin Ridge North 7	0.30	$ 50,682.59
6.2	August-02-13	Erin Ridge North 7	3.84	$ 650,906.88
7	August-02-13	Erin Ridge North 7	7.52	$ 1,275,201.16
24	August-01-13	North Ridge 17D	2.86	$ 358,237.44
3	December-03-13	Erin Ridge North 7	0.00	-$ 6,435.38
6.2	December-03-13	Erin Ridge North 7	0.00	-$ 82,648.32

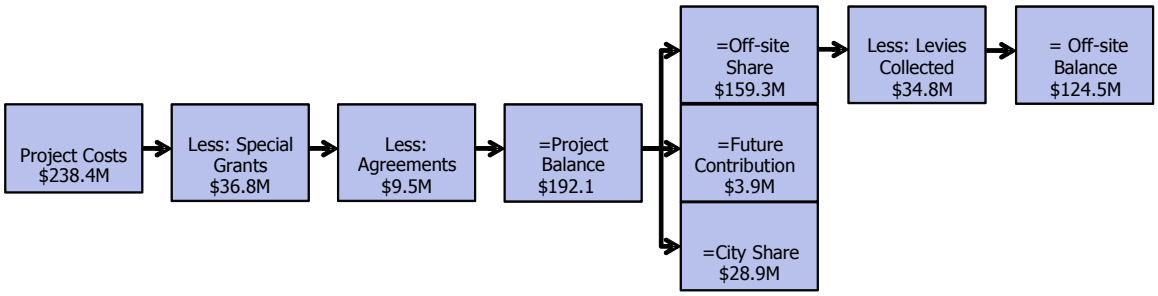
Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
7	December-03-13	Erin Ridge North 7	0.00	-$ 161,917.53
24	April-24-14	Lacombe Park 22B	2.46	$ 328,425.67
25	April-24-14	Lacombe Park 22B	7.56	$ 1,009,594.94
24	February-03-14	Ville Giroux (prepayment)	0.00	$ 264,404.00
24	September-29-14	Ville Giroux (remainder)	2.56	$ 77,650.40
25	April-10-14	Lacombe Park 23	1.03	$ 137,623.45
25	July-17-14	Lacombe Park 24	1.98	$ 264,557.70
18	April-10-14	North Ridge 25B	5.12	$ 684,643.26
42	April-18-14	Campbell South 4 (AGLC)	21.10	$ 1,684,462.00
6.1	November-19-14	Jensen Lakes 1	0.15	$ 22,789.54
13	November-19-14	Jensen Lakes 1	10.58	$ 1,565,522.74
14	November-19-14	Jensen Lakes 1	2.08	$ 307,806.72
15	October-15-14	Oakmont 34/35	2.15	$ 163,491.90
6.2	December-09-14	875 St. Albert Trail (Honda Site)	2.21	$ 327,044.64
24	February-25-15	Ville Giroux 6A	0.74	$ 98,607.87
24	February-25-15	Ville Giroux 6B	6.26	$ 849,657.79
18	March-31-15	North Ridge 25C	0.71	$ 94,733.04
30	March-31-15	Riverside 2	3.77	$ 503,728.55
31	March-31-15	Riverside 2	1.76	$ 235,162.40
36	March-31-15	South Riel 4	2.57	$ 379,735.49
38	March-31-15	South Riel 4	22.63	$ 3,343,740.91
30	June-11-15	Riverside 11	1.15	$ 178,212.38
31	June-11-15	Riverside 11	0.00	$ 155.63
31.1	July-30-15	Riversisde IB	1.51	$ 235,022.44
30.1	August-26-15	Riverside 1A	0.01	$ 1,556.44
31.1	August-26-15	Riverside 1A	2.26	$ 351,599.80
31.1	July-13-16	Riverside 9A and 5	4.41	$ 687,677.09
3	August-08-16	Erin Ridge North 8	7.78	$ 1,213,538.63
36	November-15-16	151 Riel Drive (South Riel 3B)	5.49	$ 856,670.58
14	November-25-16	Jensen Lakes 2	6.76	$ 1,054,843.92
Total				$ 34,795,966.68

*Receipts include all off-site levy receipts, update accounts for approved payments that were held escrow during the 2013 update.

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $124.5 Million for road off-site levies.

Figure 3: Roads – Off-Site Levy Balance



Allocations to Benefiting Areas –

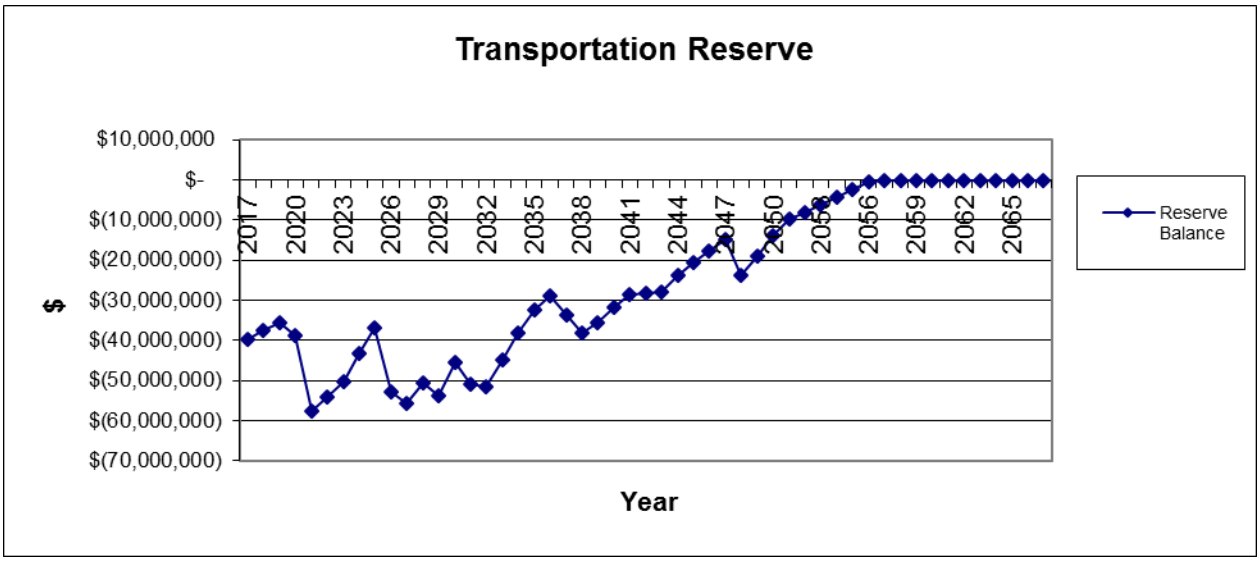
The 2015 update collapsed the transportation basins allocating all projects over the entire undeveloped lands throughout St. Albert. The 2017 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with road 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 ~1.5%. When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(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 table below highlights the roads off-site levy rate in each of the Reference areas.

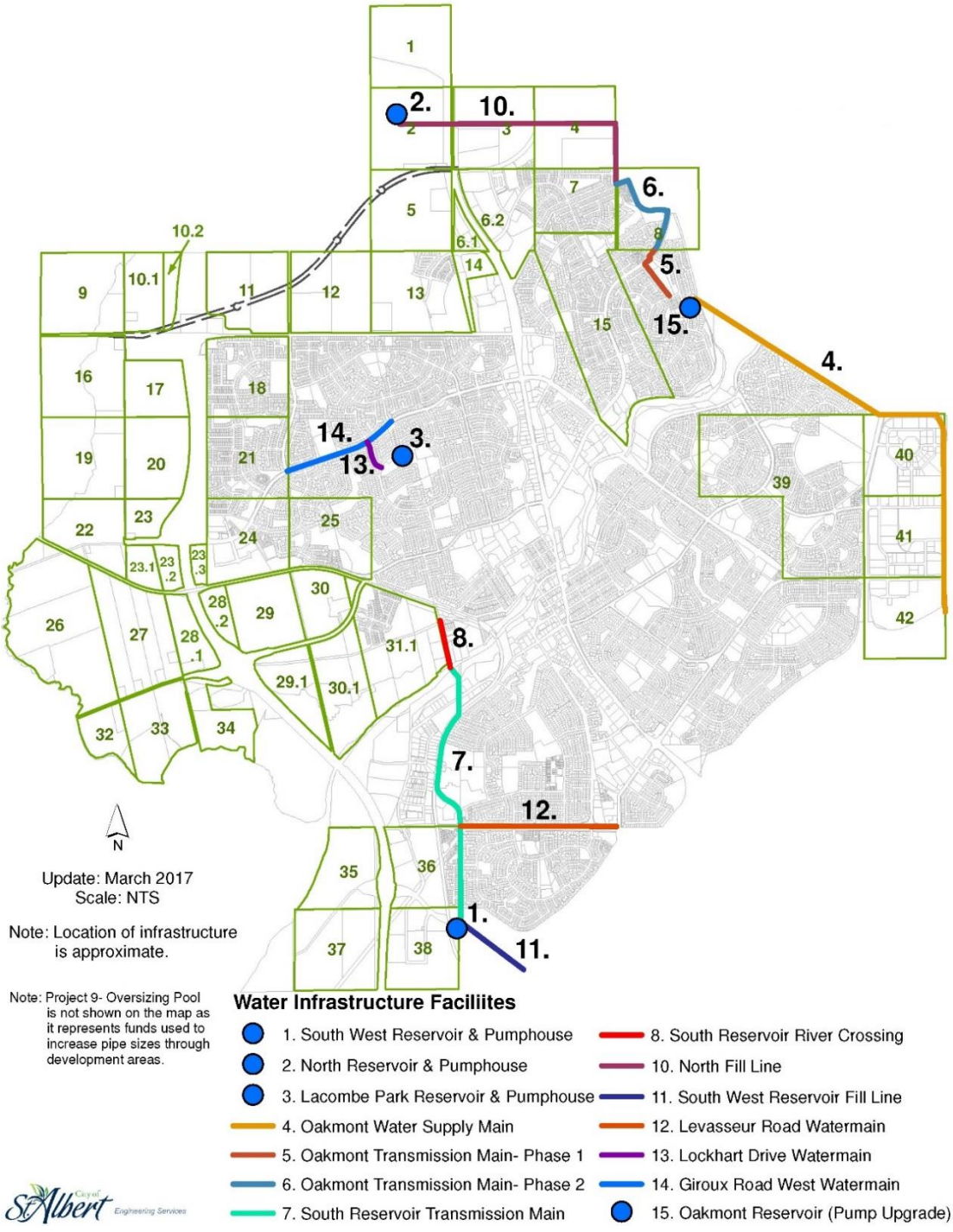
Table 8: Roads – Off-Site Levy Rates

Area Ref. #	Transportation Infrastructure Levy	Area Ref. #	Transportation Infrastructure Levy	Area Ref. #	Transportation Infrastructure Levy
1.0	$120,956	17.0	$120,956	29.0	$120,956
2.0	$120,956	17.2	-	29.1	$120,956
3.0	$120,956	18.0	$120,956	29.2	-
4.0	$120,956	19.0	$120,956	30.0	$120,956
5.0	$120,956	20.0	$120,956	30.1	$120,956
6.1	$120,956	20.2	-	31.0	$120,956
6.2	$120,956	21.0	-	31.1	$120,956
7.0	$120,956	22.0	$120,956	32.0	$120,956
8.0	$120,956	23.0	$120,956	33.0	$120,956
9.0	$120,956	23.1	$120,956	34.0	$120,956
10.1	$120,956	23.2	$120,956	35.0	$120,956
10.2	$120,956	23.3	$120,956	36.0	$120,956
11.0	$120,956	24.0	$120,956	37.0	$120,956
12.0	$120,956	25.0	$120,956	38.0	$120,956
13.0	$120,956	26.0	$120,956	39.0	$120,956
14.0	$120,956	27.0	$120,956	40.0	-
15.0	$120,956	28.1	$120,956	41.0	-
16.0	$120,956	28.2	$120,956	42.0	$120,956

5 WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2016, an additional project was added to the bylaw. The bylaw now 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 $149.4 Million as shown in Table 9.

Table 9: Water – Off-Site Levy Project Costs

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
1	R1 - Southwest Reservoir & Pumphouse	-	-	$31,025,000	-	-	$31,025,000
2	R2 - North Reservoir & Pumphouse	-	-	$61,075,000	-	-	$61,075,000
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	$10,048,497	-	-	$10,048,497	-	-
4	W1 - Oakmont Water Supply Main	$5,739,328	-	-	$5,739,328	-	-
5	W2 - Oakmont Transmission Main - Phase 1	$4,937,279	-	$500,000	$4,937,279	-	$500,000
6	W3 - Oakmont Transmission Main - Phase 2	-	-	$2,489,376	-	-	$2,489,376
7	W4 - South Reservoir Transmission Main	-	-	$5,616,000	-	-	$5,616,000
8	W5 - South Reservoir River Crossing	-	-	$2,340,000	-	-	$2,340,000
9	Oversizing Pool	$62,477	-	-	$62,477	-	-
10	W6 - North Fill Line	-	-	$16,988,400	-	-	$16,988,400
11	W7 - Southwest Reservoir Fill Line	-	-	$1,404,000	-	-	$1,404,000
12	W8 - Levasseur Road Watermain	-	-	$3,159,000	-	-	$3,159,000
13	W9 - Lockhart Drive Watermain	-	-	$702,000	-	-	$702,000
14	W10 - Giroux Road West Watermain	-	-	$2,808,000	-	-	$2,808,000
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	$500,000	-	-	$500,000
	Total	$20,787,582		$128,606,776	$20,787,582		$128,606,776

*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 2017 was $20.8 Million. Of this amount, the developer/off-site levy share is $10.7 Million.

Table 10: Water – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Expenditure	$10,048,497	$4,471,661	$19,148	$42,774	$81,942	$59,755	-	$6,063,805	-	-	$20,787,582
Interim Financing	$3,745,084	$2,235,830.50	$9,574	$21,387	$61,457	($2,042)	-	$4,547,854	-	-	$10,619,144
	Final Financing										
Special Provincial Grant	$3,071,813	-	-	-	-	-	-	-	-	-	$3,071,813
Developer Agreement Contribution	-	-	-	-		-	-	-	-	-	-
City Financing	$3,231,600	$2,235,830.50	$9,574	$21,387	$20,486	($681)	-	$1,515,951	-	-	$7,034,148
Other Stakeholder Share	-	-	-	-	-	-	-	-	-	-	-
Off-site Levy	$3,745,084	$2,235,830.50	$9,574	$21,387	$61,457	$60,435	-	$4,547,072	-	-	$10,681,621

*The negative interim financing (credit) amount in 2012 stems from a correction made from the previous year.

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 11: Water – Special Grants and Developer Agreement Contributions

	2016			2017		
Project Description	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**
R1 - Southwest Reservoir & Pumphouse	-	-	-	-	-	-
R2 - North Reservoir & Pumphouse	-	-	-	-	-	-
R3 - Lacombe Park Existing Reservoir & Pumphouse	$ 3,071,812	-	-	$ 3,071,812	-	-
W1 - Oakmont Water Supply Main	-	-	-	-	-	-
W2 - Oakmont Transmission Main - Phase 1	-	-	-	-	-	-
W3 - Oakmont Transmission Main - Phase 2	-	-	-	-	-	-
W4 - South Reservoir Transmission Main	-	-	-	-	-	-
W5 - South Reservoir River Crossing	-	-	-	-	-	-
Oversizing Pool	-	-	-	-	-	-
W6 - North Fill Line	-	-	-	-	-	-
W7 - Southwest Reservoir Fill Line	-	-	-	-	-	-
W8 - Levasseur Road Watermain	-	-	-	-	-	-
W9 - Lockhart Drive Watermain	-	-	-	-	-	-
W10 - Giroux Road West Watermain	-	-	-	-	-	-
W11 – Oakmont Reservoir (Growth Pump Upgrade)	-	-	-	-	-	-
	$ 3,071,812			$ 3,071,812		

Allocation to Benefiting Parties –

The allocation of project costs to benefitting parties for water infrastructure has not changed and is equally allocated to one water basin throughout the City of St. Albert.

Table 12: Water – Allocations to Benefiting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	R1 - Southwest Reservoir & Pumphouse		29%	71%
2	R2 - North Reservoir & Pumphouse		47%	53%
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%		75%
7	W4 - South Reservoir Transmission Main	25%		75%
8	W5 - South Reservoir River Crossing	25%		75%
9	Oversizing Pool			100%
10	W6 - North Fill Line			100%
11	W7 - Southwest Reservoir Fill Line		29%	71%
12	W8 - Levasseur Road Watermain	25%		75%
13	W9 - Lockhart Drive Watermain	25%		75%
14	W10 - Giroux Road West Watermain	25%		75%
15	W11 - Oakmont Reservoir (Growth Upgrade)			100%

Table 13 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has remained the same at $96.9 Million.

Table 13: Water – Cost Allocation To Benefitting Parties

		2016			2017		
Item	Project Description	City Share	Future Contribution	Developer Share (Off-Site Levy)	City Share	Future Contribution	Developer Share (Off-Site Levy)
1	R1 - Southwest Reservoir & Pumphouse	-	$8,997,250	$22,027,750	-	$8,997,250	$22,027,750
2	R2 - North Reservoir & Pumphouse	-	$28,705,250	$32,369,750	-	$28,705,250	$32,369,750
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	$3,231,601	-	$3,745,085	$3,231,601	-	$3,745,085
4	W1 - Oakmont Water Supply Main	$2,869,664	-	$2,869,664	$2,869,664	-	$2,869,664
5	W2 - Oakmont Transmission Main - Phase 1	$1,359,320	-	$4,077,960	$1,359,320	-	$4,077,960
6	W3 - Oakmont Transmission Main - Phase 2	$622,344	-	$1,867,032	$622,344	-	$1,867,032

		2016			2017		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
7	W4 - South Reservoir Transmission Main	$1,404,000	-	$4,212,000	$1,404,000	-	$4,212,000
8	W5 - South Reservoir River Crossing	$585,000	-	$1,755,000	$585,000	-	$1,755,000
9	Oversizing Pool	-	-	$62,477	-	-	$62,477
10	W6 - North Fill Line	-	-	$16,988,400	-	-	$16,988,400
11	W7 - Southwest Reservoir Fill Line	-	-	$1,404,000	-	-	$1,404,000
12	W8 - Levasseur Road Watermain	$789,750	-	$2,369,250	$789,750	-	$2,369,250
13	W9 - Lockhart Drive Watermain	$175,500	-	$526,500	$175,500	-	$526,500
14	W10 - Giroux Road West Watermain	$702,000	-	$2,106,000	$702,000	-	$2,106,000
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	-	$500,000	-	-	$500,000
	Total	$11,739,179	$37,702,500	$96,880,868	$ 11,739,178	$ 37,702,500	$ 96,880,868

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

Off-Site Levy Receipts –

$ 13.7 Million has been collected to date for water off-site levies as shown in Table 14.

Table 14: Water – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
8	May-13-10	Erin Ridge 38 - Melcor	3.02	$ 168,929.74
18	July-05-10	North Ridge 20 - Genstar	3.51	$ 196,338.87
15	August-05-10	Erin Ridge 20 - Qualico	2.78	$ 155,504.86
24	August-31-10	North ridge 17A - Genstar	1.49	$ 83,346.13
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$ 1,036,941.68
18	December-22-10	North Ridge 22 - Genstar	1.10	$ 61,530.70
24	March-16-11	North Ridge 17B - Genstar	1.17	$ 65,446.29
24	April-11-11	North Ridge 17C - Genstar	2.06	$ 115,230.22
18	July-12-11	North Ridge 24 - Genstar	4.58	$ 192,868.38
25	July-15-11	Lacombe Park 21A - Genstar	1.69	$ 71,167.59
25	September-23-11	Lacombe Park 21B - Genstar	2.58	$ 108,646.38
24	May-16-12	Lacombe Park 19 - Genstar	1.90	$ 80,010.90
24	May-22-12	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$ 202,553.91
15	June-28-12	100 Orchard Court - Sarasota	3.02	$ 127,175.22
18	July-17-12	North Ridge 23A - Genstar	2.80	$ 118,037.13
18	July-17-12	North Ridge 23B - Genstar	2.63	$ 110,751.93
24	August-30-12	Lacombe Park 22A - Genstar	4.82	$ 202,975.02
25	August-30-12	Lacombe Park 22A - Genstar	0.61	$ 25,771.93
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	$ 288,881.46
3	July-04-05	Erin Ridge 3-6	3.83	$ 187,179.76
6.2	July-04-05	Erin Ridge 3-6	32.85	$ 1,605,445.20
7	July-04-05	Erin Ridge 3-6	3.00	$ 146,616.00
18	April-30-13	North Ridge 25A	4.20	$ 176,866.20
3	August-02-13	Erin Ridge North 7	0.30	$ 14,612.73
6.2	August-02-13	Erin Ridge North 7	3.84	$ 187,668.48
7	August-02-13	Erin Ridge North 7	7.52	$ 367,664.06
24	August-01-13	North Ridge 17D	2.86	$ 121,111.24
3	December-03-13	Erin Ridge North 7	0.00	$ 1,712.67
6.2	December-03-13	Erin Ridge North 7	0.00	$ 21,995.52
7	December-03-13	Erin Ridge North 7	0.00	$ 43,091.74
24	April-24-14	Lacombe Park 22B	2.46	$ 119,188.42
25	April-24-14	Lacombe Park 22B	7.56	$ 366,390.44
24	February-03-14	Ville Giroux (prepayment)	-	-
24	September-29-14	Ville Giroux (remainder)	2.56	$ 124,134.40
25	April-10-14	Lacombe Park 23	1.03	$ 49,944.70
25	July-17-14	Lacombe Park 24	1.98	$ 96,010.20

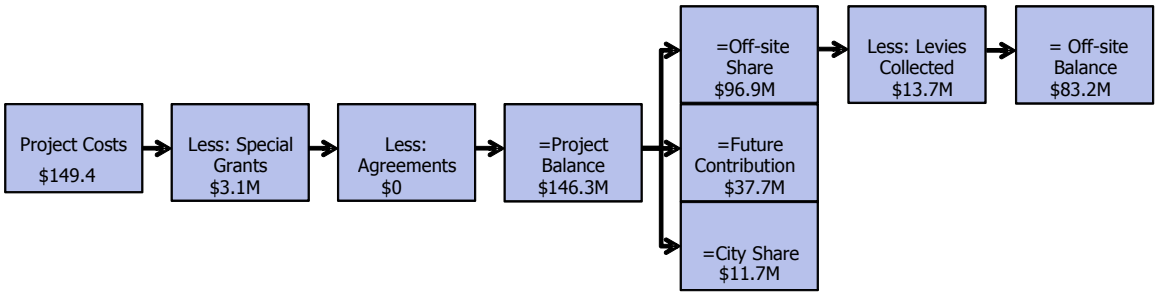
Area Ref. #	Date	Description	Net Development Area (ha.)	Water
18	April-10-14	North Ridge 25B	5.12	$ 248,462.76
42	April-18-14	Campbell South 4 (AGLC)	21.10	$ 1,071,629.00
6.1	November-19-14	Jensen Lakes 1	0.15	$ 8,408.40
13	November-19-14	Jensen Lakes 1	10.58	$ 577,613.40
14	November-19-14	Jensen Lakes 1	2.08	$ 113,568.00
15	October-15-14	Oakmont 34/35	2.15	$ 104,011.05
6.2	December-09-14	875 St. Albert Trail (Honda Site)	2.21	$ 120,666.00
24	February-25-15	Ville Giroux 6A	0.74	$ 35,785.62
24	February-25-15	Ville Giroux 6B	6.26	$ 308,347.91
18	March-31-15	North Ridge 25C	0.71	$ 34,379.41
30	March-31-15	Riverside 2	3.77	$ 182,807.30
31	March-31-15	Riverside 2	1.76	$ 85,342.40
36	March-31-15	South Riel 4	2.57	$ 124,619.30
38	March-31-15	South Riel 4	22.63	$ 1,097,328.70
30	June-11-15	Riverside 11	1.15	$ 107,177.73
31	June-11-15	Riverside 11	0.00	$ 93.61
31.1	July-30-15	Riversisde IB	1.51	$ 141,343.55
30.1	August-26-15	Riverside 1A	0.01	$ 936.05
31.1	August-26-15	Riverside 1A	2.26	$ 211,453.70
31.1	July-13-16	Riverside 9A and 5	4.41	$ 372,581.00
3	August-08-16	Erin Ridge North 8	7.78	$ 657,490.91
36	November-15-16	151 Riel Drive (South Riel 3B)	5.49	$ 464,141.07
14	November-25-16	Jensen Lakes 2	6.76	$ 571,510.68
Total				$ 13,681,437.65

*Receipts include all off-site levy receipts, update accounts for approved payments that were held escrow during the 2013 update.

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $83.2 Million for water off-site levies.

Figure 6: Water – Off-Site Levy Balance



Allocations to Benefiting Areas –

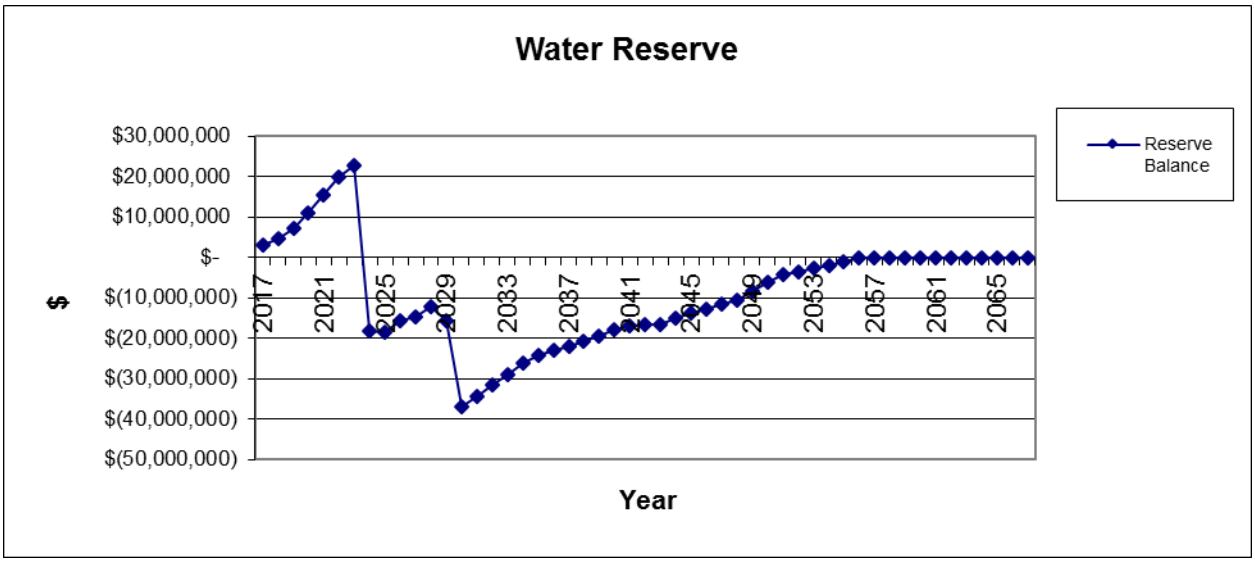
Allocation of off-site levy costs for water infrastructure have been updated. Within the 2013 update there were 2 water "basins": (1) Pre-annexation areas, and (2) Annexation areas. The 2015 update collapsed the water basin allocating all projects over the entire undeveloped area throughout St. Albert, which continues to be consistent within the model.

Off-Site Levy Reserve –

Construction staging has been updated with roads 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 ~1.5%. When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

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

Figure 7: Water – Reserve Balance



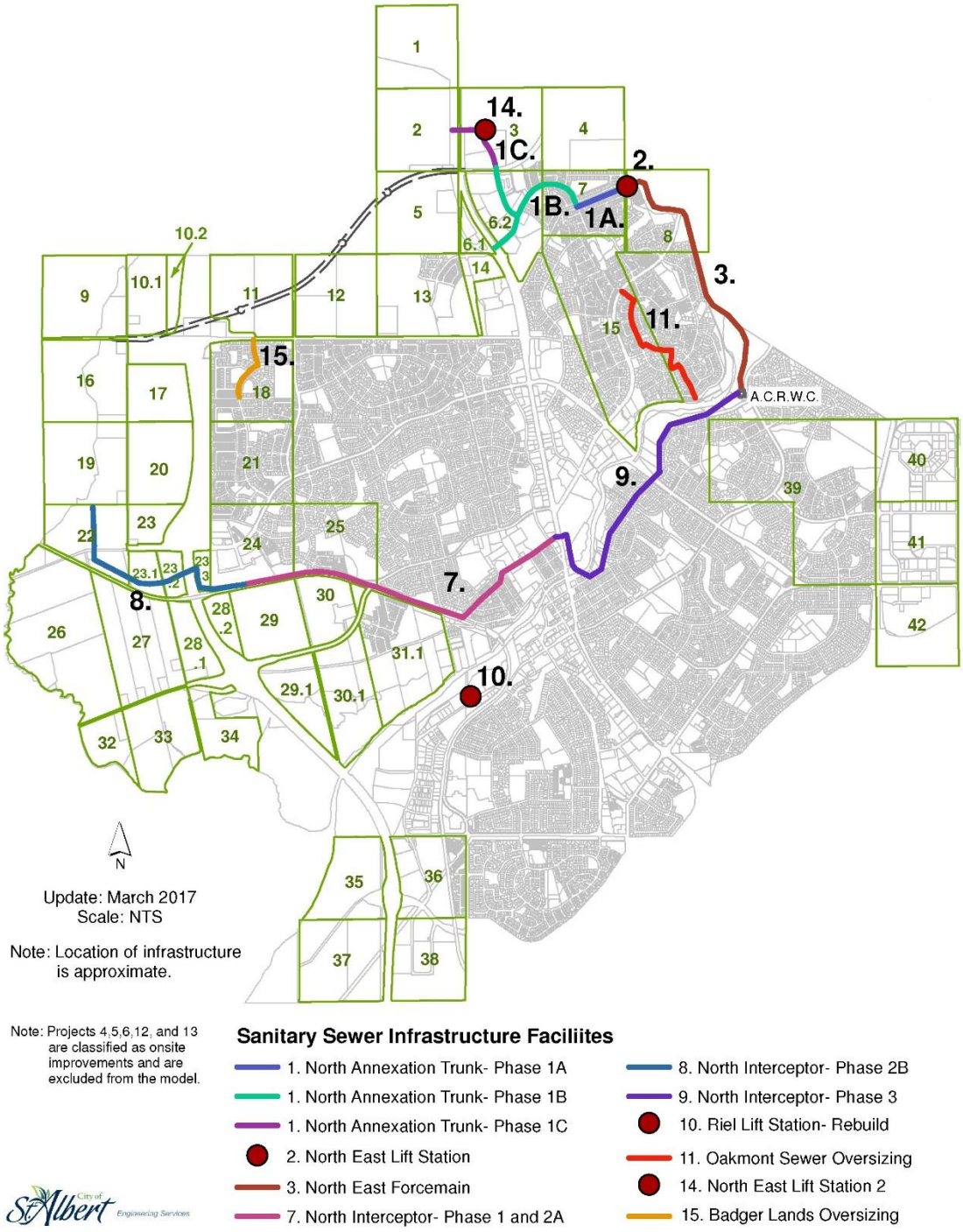
Off-Site Levy Rates –

The Off-site Levy water rate throughout the City of St. Albert is $80,797/ha.

6 SANITARY OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2016, an additional completed project was added to the bylaw. The bylaw now includes 15 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 decreased from $108.6 Million to $97.4 Million as shown Table 15.

Table 15: Sanitary – Off-Site Levy Project Costs

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
1	S1 - North Annexation Trunk - Phase 1	$5,070,935	-	$924,300	$5,438,160	-	$924,300
2	L1 - North East Lift Station	-	-	$19,500,000	-	-	$19,500,000
3	F1 - North East Forcemain	$150,000	-	$13,000,000	$150,000	-	$13,000,000
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
5	LF2 - South East Lift Station & Forcemain	-	-	-	-	-	-
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	$10,452,590	-	-	$10,452,590	-	-
8	S3 - Phase 2b - North Interceptor	-	-	$10,530,000	-	-	$10,530,000
9	S4 - Phase 3 North Interceptor	-	-	$41,600,000	-	-	$30,000,000
10	L2 - Riel Lift Station - Rebuild	$2,488,768	-	-	$2,488,768	-	-
11	S5 - Oakmont Sewer Oversizing	$1,786,577	-	-	$1,786,577	-	-
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
15	S8 - Badger Lands Oversizing	$284,421			$284,421	-	-
	Total	$20,233,291	-	$88,414,300	$ 20,600,515	-	$76,814,300

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2017 was $20.6 Million. Of this amount, the developer/off-site levy share is $6.1 Million (not including developer agreement contributions).

Table 16: Sanitary – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Expenditure	$ 10,452,590	-	$277,610	$1,941,068	$1,181,841	$322,607	$3,986,576	$1,786,577	$284,421	367.225	**$20,600,515**
Interim Financing	-	-	$138,805	$ 970,534	$130,365	$93,180	$2,354,303	$1,786,577	$284,421	367,225	**$6,125,409**
	Final Financing										
Special Provincial Grant	$ 6,474,250	-	-	-	-	-	-	-			**$6,474,250**
Developer Agreement Contribution	$ 3,978,340	-	-	-	-	-	-	-			**$3,978,340**
City Financing	-	-	$138,805	$970,534	$130,365	$4,680	-	-			**$1,244,384**
Other Stakeholder Share	-	-	-	-	$921,111	$224,748	$1,632,274	-			**$2,778,132**
Off-site Levy	-	-	$138,805	$ 970,534	$130,365	$93,180	$2,354,303	$1,786,577	$284,421	367,225	**$6,1258,409**

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 17: Sanitary – Special Grants and Developer Agreement Contributions

	2016			2017		
Project Description	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**	**Special Provincial Grant**	**Developer Agreement Contribution Pending**	**Developer Agreement Contribution Received**
S1 - North Annexation Trunk - Phase 1	-	-	-	-	-	-
L1 - North East Lift Station	-	-	-	-	-	-
F1 - North East Forcemain	-	-	-		-	-
LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
LF2 - South East Lift Station & Forcemain	-	-	-	-	-	-
LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
S2 - Phase 1 - North Interceptor	$ 6,474,250	-	$ 3,978,340	$ 6,474,250	-	$ 3,978,340
S3 - Phase 2b - North Interceptor	-	-	-	-	-	-
S4 - Phase 3 North Interceptor	-	-	$ 329,664	-	-	-
L2 - Riel Lift Station - Rebuild	-	-	-	-	-	-
S5 - Oakmont Sewer Oversizing	-	-	-	-	-	-
S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-
S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-
L3 - NE lift Station 2	-	-	-	-	-	-
S8 – Badger Lands Oversizing	-	-	-	-	-	-
	$ 6,474,250		$4,308,004	$ 6,474,250		$3,978,340

Allocation to Benefiting 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 18: Sanitary – Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	S1 - North Annexation Trunk - Phase 1			100%
2	L1 - North East Lift Station		75%	25%
3	F1 - North East Forcemain		75%	25%
4	LF1 - South West Lift Station & Forcemain			100%
5	LF2 - South East Lift Station & Forcemain			100%
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%

Table 19 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from $71.3 Million to $60.0 Million.

Table 19: Sanitary – Cost Allocation To Benefitting Parties

		2016			2017		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Offsite Levy)**	**City Share**	**Future Development Share**	**Developer Share (Offsite Levy)**
1	S1 - North Annexation Trunk - Phase 1	-	-	$5,995,235	-	-	$6,362,460
2	L1 - North East Lift Station	-	$14,625,000	$4,875,000	-	$14,625,000	$4,875,000
3	F1 - North East Forcemain	-	$9,862,500	$3,287,500	-	$9,862,500	$3,287,500
4	LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
5	LF2 - South East Lift Station & Forcemain	-	-	-	-	-	-
6	LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
7	S2 - Phase 1 - North Interceptor	-	-	-	-	-	-
8	S3 - Phase 2b - North Interceptor	-	-	$10,530,000	-	-	$10,530,000
9	S4 - Phase 3 North Interceptor	-	-	$41,600,000	-	-	$30,000,000
10	L2 - Riel Lift Station - Rebuild	$1,244,384	-	$1,244,384	$1,244,384	-	$1,244,384
11	S5 - Oakmont Sewer Oversizing	-	-	$1,786,577	-	-	$1,786,577
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	$1,687,400
15	S8 - Badger Lands Oversizing	-	-	$284,421	-	-	$284,421
	Total	$ 1,244,384	$ 25,660,100	$ 71,290,516	$ 1,244,384	$ 25,660,100	$ 60,057,742

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

Off-Site Levy Receipts – $6.8 Million has been collected to date for sanitary off-site levies as shown in the table below.

Table 20: Sanitary – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
8	May-13-10	Erin Ridge 38 - Melcor	3.02	$ 1,739.52
18	July-05-10	North Ridge 20 - Genstar	3.51	$ 147,883.32
15	August-05-10	Erin Ridge 20 - Qualico	2.78	$ 1,601.28
24	August-31-10	North ridge 17A - Genstar	1.49	$ 62,776.68
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.61	$ 496,436.35

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
18	December-22-10	North Ridge 22 - Genstar	1.10	$ 46,345.20
24	March-16-11	North Ridge 17B - Genstar	1.17	$ 49,294.44
24	April-11-11	North Ridge 17C - Genstar	2.06	$ 86,791.92
18	July-12-11	North Ridge 24 - Genstar	4.58	$ 127,795.74
25	July-15-11	Lacombe Park 21A - Genstar	1.69	$ 47,156.07
25	September-23-11	Lacombe Park 21B - Genstar	2.58	$ 71,989.74
24	May-16-12	Lacombe Park 19 - Genstar	1.90	$ 53,015.70
24	May-22-12	Northwest Urban Village Centre Stage 2 - Genstar	4.81	$ 134,213.43
15	June-28-12	100 Orchard Court - Sarasota	3.02	$ 1,189.88
18	July-17-12	North Ridge 23A - Genstar	2.80	$ 78,212.11
18	July-17-12	North Ridge 23B - Genstar	2.63	$ 73,384.89
24	August-30-12	Lacombe Park 22A - Genstar	4.82	$ 134,492.46
25	August-30-12	Lacombe Park 22A - Genstar	0.61	$ 17,076.64
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	$ 191,414.58
3	July-04-05	Erin Ridge 3-6	3.83	$ 85,857.11
6.2	July-04-05	Erin Ridge 3-6	32.85	$ 736,398.45
7	July-04-05	Erin Ridge 3-6	3.00	$ 67,251.00
18	April-30-13	North Ridge 25A	4.20	$ 117,192.60
3	August-02-13	Erin Ridge North 7	0.30	$ 6,702.68
6.2	August-02-13	Erin Ridge North 7	3.84	$ 86,081.28
7	August-02-13	Erin Ridge North 7	7.52	$ 168,643.09
24	August-01-13	North Ridge 17D	2.86	$ 80,249.02
3	December-03-13	Erin Ridge North 7	0.00	$ 2,640.47
6.2	December-03-13	Erin Ridge North 7	0.00	$ 33,911.04
7	December-03-13	Erin Ridge North 7	0.00	$ 66,435.61
24	April-24-14	Lacombe Park 22B	2.46	$ 60,550.36
25	April-24-14	Lacombe Park 22B	7.56	$ 186,132.51
24	February-03-14	Ville Giroux (prepayment)	0.00	-
24	September-29-14	Ville Giroux (remainder)	2.56	$ 63,063.04
25	April-10-14	Lacombe Park 23	1.03	$ 25,373.02
25	July-17-14	Lacombe Park 24	1.98	$ 48,778.32
18	April-10-14	North Ridge 25B	5.12	$ 126,224.62
42	April-18-14	Campbell South 4 (AGLC)	21.10	-
6.1	November-19-14	Jensen Lakes 1	0.15	$ 4,812.19
13	November-19-14	Jensen Lakes 1	10.58	$ 378,135.78
14	November-19-14	Jensen Lakes 1	2.08	$ 74,347.52
15	October-15-14	Oakmont 34/35	2.15	$ 755.04
6.2	December-09-14	875 St. Albert Trail (Honda Site)	2.21	$ 69,058.08
24	February-25-15	Ville Giroux 6A	0.74	$ 18,179.89
24	February-25-15	Ville Giroux 6B	6.26	$ 156,647.61
18	March-31-15	North Ridge 25C	0.71	$ 17,465.51

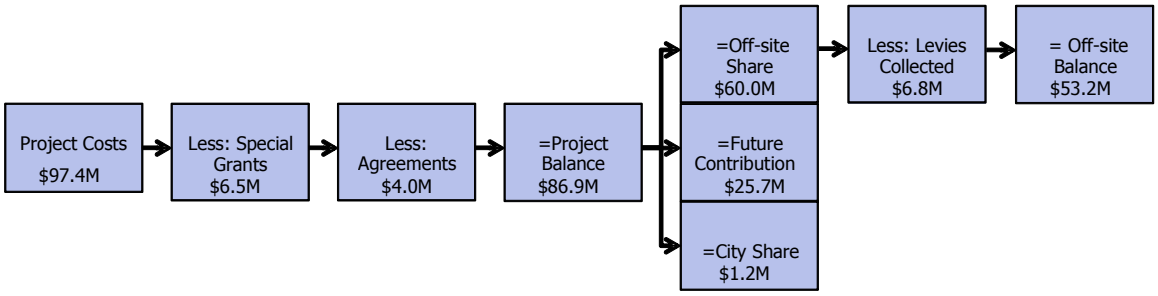
Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
30	March-31-15	Riverside 2	3.77	$ 92,870.18
31	March-31-15	Riverside 2	1.76	$ 43,355.84
36	March-31-15	South Riel 4	2.57	$ 65,933.35
38	March-31-15	South Riel 4	22.63	$ 580,572.65
30	June-11-15	Riverside 11	1.15	$ 40,758.57
31	June-11-15	Riverside 11	0.00	$ 35.60
31.1	July-30-15	Riversisde IB	1.51	$ 53,751.41
30.1	August-26-15	Riverside 1A	0.01	$ 355.97
31.1	August-26-15	Riverside 1A	2.26	$ 80,413.62
31.1	July-13-16	Riverside 9A and 5	4.41	$ 330,961.29
3	August-08-16	Erin Ridge North 8	7.78	$ 382,107.34
36	November-15-16	151 Riel Drive (South Riel 3B)	5.49	$ 378,963.72
14	November-25-16	Jensen Lakes 2	6.76	$ 274,679.08
Total				$ 6,828,454.41

*Receipts include all off-site levy receipts, update accounts for approved payments that were held escrow during the 2013 update.

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $53.2 Million for sanitary off-site levies.

Figure 9: Sanitary – Off-Site Levy Balance



Allocations to Benefiting 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.

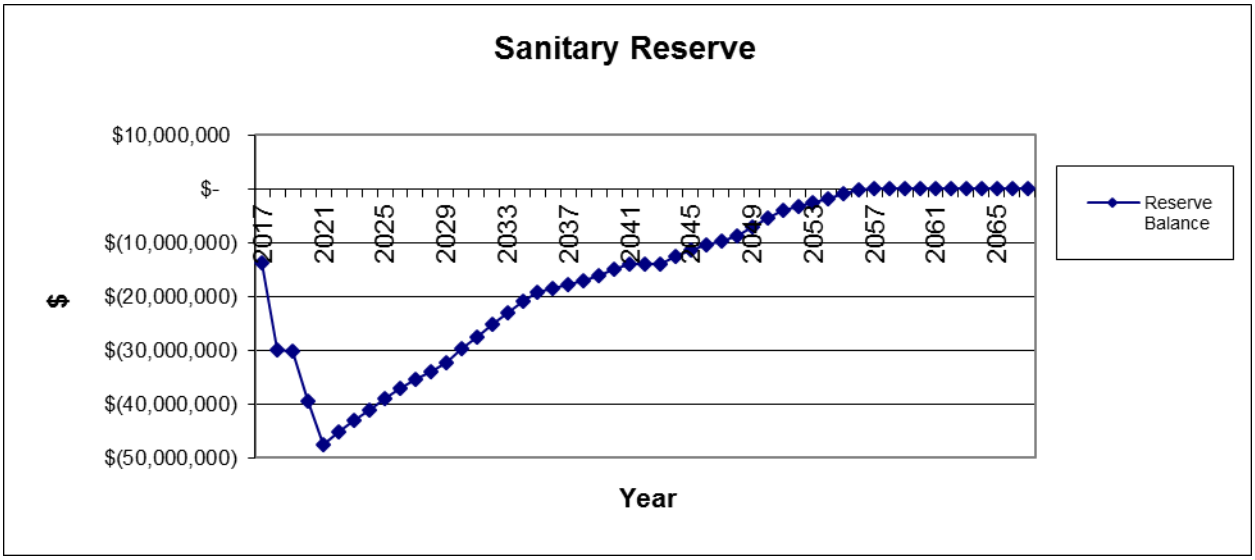
Off-Site Levy Reserve –

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 ~1.5%. When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

(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 – The table below highlights the sanitary off-site levy rate in each of the basins.

Table 21: Sanitary – Off-Site Levy Rates

Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy
1.0	$56,862	17.0	$54,629	29.0	$54,629
2.0	$56,862	17.2	$0	29.1	$54,629
3.0	$49,188	18.0	$54,629	29.2	$0
4.0	$41,040	19.0	$54,629	30.0	$54,629
5.0	$41,040	20.0	$54,629	30.1	$54,629
6.1	$41,040	20.2	$0	31.0	$54,629
6.2	$16,273	21.0	$0	31.1	$54,629
7.0	$23,946	22.0	$54,629	32.0	$54,629
8.0	$40,518	23.0	$54,629	33.0	$54,629
9.0	$54,629	23.1	$54,629	34.0	$0
10.1	$54,629	23.2	$54,629	35.0	$51,498
10.2	$54,629	23.3	$54,629	36.0	$51,498
11.0	$60,459	24.0	$54,629	37.0	$51,498
12.0	$41,040	25.0	$54,629	38.0	$51,498
13.0	$57,462	26.0	$54,629	39.0	$38,628
14.0	$41,040	27.0	$54,629	40.0	$0
15.0	$0	28.1	$54,629	41.0	$0
16.0	$54,629	28.2	$54,629	42.0	$38,628

7 STORM WATER OFF-SITE INFRASTRUCTURE

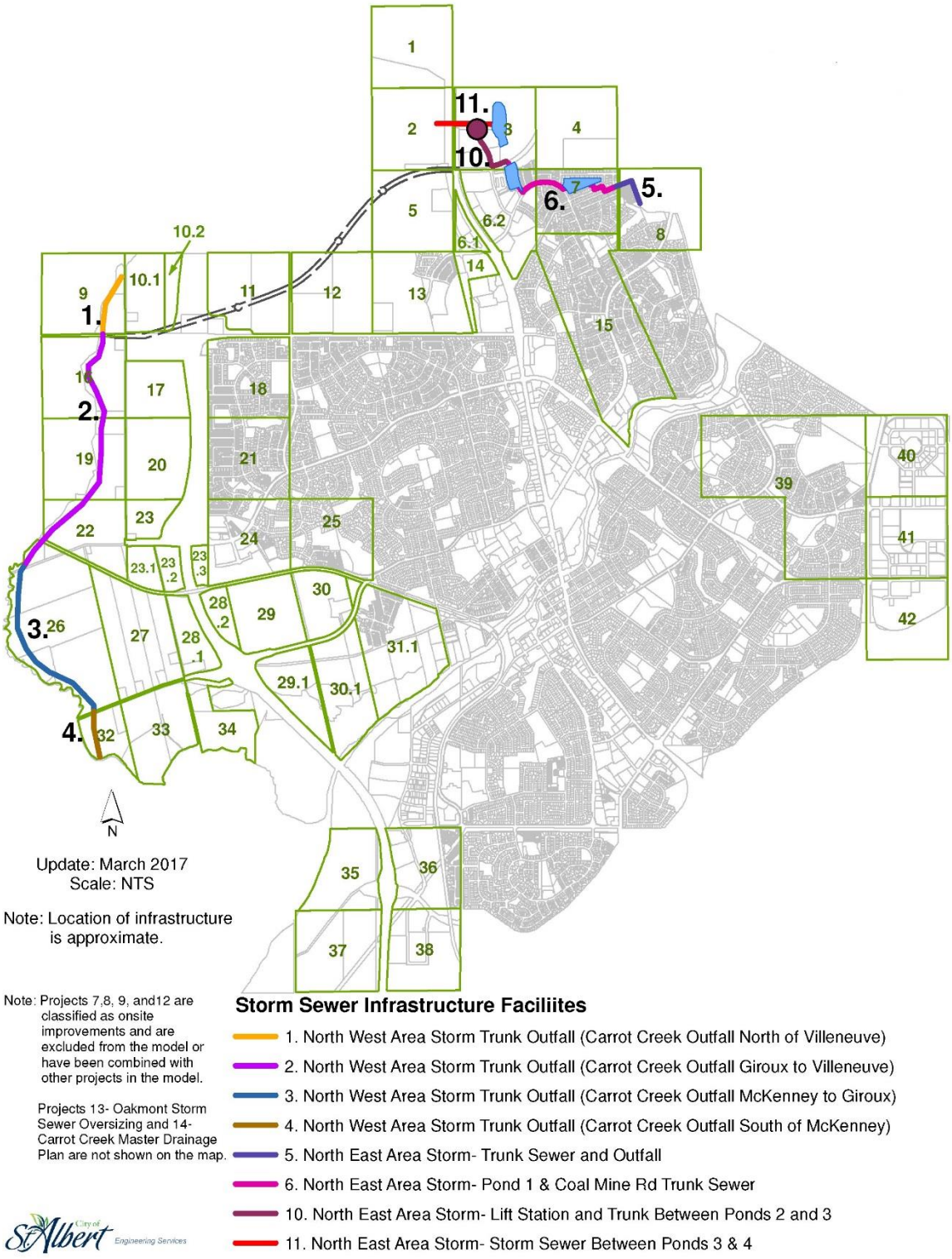
When Bylaw 30/2013 was updated in 2016, an additional completed project was added to the bylaw. The bylaw currently includes 14 stormwater infrastructure projects, as shown in Figure 11, although Projects 7, 8, and 12 have been classified as onsite improvements and are excluded from the model, or have been combined with other projects in the model.

For 2017, one stormwater project has been removed from the Off-Site Levy Model.

- Project 8- North East Area Storm- Everitt Drive Storm Sewer Phase 2

The project was removed as the City received an application to amend the Erin Ridge North Area Structure Plan, and the proposed servicing schematic for the lands formerly known as the Lutheran Church Lands (King of Kings Lands) only benefits those lands and is considered to be an on-site improvement and thus warrants removal from the Off-Site Levy Model.

Figure 11: Storm 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 estimate of the storm water projects has decreased from $77.1 Million to $75.6 Million as shown in Table 22.

Table 22: Storm Water – Off-Site Levy Project Costs

		2016			2017		
Item	**Project Description**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**	**Cost of Completed Work**	**Debenture Interest**	**Estimated Cost of Work Yet to be Completed**
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	$13,097,500	-	-	$13,097,500
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	$18,525,000	-	-	$18,525,000
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	$20,247,500	-	-	$20,247,500
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	$6,370,000	-	-	$6,370,000
5	NE Area Storm - Trunk Sewer and Outfall	-	-	$5,681,000	-	-	$5,681,000
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	$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	-	-	$1,794,000	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	-	$7,475,000	$344,316	-	$7,475,000
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	-	$1,794,000	-	-	$1,794,000
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	$368,407	-	-	$370,855	-	-
14	Carrot Creek Master Drainage Plan	-	-	$500,000	-	-	$500,000
	Total	$1,616,504	-	$75,484,000	$1,963,268	-	$73,690,000

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2017 was $1.96 Million. Of this amount, the developer/off-site levy share is $1.3 Million (not including developer agreement contributions).

Table 23: Storm Water – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Expenditure	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,248,097	$ 368,407	$ -	$ 346,764	$ 1,963,268
Interim Financing	$ -	$ -	$ -	$ -	$ -	$ -	$ 615,312	$ 368,407	$ -	$ 346,763	$ 1,330,483
Final Financing											
Special Provincial Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Agreement Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Financing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Stakeholder Share	$ -	$ -	$ -	$ -	$ -	$ -	$ 632,785	$ -	$ -	$ -	$ 632,785
Offsite Levy	$ -	$ -	$ -	$ -	$ -	$ -	$ 615,312	$ 368,407	$ -	$ 346,763	$ 1,330,483

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 24.

Table 24: Storm Water – Special Grants and Developer Agreement Contributions

		2016			2017		
Item	**Project Description**	**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 McKinney to Giroux)	-	-	-	-	-	-
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney 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	-	-	-	-	-	-
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-
	Total	-	-	-	-	-	-

Allocation to Benefiting Parties –

The allocation of project costs to benefitting parties for storm water infrastructure has been updated previously to reflect the servicing schematic within the Utility Master Plan approved in 2014.

Table 25: Storm Water – Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)		89%	11%
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)		82%	18%
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)		76%	24%
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney South)		76%	24%
5	NE Area Storm - Trunk Sewer and Outfall		49%	51%
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		49%	51%
14	Carrot Creek Master Drainage Plan			100%

The table below shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from $39.7 Million to $39.0 Million.

Table 26: Storm Water – Cost Allocation To Benefitting Parties

		2016			2017		
Item	Project Description	City Share	Future Contribution	Developer Share (Off-Site Levy)	City Share	Future Contribution	Developer Share (Off-Site Levy)
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	$6,417,775	$6,679,725	-	$6,417,775	$6,679,725
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	$9,077,250	$9,447,750	-	$9,077,250	$9,447,750
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	$9,921,275	$10,326,225	-	$9,921,275	$10,326,225
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	$3,121,300	$3,248,700	-	$3,121,300	$3,248,700
5	NE Area Storm - Trunk Sewer and Outfall	-	$2,783,690	$2,897,310	-	$2,783,690	$2,897,310

		2016			2017		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
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	-	$879,060	$914,940	-	-	-
9	NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	$3,662,750	$3,812,250	-	$3,831,465	$3,987,851
11	NE Area Storm - Storm Sewer Between Ponds 3 & 4	-	$879,060	$914,940	-	$879,060	$914,940
12	NE Area Storm - Storm Sewer Between Ponds 4 & 5	-	$ -	$ -	-	-	-
13	Oakmont Storm Sewer Oversizing	-	$ -	$368,407	-	-	$370,855
14	Carrot Creek Master Drainage Plan	-	$ -	$500,000	-	-	$500,000
	Total	-	$37,353,728	$39,746,776	-	$36,643,383	$39,009,885

Off-Site Levy Receipts – $1.9 Million has been collected to date for storm off-site levies as shown in Table 27.

Table 27: Storm Water – Off-Site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
8	May-13-10	Erin Ridge 38 - Melcor	3.02	
18	July-05-10	North Ridge 20 - Genstar	3.51	
15	August-05-10	Erin Ridge 20 - Qualico	2.78	
24	August-31-10	North ridge 17A - Genstar	1.49	
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.61	
18	December-22-10	North Ridge 22 - Genstar	1.10	
24	March-16-11	North Ridge 17B - Genstar	1.17	
24	April-11-11	North Ridge 17C - Genstar	2.06	
18	July-12-11	North Ridge 24 - Genstar	4.58	
25	July-15-11	Lacombe Park 21A - Genstar	1.69	
25	September-23-11	Lacombe Park 21B - Genstar	2.58	
24	May-16-12	Lacombe Park 19 - Genstar	1.90	
24	May-22-12	Northwest Urban Village Centre Stage 2 - Genstar	4.81	
15	June-28-12	100 Orchard Court - Sarasota	3.02	
18	July-17-12	North Ridge 23A - Genstar	2.80	
18	July-17-12	North Ridge 23B - Genstar	2.63	
24	August-30-12	Lacombe Park 22A - Genstar	4.82	
25	August-30-12	Lacombe Park 22A - Genstar	0.61	
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	
3	July-04-05	Erin Ridge 3-6	3.83	$ 103,157.22
6.2	July-04-05	Erin Ridge 3-6	32.85	$ 884,781.90
7	July-04-05	Erin Ridge 3-6	3.00	$ 80,802.00
18	April-30-13	North Ridge 25A	4.20	
3	August-02-13	Erin Ridge North 7	0.30	$ 8,053.27
6.2	August-02-13	Erin Ridge North 7	3.84	$ 103,426.56
7	August-02-13	Erin Ridge North 7	7.52	$ 202,624.48
24	August-01-13	North Ridge 17D	2.86	
3	December-03-13	Erin Ridge North 7	0.00	$ 301.39
6.2	December-03-13	Erin Ridge North 7	0.00	$ 3,870.72
7	December-03-13	Erin Ridge North 7	0.00	$ 7,583.18
24	April-24-14	Lacombe Park 22B	2.46	
25	April-24-14	Lacombe Park 22B	7.56	
24	February-03-14	Ville Giroux (prepayment)	0.00	
24	September-29-14	Ville Giroux (remainder)	2.56	
25	April-10-14	Lacombe Park 23	1.03	
25	July-17-14	Lacombe Park 24	1.98	
18	April-10-14	North Ridge 25B	5.12	

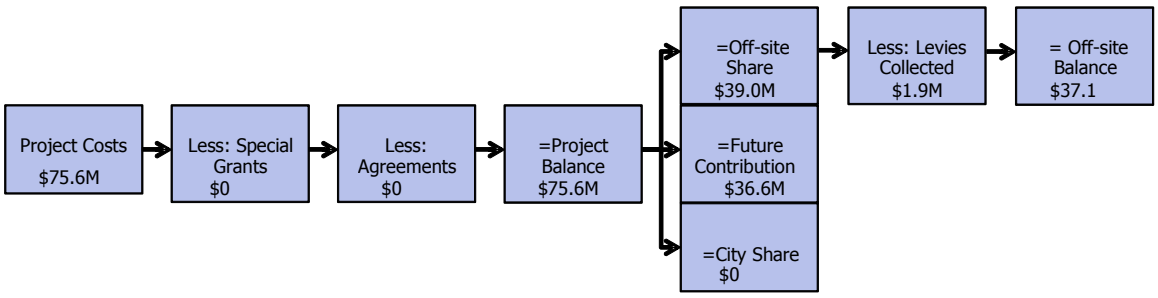
Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
42	April-18-14	Campbell South 4 (AGLC)	21.10	
6.1	November-19-14	Jensen Lakes 1	0.15	$ 4,303.07
13	November-19-14	Jensen Lakes 1	10.58	
14	November-19-14	Jensen Lakes 1	2.08	
15	October-15-14	Oakmont 34/35	2.15	
6.2	December-09-14	875 St. Albert Trail (Honda Site)	2.21	$ 61,751.82
24	February-25-15	Ville Giroux 6A	0.74	
24	February-25-15	Ville Giroux 6B	6.26	
18	March-31-15	North Ridge 25C	0.71	
30	March-31-15	Riverside 2	3.77	
31	March-31-15	Riverside 2	1.76	
36	March-31-15	South Riel 4	2.57	
38	March-31-15	South Riel 4	22.63	
30	June-11-15	Riverside 11	1.15	
31	June-11-15	Riverside 11	0.00	
31.1	July-30-15	Riversisde IB	1.51	
30.1	August-26-15	Riverside 1A	0.01	
31.1	August-26-15	Riverside 1A	2.26	
31.1	July-13-16	Riverside 9A and 5	4.41	
3	August-08-16	Erin Ridge North 8	7.78	$ 402,716.39
36	November-15-16	151 Riel Drive (South Riel 3B)	5.49	
14	November-25-16	Jensen Lakes 2	6.76	
Total				$ 1,863,372.00

*Receipts include all off-site levy receipts, update accounts for approved payments that were held escrow during the 2013 update.

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $37.1 Million for storm water off-site levies.

Figure 12: Storm Water – Off-Site Levy Balance



Allocations to Benefiting Areas –

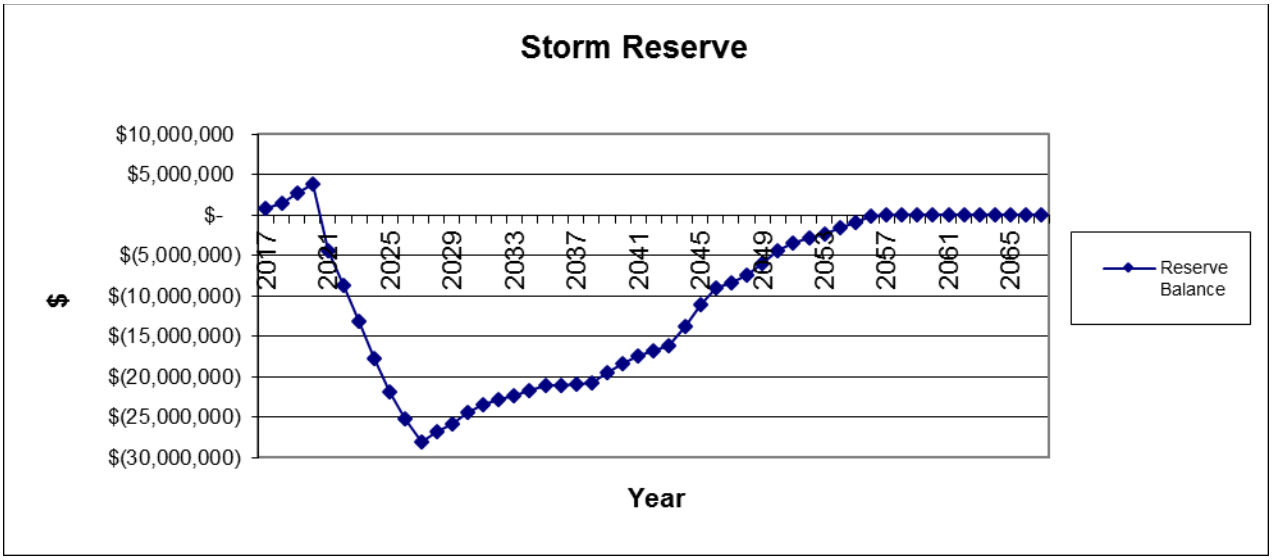
Allocation of off-site levy costs for storm water infrastructure was updated in 2015 to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014. This servicing schematic continues to be the approved servicing plan supporting the allocation to benefitting areas.

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 ~1.5%. When the reserve balance is negative (i.e., during times when front ending is required), the reserve is charged interest at ~3.0%.

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

Figure 13: Storm Water – Reserve Balance



Off-site Levy Rates – Table 28 highlights the storm water off-site levy rate in each of the basins.

Table 28: Storm Water – Off-Site Levy Rates

Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy	Area Ref. #	Storm Water Infrastructure Levy
1.0	$48,278	17.0	$122,767	29.0	$0
2.0	$48,278	17.2	$0	29.1	$0
3.0	$48,278	18.0	$0	29.2	$0
4.0	$48,278	19.0	$72,333	30.0	$0
5.0	$787	20.0	$72,333	30.1	$0
6.1	$19,450	20.2	$0	31.0	$0
6.2	$40,114	21.0	$0	31.1	$0
7.0	$18,663	22.0	$72,333	32.0	$0
8.0	$39,327	23.0	$72,333	33.0	$0
9.0	$121,980	23.1	$31,875	34.0	$0
10.1	$122,767	23.2	$31,875	35.0	$0
10.2	$122,767	23.3	$0	36.0	$0
11.0	$122,767	24.0	$0	37.0	$0
12.0	$0	25.0	$0	38.0	$0
13.0	$0	26.0	$31,875	39.0	$0
14.0	$0	27.0	$31,875	40.0	$0
15.0	$0	28.1	$31,875	41.0	$0
16.0	$122,767	28.2	$0	42.0	$0

8 SUMMARY OF RATES

The following table shows the updated rates for 2017 in each of the 42 development areas. On average, rates have decreased from 2016.

Table 29: Summary – Off-Site Levy Rates

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

Area Ref. # (A)	Roadway Infrastructure Levy (B)	Water Infrastructure Levy (C)	Sanitary Infrastructure Levy (D)	Storm Infrastructure Levy (E)	Total (F)
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