

City of St. Albert
2017 Off-Site Levy Update

March 19, 2018

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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 The previous Off-Site Levy Bylaw, Bylaw 30/2009 was repealed at that time.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 2017 through Bylaw 21/2017.

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

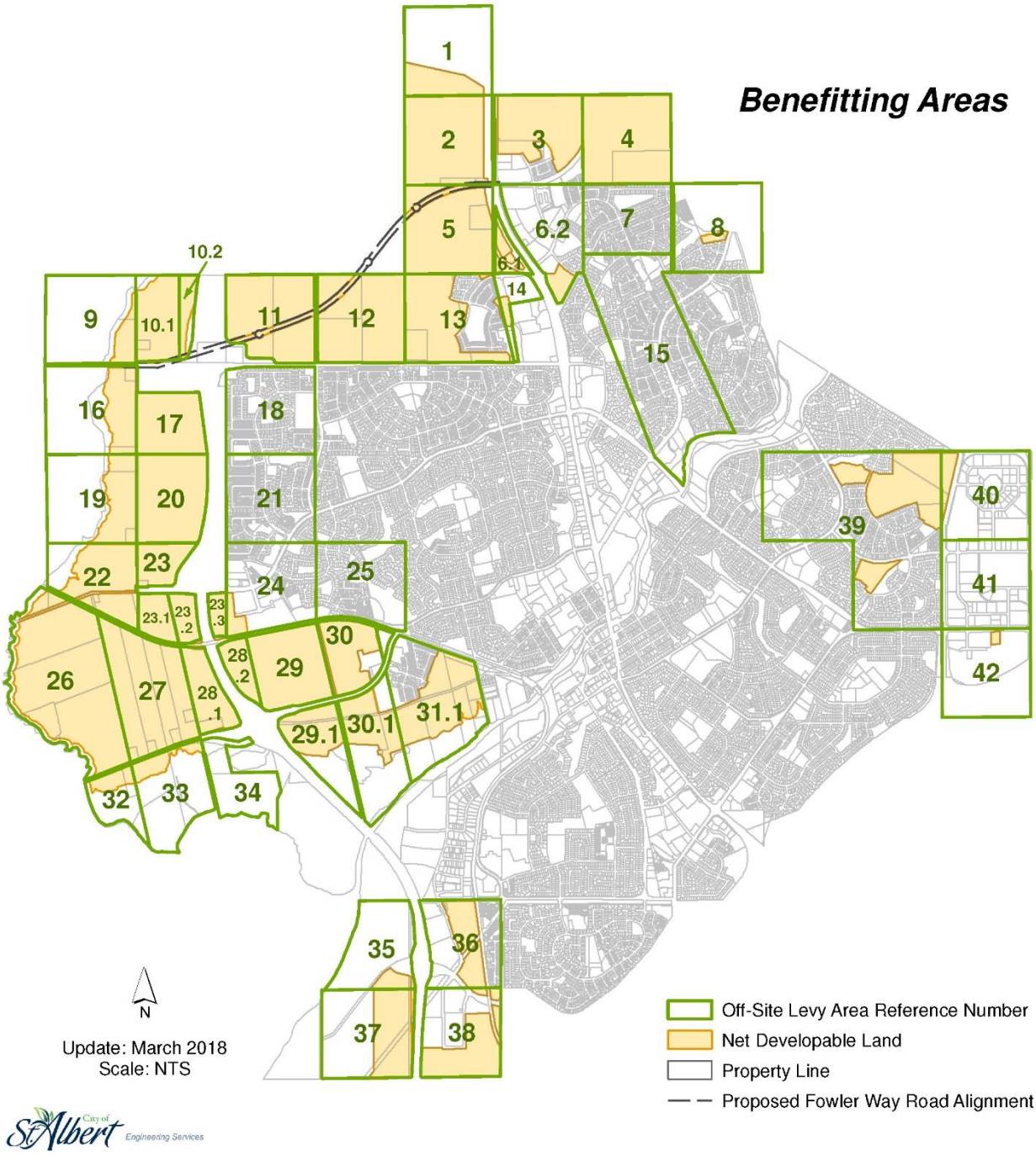
- Municipal infrastructure constructed during the previous calendar year.
- Construction costs of such municipal infrastructure.
- Amounts paid by the City from the off-site levy funds as construction costs for the municipal infrastructure and details as to whom the payment have been made by.
- Estimated 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 off-site levy benefitting 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 2017 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

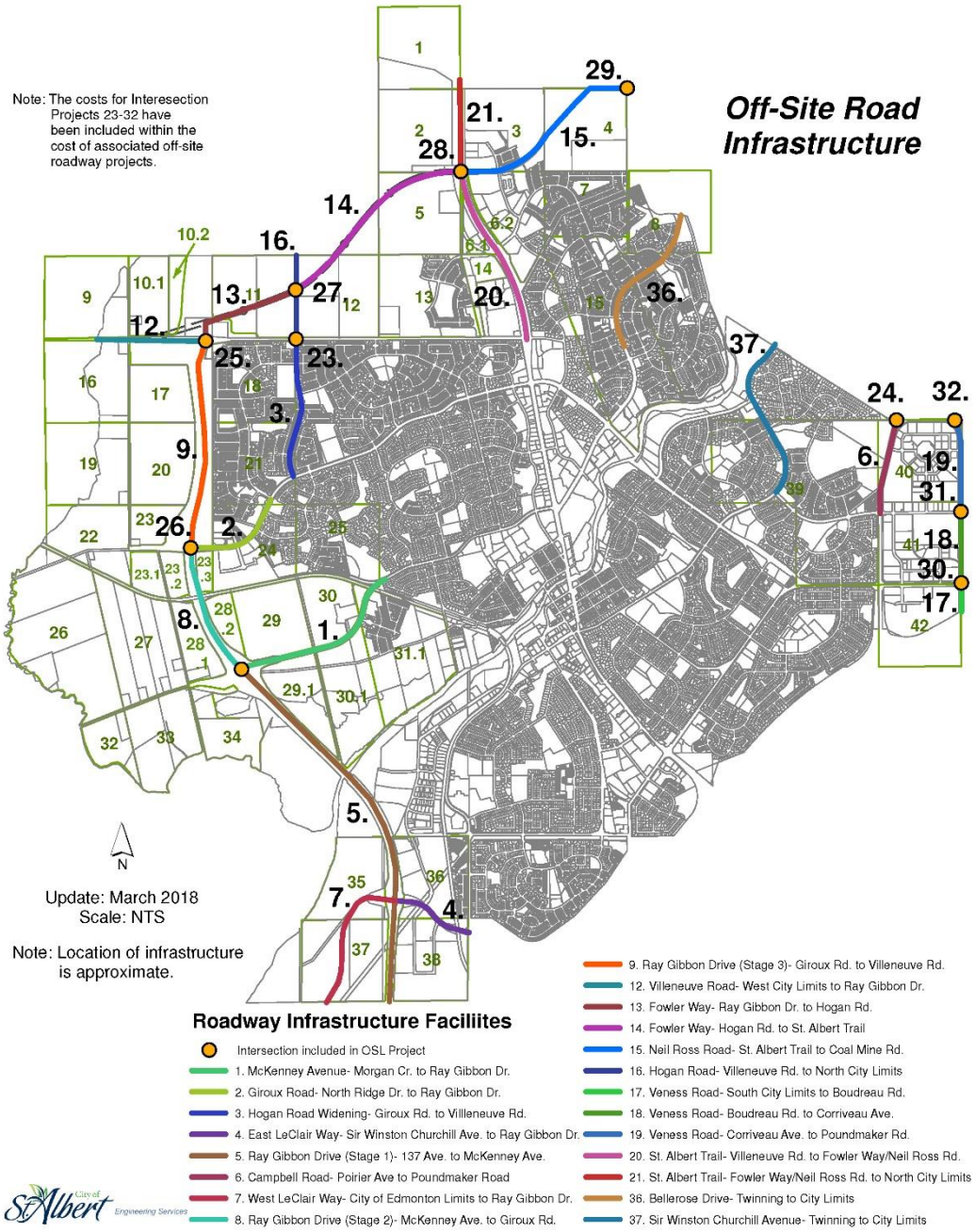
Description	2017 Area (ha)	2018 Area (ha)
Gross Area	1766.75	1766.75
Environmental Reserves	159.95	159.95
Arterial ROW	92.57	92.57
Municipal Reserves	148.81	148.81
Net Development Area	1363.87	1363.87
Less Area Developed	246.96	282.18
Less Projected Stormwater Pond	82.55	81.88
Remaining Net Development Area	**1034.38**	**999.85**

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

4 ROAD OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2017, one intersection and two roadway projects were removed from the Off-Site Levy Model. The bylaw now includes 34 road infrastructure projects. The scope of each project was amended previously to include the pertinent 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 marginally from $238.4 Million to $238.7 Million as shown in Table 2.

Table 2: Roads – Off-Site Levy Project Costs

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

		2017				2018			
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	$10,552,316	-	$5,460,000	$16,012,316	$10,552,316	-	$5,460,000	$16,012,316
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	-	-	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-	-	-

		2017				2018			
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**
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	-	-	$5,184,000	$5,184,000	-	-	$5,184,000	$5,184,000
14	Fowler Way - from Hogan Road to St. Albert Trail	-	-	$12,330,500	$12,330,500	-	-	$12,330,500	$12,330,500
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	$4,286,278	-	$9,404,500	$13,690,778	$4,286,278	-	$9,404,500	$13,690,778
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	-	$6,857,500	$14,198,428	$7,340,928	-	$6,857,500	$14,198,428
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	$401,170	-	$8,461,101	$8,862,271	$800,663	-	$8,400,651	$9,201,314
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	-	-	-	-	-	-	-	-

		2017				2018			
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**
29	Intersection - Northeast Sector Arterial @ 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	$2,101,350	-	$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	$121,355,850	$16,307,265	$100,751,101	$238,414,216	$121,755,343	$16,307,265	$100,690,651	$238,753,259

*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 2018 was $121.7 Million. Of this amount, the developer/off-site levy share is $55.1 Million (not including developer agreement contributions), as shown in Table 3.

Table 3: Roads – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Total Expenditure	$58,399,901	-	$13,038,269	-	$17,571,677	$10,702,593	$20,438,728	$427,834	$279,409	$497,438	$399,493	**$121,755,343**
Interim Financing	$26,543,455	-	$4,119,820	-	$4,242,500	$5,199,243	$11,767,016	$427,834	$122,426	$497,438	$399,493	**$53,319,225**
Final Financing												
Special Provincial Grant	$17,260,264	-	$3,024,484	-	$9,654,955	$2,815,989	$60,000	-	-	-	-	**$32,815,692**
Developer Agreement Contribution	$700,400	-	$4,517,546	-	$16,950	-	-	-	-	-	-	**$5,234,896**
City Financing	$13,769,268	-	$1,351,158	-	$3,657,272	$1,066,689	$4,693,049	-	-	-	-	**$24,537,436**
Other Stakeholder Share	-	-	-	-	-	-	$3,918,663	-	-	-	-	**$3,918,663**
Offsite Levy	$26,543,455	-	$4,145,081	-	$4,242,500	$6,819,915	$11,767,016	$427,834	$279,409	$497,438	$399,493	**$55,122,142**

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

		2017			2018		
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	-	-	-	-	-	-
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	-	-	-	-

		2017			2018		
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**
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	-	-	-	-	-	-
28	Intersection - Fowle Way @ St. Albert Trail	-	-	-	-	-	-
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	-	-	-	-	-	-
30	Intersection - Veness Road @ Boudreau Road	-	-	-	-	-	-

		2017			2018		
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**
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 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	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 Ave	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%
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%
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 increased from $159.35 Million to $159.68 Million.

Table 6: Roads – Cost Allocation to Benefitting Parties

		2017			2018		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	$14,500,056	-	-	$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	-	-	-	-	-	-
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	-	-	-	-
12	Villeneuve Road - from West City Limits to Ray	-	-	$7,099,500	-	-	$7,099,500

		2017			2018		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
	Gibbon Drive						
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
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	$13,690,778	-	-	$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	-	-	$14,198,428	-	-	$14,198,428
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	-	-	$8,862,271	-	-	$9,201,314
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	-	-	-	-	-	-

		2017			2018		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
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	-	-	$8,856,950	-	-	$8,856,950
37	Sir Winston Churchill Twinning to City Limits	-	-	$8,840,000	-	-	$8,840,000
	PAC East Basin Account Balance			-$847,666			-$847,666
	PAC West Basin Account Balance			$1,031,534			$1,031,534
	OLD PAC Account Balance			-$1,625,020			-$1,625,020
	Total	$28,874,545	$3,918,683	$159,347,590	$28,874,545	$3,918,683	$159,686,634

Off-Site Levy Receipts –

$38.87 Million has been collected to date for roads off-site levies as shown in Table 7.

Table 7: Roads – Off-Site Levy Receipts

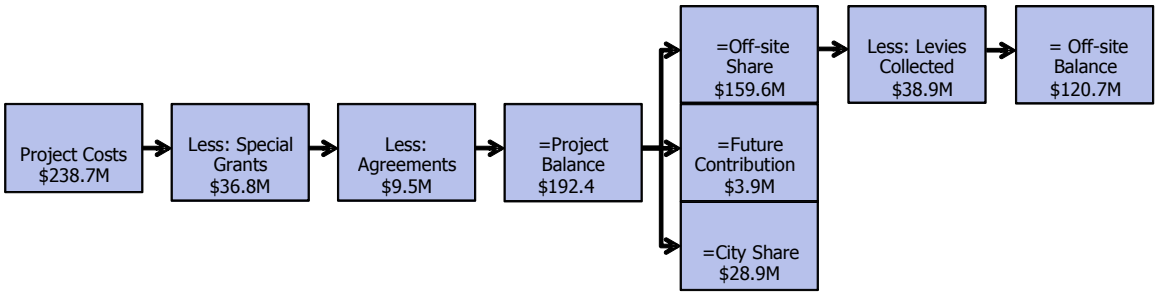
Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
8	May-13-10	Erin Ridge 38 - Melcor	3.02	
18	July-05-10	North Ridge 20 - Genstar	3.51	$422,305.65
15	August-05-10	Erin Ridge 20 - Qualico	2.78	$254,058.64
24	August-31-10	North ridge 17A - Genstar	1.49	$179,269.35
7	August-11-10	Erin 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
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

Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
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	Riverside 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
13	May-17-17	Jensen Lakes 3A	0.472	$57,091.23
3	August-04-17	Erin Ridge North 9	3.575	$432,417.70
25	July-04-17	Lacombe Park 28A	1.47	$177,805.32
13	June-07-17	Jensen Lakes 3B	4.18	$505,596.08
14	June-07-17	Jensen Lakes 3B	0	
13	June-07-17	Jensen Lakes 4	4.7	$568,493.20
31.1	September-07-17	Riverside 1C	1.53	$185,062.68
6.2	August-29-17	Erin Ridge North 10A	4.128	$499,306.37
25	September-14-17	Lacombe Park 28B	1.99	$240,702.44
30.1	September-14-17	Riverside 20	3.22	$389,478.32
31.1	September-14-17	Riverside 20	1.416	$171,273.70
31.1	October-10-17	Riverside 18	1.35	$163,290.60
24	November-20-17	Ville Giroux 6B	5.681	$687,151.04
Total				$38,873,635.36

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $120.7 Million for road off-site levies.

Figure 3: Roads – Off-Site Levy Balance



Allocations to Benefitting Areas –

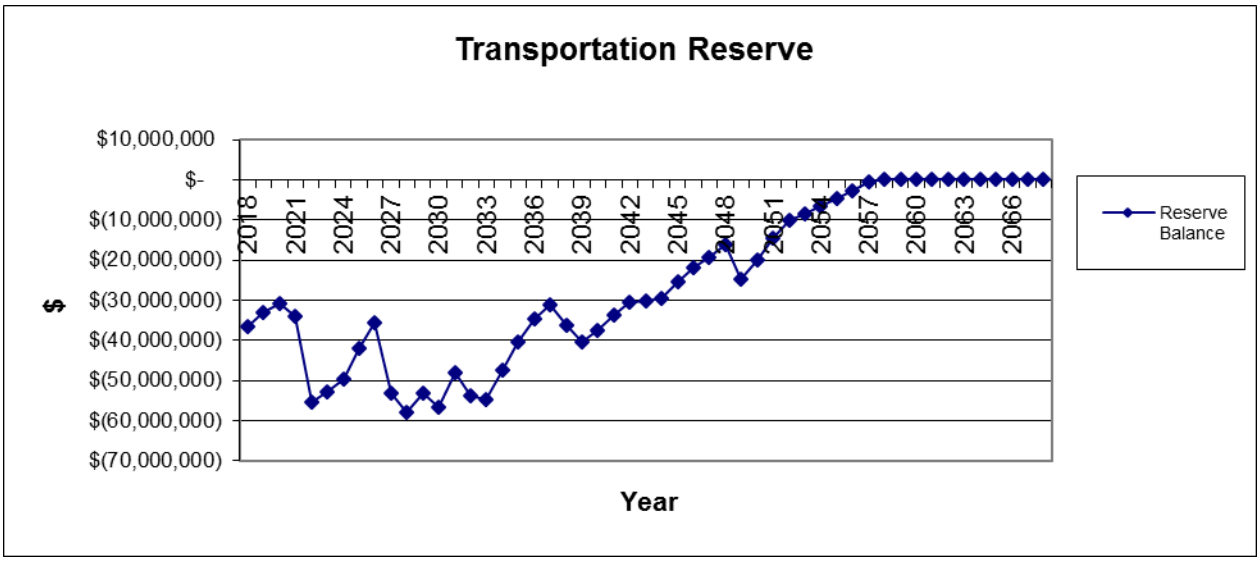
The 2015 update collapsed the transportation basins allocating all projects over the entire undeveloped lands throughout St. Albert. The 2018 update maintains this functionality.

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



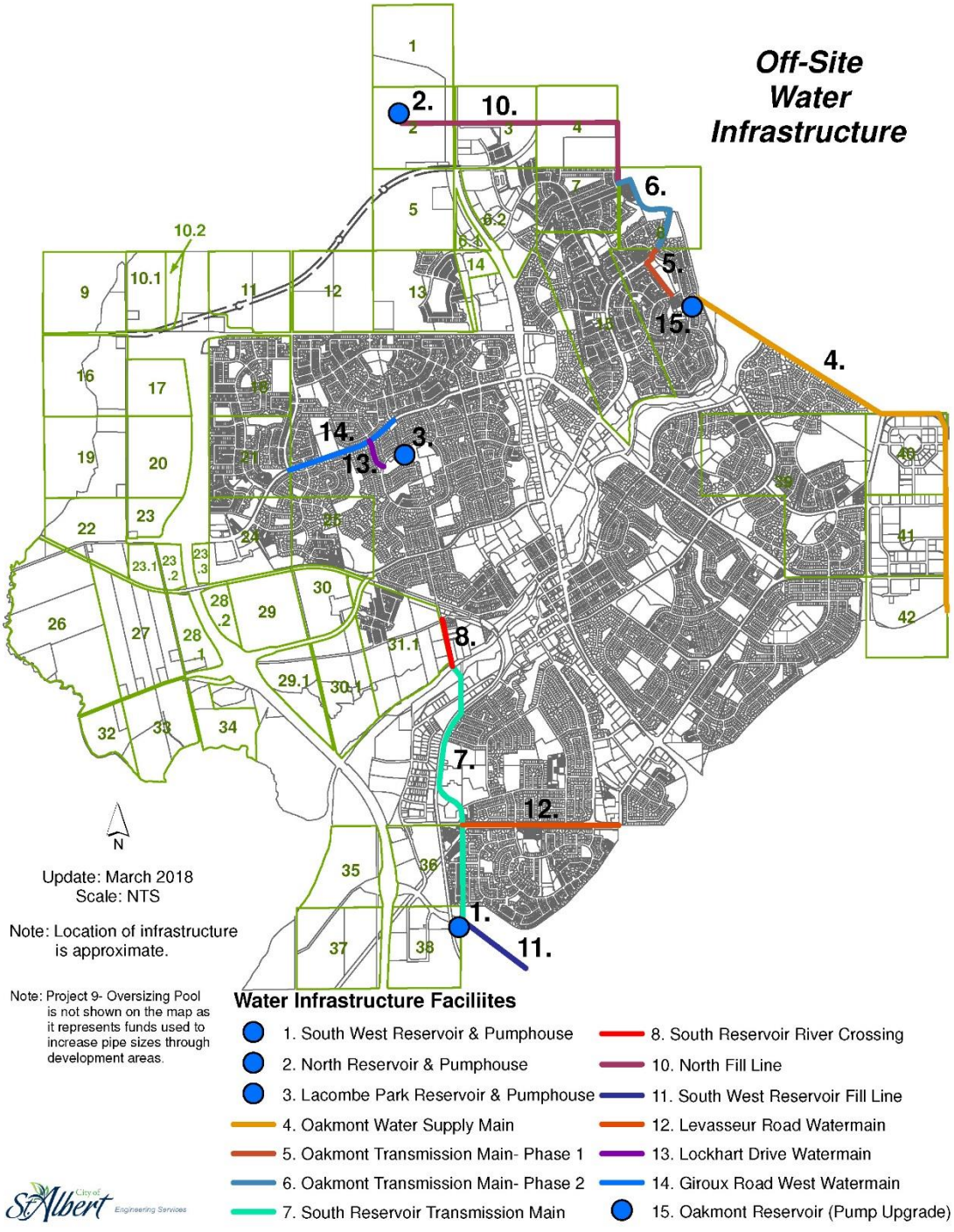
Off-Site Levy Rates –

The Off-site Levy transportation rate throughout the City of St. Albert is **$121,396/ha.**

5 WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2017, 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". A past error recorded for completed work costs for Projects 4 and 5 has been corrected. The overall cost of these 15 water infrastructure projects has decreased from $149.4 Million to $148.9 Million as shown in Table 8.

Table 8: Water – Off-Site Levy Project Costs

		2017				2018			
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	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	$5,739,328	-	-	$5,739,328	$9,510,210	-	-	$9,510,210
5	W2 - Oakmont Transmission Main - Phase 1	$4,937,279	-	$500,000	$5,437,279	$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	$20,787,582		$128,606,776	$149,394,358	$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 2018 is $20.83 Million. Of this amount, the developer/off-site levy share is $10.71 Million.

Table 9: Water – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Total Expenditure	$10,048,497	$4,471,661	$19,148	$42,774	$81,942	$59,755	-	$6,063,805	-	-	$39,348	$20,826,930
Interim Financing	$3,745,084	$2,235,831	$9,574	$21,387	$61,457	($2,042)	-	$4,547,854	-	-	$29,511	$10,648,655
Final Financing												
Special Provincial Grant	$3,071,813	-	-	-	-	-	-	-	-	-	-	$3,071,813
Developer Agreement Contribution	-	-	-	-		-	-	-	-	-	-	-
City Financing	$3,231,600	$2,235,831	$9,574	$21,387	$20,486	($681)	-	$1,515,951	-	-	$9,837	$7,043,985
Other Stakeholder Share	-	-	-	-	-	-	-	-	-	-	-	-
Off-site Levy	$3,745,084	$2,235,831	$9,574	$21,387	$61,457	$60,435	-	$4,547,854	-	-	$29,511	$10,711,132

*The negative interim financing (credit) amounts in 2012 and 2017 stems from corrections made from previous 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

	2017			2018		
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)	-	-	-	-	-	-
Total	$ 3,071,812			$ 3,071,812		

Allocation to Benefitting Parties –

The allocation of project costs to benefitting parties for water infrastructure has not changed this year and is shown in Table 11.

Table 11: Water – Allocations to Benefitting 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			100%
12	W8 - Levesseur 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 12 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from $96.9 Million to $94.4 Million.

Table 12: Water – Cost Allocation To Benefitting Parties

		2017			2018		
Item	Project Description	City Share	Future Development Share	Developer Share (Off-Site Levy)	City Share	Future Development Share	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	$4,755,105	-	$4,755,105
5	W2 - Oakmont Transmission Main - Phase 1	$1,359,320	-	$4,077,960	$301,436	-	$904,309
6	W3 - Oakmont Transmission Main - Phase 2	$622,344	-	$1,867,032	$622,344	-	$1,867,032
7	W4 - South Reservoir Transmission Main	$1,404,000	-	$4,212,000	$1,404,000	-	$4,212,000

		2017			2018		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
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	$11,739,178	$37,702,500	$96,880,868	$12,566,736	$37,702,500	$95,592,658

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

Off-Site Levy Receipts –

$16.4 Million has been collected to date for water off-site levies as shown in Table 13.

Table 13: Water – Off-Site Levy Receipts

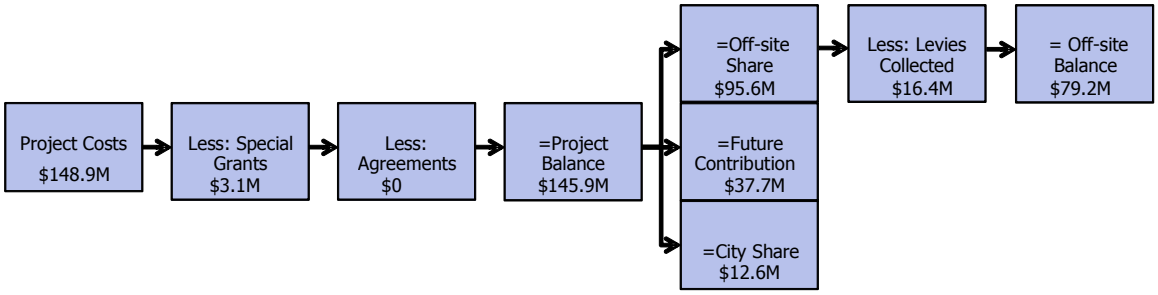
Area Ref. #	Date	Description	Net Development Area (ha.)	Water
8	May-13-10	Erin Ridge 38 - Melcor	3.02	$168,929.74
18	July-05-10	North Ridge 20 - Genstar	3.51	$196,338.87
15	August-05-10	Erin Ridge 20 - Qualico	2.78	$155,504.86
24	August-31-10	North ridge 17A - Genstar	1.49	$83,346.13
7	August-11-10	Erin 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)	0.00	
24	September-29-14	Ville Giroux (remainder)	2.56	$124,134.40
25	April-10-14	Lacombe Park 23	1.03	$49,944.70

Area Ref. #	Date	Description	Net Development Area (ha.)	Water
25	July-17-14	Lacombe Park 24	1.98	$96,010.20
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	Riverside 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
13	17-May-17	Jensen Lakes 3A	0.47	$38,136.18
3	04-Aug-17	Erin Ridge North 9	3.58	$288,849.28
25	04-Jul-17	Lacombe Park 28A	1.47	$118,771.59
13	07-Jun-17	Jensen Lakes 3B	4.18	$337,731.46
14	07-Jun-17	Jensen Lakes 3B	0.00	
13	07-Jun-17	Jensen Lakes 4	4.70	$379,745.90
31.1	07-Sep-17	Riverside 1C	1.53	$123,619.41
6.2	29-Aug-17	Erin Ridge North 10A	4.13	$333,530.02
25	14-Sep-17	Lacombe Park 28B	1.99	$160,786.03
30.1	14-Sep-17	Riverside 20	3.22	$260,166.34
31.1	14-Sep-17	Riverside 20	1.42	$114,408.55
31.1	10-Oct-17	Riverside 18	1.35	$109,075.95
24	20-Nov-17	Ville Giroux 6B	5.68	$459,007.76
Total				$16,405,266.12

Summary –

The diagram below shows how the various grants and allocations result in an updated balance of $79.2 Million for water off-site levies.

Figure 6: Water – Off-Site Levy Balance



Allocations to Benefitting Areas –

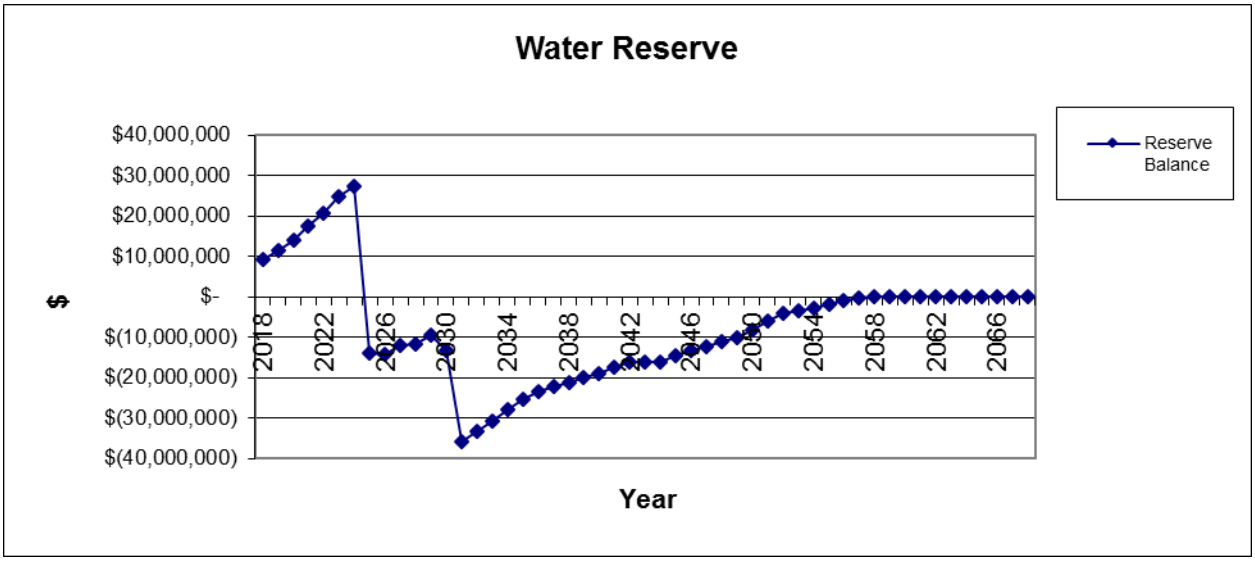
The 2015 update collapsed the water basin allocating all projects over the entire undeveloped area throughout St. Albert. The 2018 update maintains this functionality.

Off-Site Levy Reserve –

Construction staging has been updated with 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 water 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 **$79,569/ha**.

6 SANITARY OFF-SITE INFRASTRUCTURE

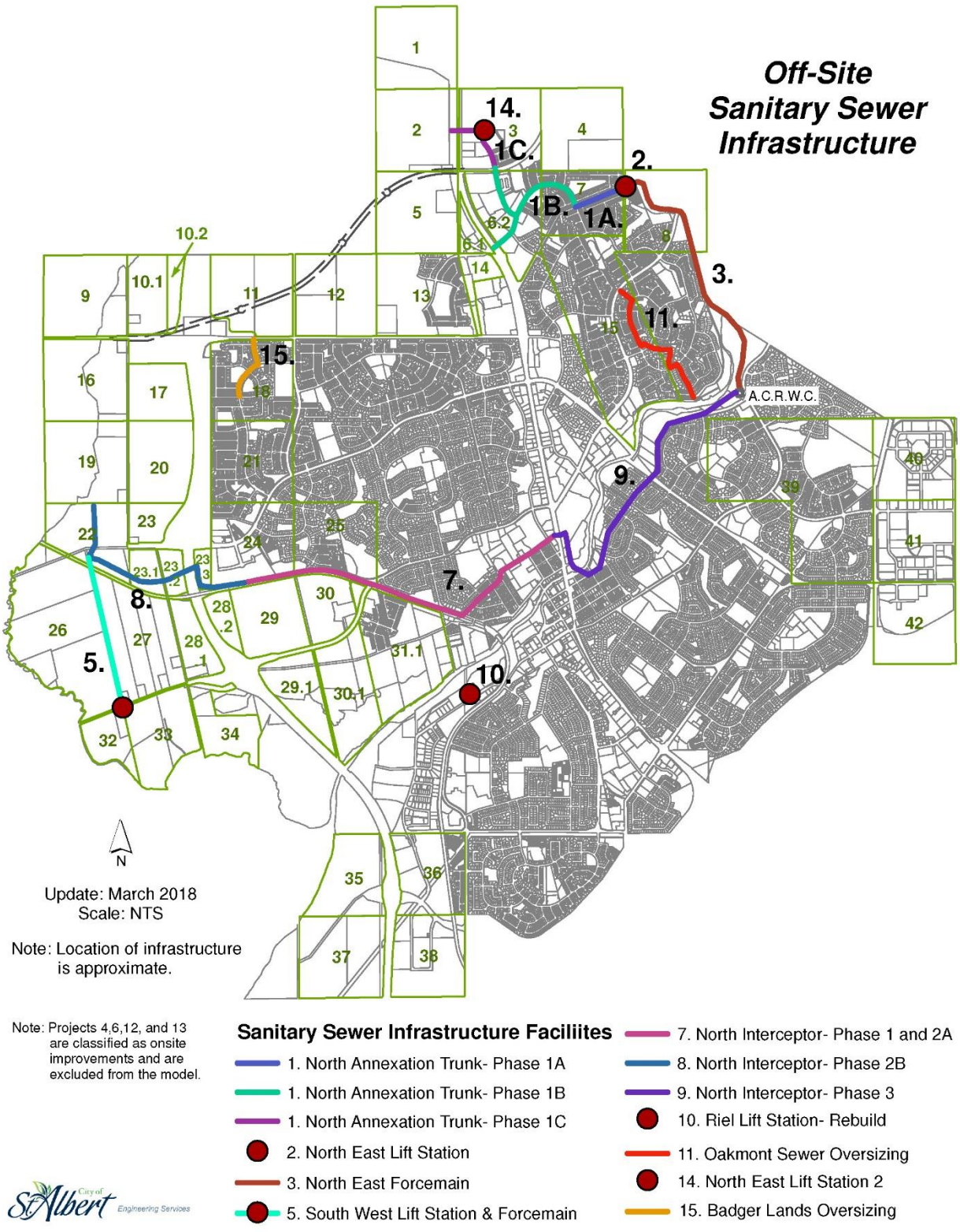
When Bylaw 30/2013 is updated in 2018, costs for a sanitary project will be added to the bylaw.

- Project 5 LF2 - South West Lift Station & Forcemain.

As there are multiple owners in this area, Project 5 will no longer being treated as an on-site improvement. Although this area is not covered within an Area Structure Plan, there has been growing interest in developing in the area. Including the project in the bylaw now will ensure project costs are allocated and collected appropriately.

The bylaw 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 increased from $97.4 Million to $103.6 Million as shown in Table 14.

Table 14: Sanitary – Off-Site Levy Project Costs

		2017				2018			
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	S1 - North Annexation Trunk - Phase 1	$5,438,160	-	$924,300	$6,362,460	$5,561,712	-	$800,800	$6,362,512
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
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	-	-	$10,530,000	$10,530,000	-	-	$10,530,000	$10,530,000
9	S4 - Phase 3 North Interceptor	-	-	$30,000,000	$30,000,000	$9,595,190	-	$20,404,810	$30,000,000
10	L2 - Riel Lift Station - Rebuild	$2,488,768	-	-	$2,488,768	$2,488,768	-	-	$2,488,768
11	S5 - Oakmont Sewer Oversizing	$1,786,577	-	-	$1,786,577	$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	$284,421	-	-	$284,421	$284,421	-	-	$284,421
	Total	$20,600,515	-	$76,814,300	$97,414,815	$29,396,703	-	$74,178,946	$103,575,650

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2018 was $29.4 Million. Of this amount, the developer/off-site levy share is $14.9 Million (not including developer agreement contributions).

Table 15: Sanitary – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	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	$8,796,188	**$29,396,703**
Interim Financing	-	-	$138,805	$ 970,534	$130,365	$93,180	$2,354,303	$1,786,577	$284,421	$367,225	$8,796,188	**$14,921,597**
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	$8,796,188	**$14,921,597**

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

	2017			2018		
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 West 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	-	-	-	-	-	-
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		$3,978,340	$ 6,474,250		$3,978,340

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	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 West 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 18 shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has increased from $60.0 Million to $66.2 Million.

Table 18: Sanitary – Cost Allocation To Benefitting Parties

		2017			2018		
Item	**Project Description**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Development Share**	**Developer Share (Off-Site Levy)**
1	S1 - North Annexation Trunk - Phase 1	-	-	$6,362,460	-	-	$6,362,512
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 West Lift Station & Forcemain	-	-	-	-	-	$7,083,336
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	-	-	$30,000,000	-	-	$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	-	-	$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	$1,687,400
15	S8 - Badger Lands Oversizing	-	-	$284,421	-	-	$284,421
	Total	$1,244,384	$25,660,100	$60,057,742	$1,244,384	$25,660,100	$66,218,576

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

Off-Site Levy Receipts – $8.5 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-13-10	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
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

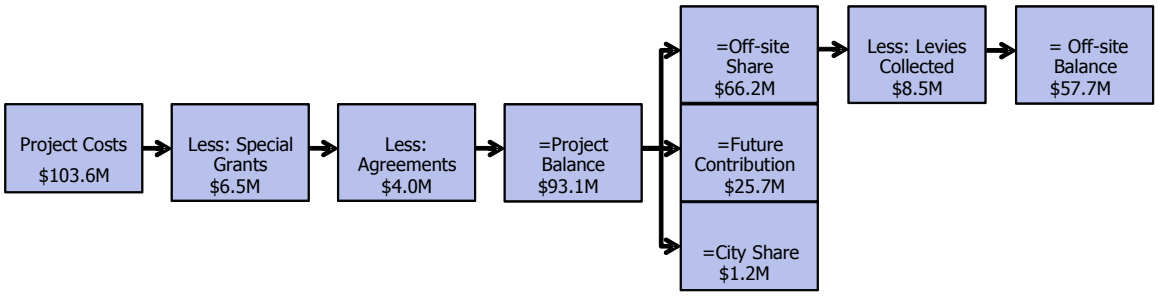
Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary Sewer
42	April-18-14	Campbell South 4 (AGLC)	21.10	-
6.1	November-19-14	Jensen Lakes 1	0.15	$4,812.19
13	November-19-14	Jensen Lakes 1	10.58	$378,135.78
14	November-19-14	Jensen Lakes 1	2.08	$74,347.52
15	October-15-14	Oakmont 34/35	2.15	$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
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	Riverside 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
13	17-May-17	Jensen Lakes 3A	0.47	$27,122.06
3	04-Aug-17	Erin Ridge North 9	3.58	$175,847.10
25	04-Jul-17	Lacombe Park 28A	1.47	$80,304.63
13	07-Jun-17	Jensen Lakes 3B	4.18	$240,191.16
14	07-Jun-17	Jensen Lakes 3B	0.00	-
13	07-Jun-17	Jensen Lakes 4	4.70	$270,071.40
31.1	07-Sep-17	Riverside 1C	1.53	$83,582.37
6.2	29-Aug-17	Erin Ridge North 10A	4.13	$67,174.94
25	14-Sep-17	Lacombe Park 28B	1.99	$108,711.71
30.1	14-Sep-17	Riverside 20	3.22	$175,905.38
31.1	14-Sep-17	Riverside 20	1.42	$77,354.66
31.1	10-Oct-17	Riverside 18	1.35	$73,749.15
24	20-Nov-17	Ville Giroux 6B	5.68	$310,347.35
Total				$8,518,816.32

*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 $57.7 Million for sanitary off-site levies.

Figure 9: Sanitary – Off-Site Levy Balance



Allocations to Benefitting Areas –

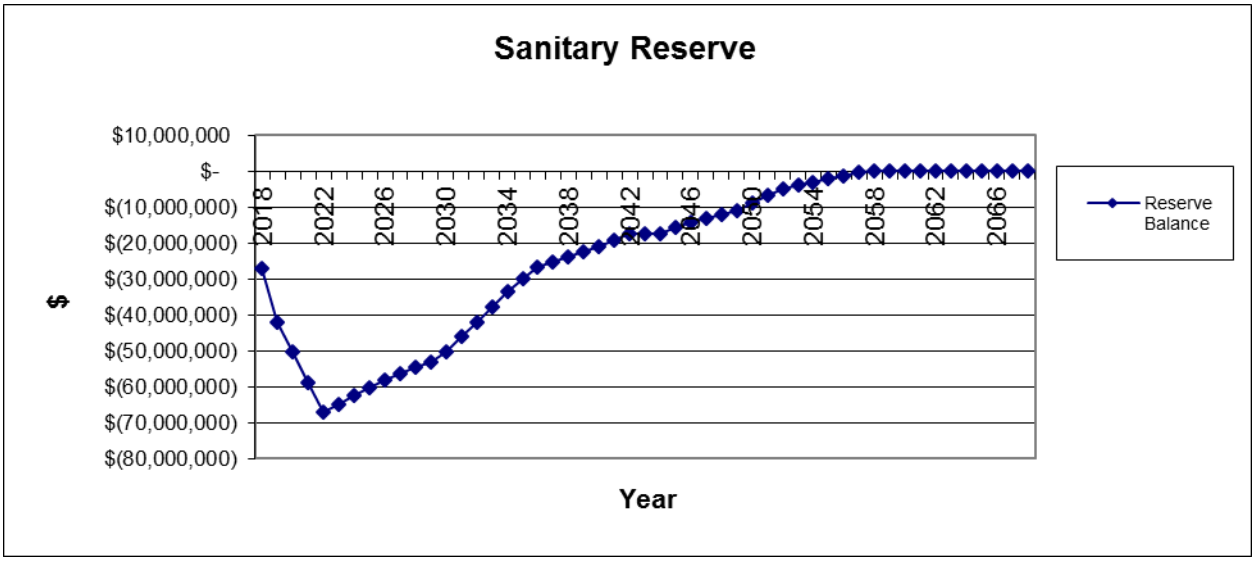
Allocation of off-site levy costs for sanitary infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014.

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 – Table 20 highlights the sanitary off-site levy rate in each of the basins.

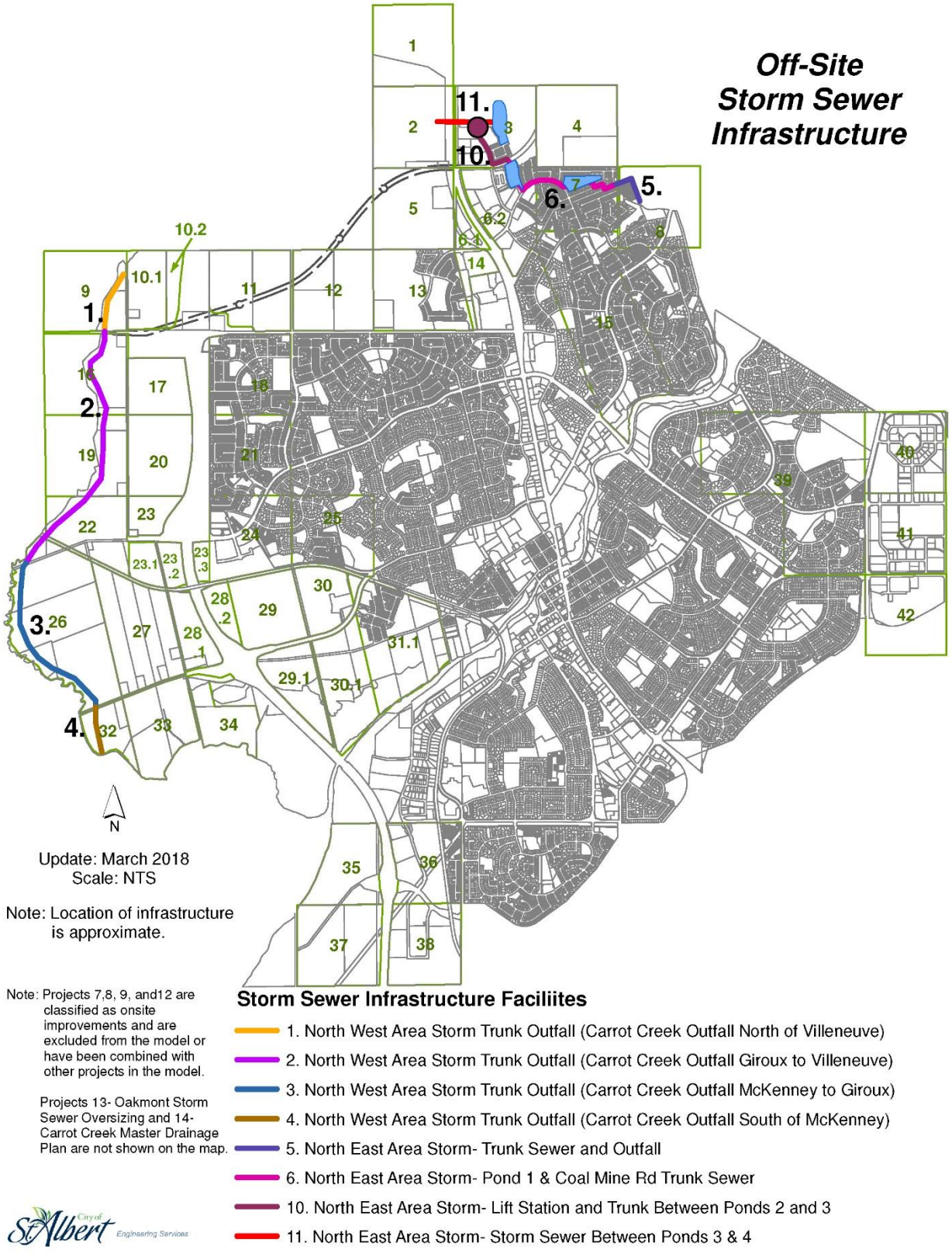
Table 20: Sanitary – Off-Site Levy Rates

Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy	Area Ref. #	Sanitary Infrastructure Levy
1.0	$56,860	17.0	$54,698	29.0	$54,698
2.0	$56,860	17.2	-	29.1	$54,698
3.0	$43,367	18.0	$54,698	29.2	-
4.0	$41,039	19.0	$54,698	30.0	$54,698
5.0	$41,039	20.0	$54,698	30.1	$54,698
6.1	$41,039	20.2	-	31.0	$54,698
6.2	$10,453	21.0	-	31.1	$54,698
7.0	$23,946	22.0	$54,698	32.0	$93,511
8.0	$34,698	23.0	$54,698	33.0	$93,511
9.0	$54,698	23.1	$54,698	34.0	$38,813
10.1	$54,698	23.2	$54,698	35.0	$51,543
10.2	$54,698	23.3	$54,698	36.0	$51,543
11.0	$60,528	24.0	$54,698	37.0	$51,543
12.0	$41,039	25.0	$54,698	38.0	$51,543
13.0	$41,039	26.0	$93,511	39.0	$38,674
14.0	$41,039	27.0	$93,511	40.0	-
15.0	-	28.1	$93,511	41.0	-
16.0	$54,698	28.2	$54,698	42.0	$38,674

7 STORMWATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2017, one stormwater project was removed from the Off-Site Levy Model. 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 remained at $75.6 Million as shown in Table 21.

Table 21: Stormwater – Off-Site Levy Project Costs

		2017				2018			
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	-	-	$5,681,000	$5,681,000
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	$344,316	-	$7,475,000	$7,819,316	$540,611	-	$7,280,000	$7,820,611
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	-	$1,794,000	$1,794,000	-	-	$1,794,000	$1,794,000
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	$370,855	-	-	$370,855	$383,623	-	-	$383,623
14	Carrot Creek Master Drainage Plan	-	-	$500,000	$500,000	-	-	$500,000	$500,000
	Total	$1,963,268	-	$73,690,000	$75,653,268	$2,172,331	-	$73,495,000	$75,667,331

Cost of Completed Work –

The cost of completed work (i.e., project expenditures) to 2018 was $2.17 Million. Of this amount, the developer/off-site levy share is $1.54 Million (not including developer agreement contributions).

Table 22: Stormwater – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Total Expenditure	-	-	-	-	-	-	$1,248,097	$368,407	-	$346,764	$209,062	**$2,172,330**
Interim Financing	-	-	-	-	-	-	$615,312	$368,407	-	$346,763	$209,062	**$1,539,545**
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	$209,062	**$1,539,545**

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

		2017			2018		
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 Benefitting Parties –

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

Table 24: Stormwater – Allocations to Benefitting Parties

Item	Project Description	City Share	Future Contribution	Developer Share
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)		49%	51%
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)		49%	51%
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)		49%	51%
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKenney South)		49%	51%
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			100%
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 remained at $39.0 Million.

Table 25: Stormwater – Cost Allocation To Benefitting Parties

		2017			2018		
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

		2017			2018		
Item	**Project Description**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**	**City Share**	**Future Contribution**	**Developer Share (Off-Site Levy)**
5	NE Area Storm - Trunk Sewer and Outfall	-	$2,783,690	$2,897,310	-	$2,783,690	$2,897,310
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	-	$3,831,465	$3,987,851	-	$3,832,099	$3,988,511
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	-	-	$370,855	-	-	$383,623
14	Carrot Creek Master Drainage Plan	-	-	$500,000	-	-	$500,000
	Total	-	$36,643,383	$39,009,885	-	$36,644,017	$39,023,314

Off-Site Levy Receipts – $2.2 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-13-10	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	-

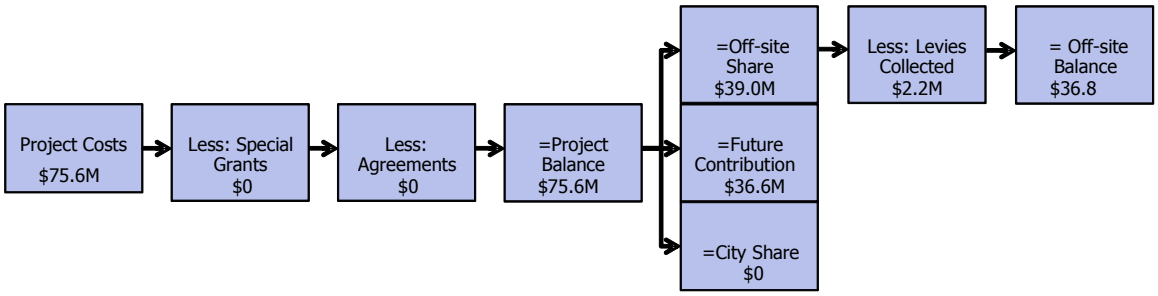
Area Ref. #	Date	Description	Net Development Area (ha.)	Stormwater
25	July-17-14	Lacombe Park 24	1.98	-
18	April-10-14	North Ridge 25B	5.12	-
42	April-18-14	Campbell South 4 (AGLC)	21.10	-
6.1	November-19-14	Jensen Lakes 1	0.15	$4,303.07
13	November-19-14	Jensen Lakes 1	10.58	-
14	November-19-14	Jensen 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	Riverside 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	-
13	17-May-17	Jensen Lakes 3A	0.47	-
3	04-Aug-17	Erin Ridge North 9	3.58	$172,593.85
25	04-Jul-17	Lacombe Park 28A	1.47	-
13	07-Jun-17	Jensen Lakes 3B	4.18	-
14	07-Jun-17	Jensen Lakes 3B	0.00	-
13	07-Jun-17	Jensen Lakes 4	4.70	-
31.1	07-Sep-17	Riverside 1C	1.53	-
6.2	29-Aug-17	Erin Ridge North 10A	4.13	$165,590.59
25	14-Sep-17	Lacombe Park 28B	1.99	-
30.1	14-Sep-17	Riverside 20	3.22	-
31.1	14-Sep-17	Riverside 20	1.42	-
31.1	10-Oct-17	Riverside 18	1.35	-
24	20-Nov-17	Ville Giroux 6B	5.68	-
Total				$2,201,556.44

*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 $36.8 Million for storm water off-site levies.

Figure 12: Stormwater – Off-Site Levy Balance



Allocations to Benefitting Areas –

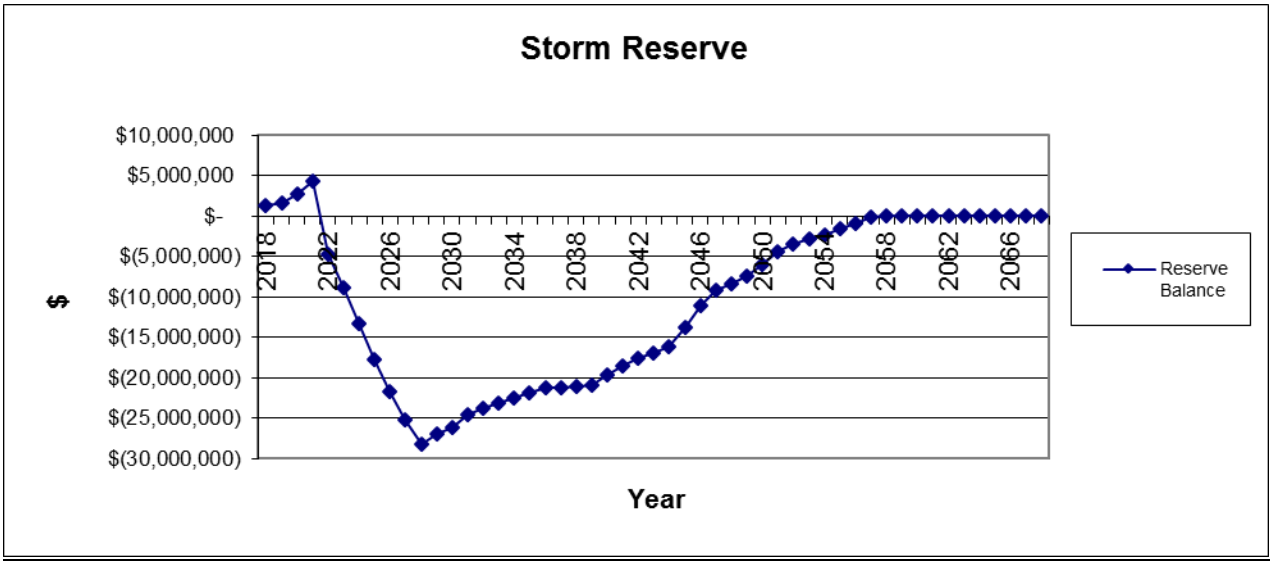
Allocation of off-site levy costs for stormwater infrastructure has been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014.

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 ~1.5%. 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: Stormwater – Reserve Balance



Off-Site Levy Rates – Table 27 highlights the storm water off-site levy rate 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	$48,272	17.0	$122,758	29.0	-
2.0	$48,272	17.2	-	29.1	-
3.0	$48,272	18.0	-	29.2	-
4.0	$48,272	19.0	$72,324	30.0	-
5.0	$778	20.0	$72,324	30.1	-
6.1	$19,440	20.2	-	31.0	-
6.2	$42,529	21.0	-	31.1	-
7.0	$18,662	22.0	$72,324	32.0	-
8.0	$41,751	23.0	$72,324	33.0	-
9.0	$122,758	23.1	$31,866	34.0	-
10.1	$122,758	23.2	$31,866	35.0	-
10.2	$122,758	23.3	-	36.0	-
11.0	$122,758	24.0	-	37.0	-
12.0	-	25.0	-	38.0	-
13.0	-	26.0	$31,866	39.0	-
14.0	-	27.0	$31,866	40.0	-
15.0	-	28.1	$31,866	41.0	-
16.0	$122,758	28.2	-	42.0	-

8 SUMMARY OF RATES

The following table shows the updated rates for 2018 in each of the 42 development areas. On average, unless a new project has been allocated to an area, rates have decreased from 2017. This is attributed to a decrease in the water off-site levy rate.

Table 28: 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	$121,396	$79,569	$56,860	$48,272	$306,097
2.0	$121,396	$79,569	$56,860	$48,272	$306,097
3.0	$121,396	$79,569	$43,367	$48,272	$292,604
4.0	$121,396	$79,569	$41,039	$48,272	$290,276
5.0	$121,396	$79,569	$41,039	$778	$242,782
6.1	$121,396	$79,569	$41,039	$19,440	$261,444
6.2	$121,396	$79,569	$10,453	$42,529	$253,947
7.0	$121,396	$79,569	$23,946	$18,662	$243,573
8.0	$121,396	$79,569	$34,698	$41,751	$277,414
9.0	$121,396	$79,569	$54,698	$122,758	$378,421
10.1	$121,396	$79,569	$54,698	$122,758	$378,421
10.2	$121,396	$79,569	$54,698	$122,758	$378,421
11.0	$121,396	$79,569	$60,528	$122,758	$384,251
12.0	$121,396	$79,569	$41,039	-	$242,004
13.0	$121,396	$79,569	$41,039	-	$242,004
14.0	$121,396	$79,569	$41,039	-	$242,004
15.0	$121,396	$79,569	-	-	$200,965
16.0	$121,396	$79,569	$54,698	$122,758	$378,421
17.0	$121,396	$79,569	$54,698	$122,758	$378,421
17.2	-	-	-	-	-
18.0	$121,396	$79,569	$54,698	-	$255,663
19.0	$121,396	$79,569	$54,698	$72,324	$327,987
20.0	$121,396	$79,569	$54,698	$72,324	$327,987
20.2	-	-	-	-	-
21.0	-	-	-	-	-
22.0	$121,396	$79,569	$54,698	$72,324	$327,987
23.0	$121,396	$79,569	$54,698	$72,324	$327,987
23.1	$121,396	$79,569	$54,698	$31,866	$287,528
23.2	$121,396	$79,569	$54,698	$31,866	$287,528
23.3	$121,396	$79,569	$54,698	-	$255,663

Area Ref. # (A)	Roadway Infrastructure Levy (B)	Water Infrastructure Levy (C)	Sanitary Infrastructure Levy (D)	Storm Infrastructure Levy (E)	Total (F)
24.0	$121,396	$79,569	$54,698	-	$255,663
25.0	$121,396	$79,569	$54,698	-	$255,663
26.0	$121,396	$79,569	$93,511	$31,866	$326,341
27.0	$121,396	$79,569	$93,511	$31,866	$326,341
28.1	$121,396	$79,569	$93,511	$31,866	$326,341
28.2	$121,396	$79,569	$54,698	-	$255,663
29.0	$121,396	$79,569	$54,698	-	$255,663
29.1	$121,396	$79,569	$54,698	-	$255,663
29.2	-	-	-	-	-
30.0	$121,396	$79,569	$54,698	-	$255,663
30.1	$121,396	$79,569	$54,698	-	$255,663
31.0	$121,396	$79,569	$54,698	-	$255,663
31.1	$121,396	$79,569	$54,698	-	$255,663
32.0	$121,396	$79,569	$93,511	-	$294,476
33.0	$121,396	$79,569	$93,511	-	$294,476
34.0	$121,396	$79,569	$38,813	-	$239,778
35.0	$121,396	$79,569	$51,543	-	$252,509
36.0	$121,396	$79,569	$51,543	-	$252,509
37.0	$121,396	$79,569	$51,543	-	$252,509
38.0	$121,396	$79,569	$51,543	-	$252,509
39.0	$121,396	$79,569	$38,674	-	$239,639
40.0	-	-	-	-	-
41.0	-	-	-	-	-
42.0	$121,396	$79,569	$38,674	-	$239,639