



City of St. Albert 2015 Off-Site Levy Update

**Version 2.0
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2 INTRODUCTION

The City of St. Albert adopted Bylaw 30/2009 on March 1st, 2010 (“Off-Site Levy Bylaw”). The bylaw and rates were updated in March 2015.

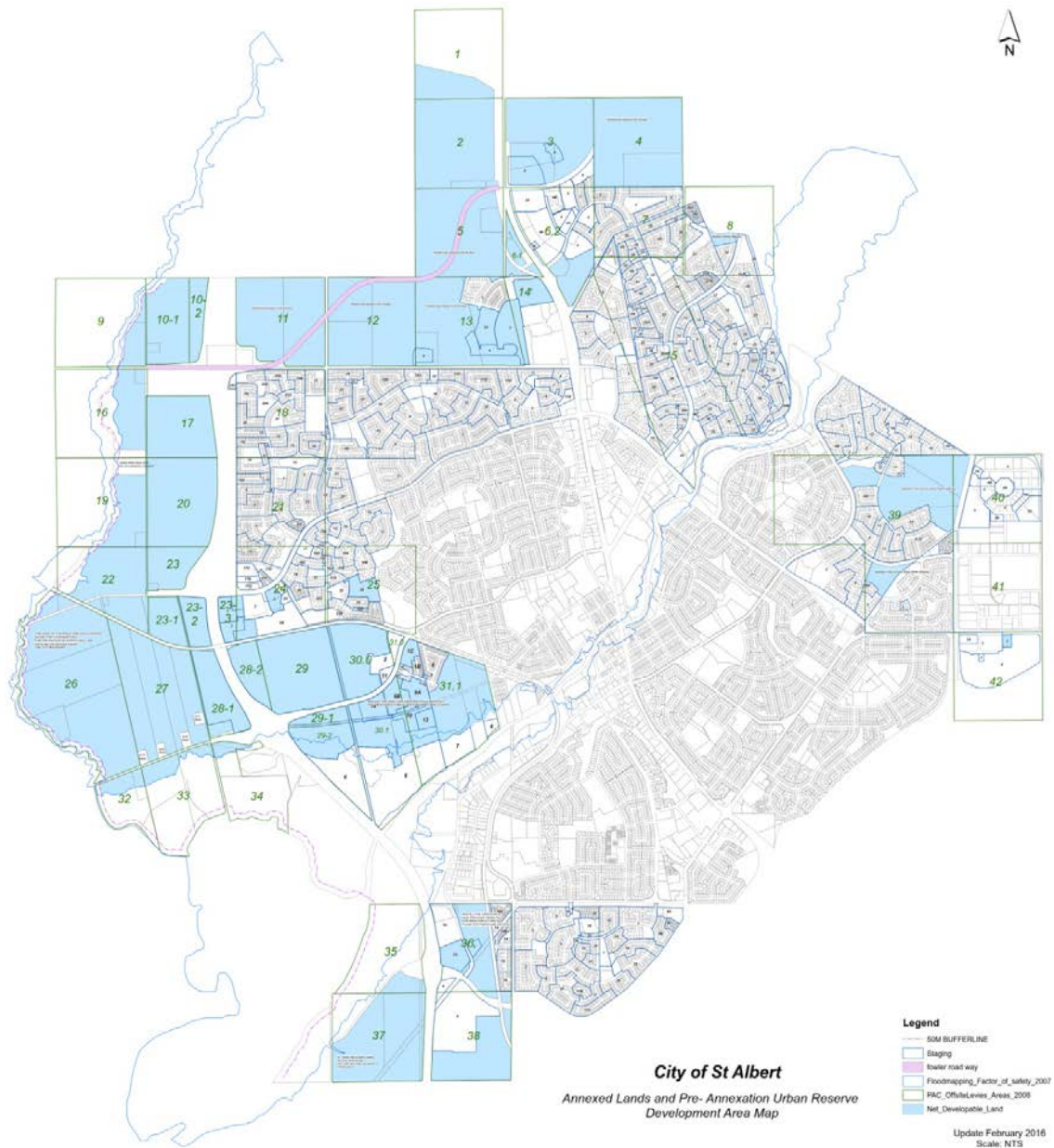
The Off-Site Levy Bylaw requires that the City prepare an update report annually, including the following:

- 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 – The off-site levy areas in St. Albert remain unchanged (shown in the diagram below).

Figure 1: Off-site Levy Areas



Net Development Area – The calculation of Net Development Area, both under Table 1 and Table 2 below, has been amended from the 2013 Off-site Levy Bylaw/Rate Update. Some lands have been developed, and some area calculations have been revised by planning staff.

The net development area used in development of Off-site levy rates is outlined in the Table 1, Off-site Levy Net Development Area Amendment. In developing 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. 228.78 ha were developed, resulting in a reduction of total net area available to 1013.19 ha.

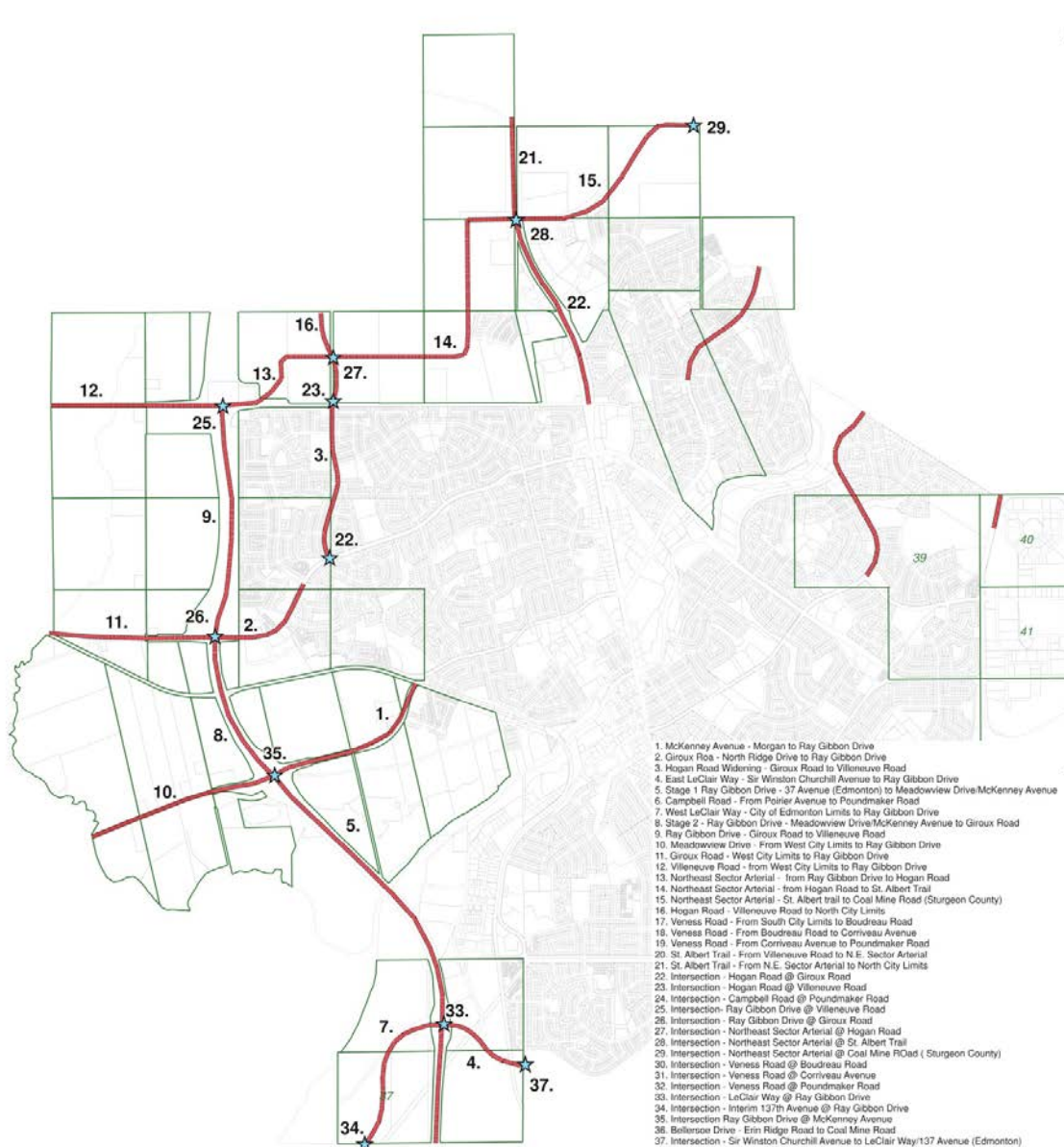
Table 1: Off-site Levy Net Development Area Amendment

Description	2015 Area (ha)	2016 Area (ha)
Gross Area	1727.71	1731.55
Projected Stormwater pond	-	85.47
Environmental Reserves	175.28	175.28
Arterial ROW	98.43	98.43
Municipal Reserves	134.92	135.8
	<hr/>	<hr/>
Net Development Area	1319.08	1327.41
Less Area Developed	215.583	228.78
Remaining Net Development Area	1103.497	1013.190

4 ROAD OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2013 it included 37 road infrastructure projects. These projects are predominantly the same, the scope of each project has been amended to allow for the cost of the road to include the pertinent intersection. The lengths of roads have been updated as best available information is incorporated into the model.

Figure 2: Roads – Off-site Levy Projects



Note: Location of infrastructure are approximate.
Date: February 2016
Scale: N.T.S.

City of St. Albert
Planned/Existing Road Facilities
St. Albert

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 \$132.5 Million to \$130.3 Million (as shown in the table below).

Table 3: Roads – Off-site Levy Project Costs

Item	Project Description	2015			2016		
		Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$ 10,385,894	-	\$ 5,374,720	\$ 10,542,877	-	\$ 5,460,000
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$ 5,333,813	-	\$ 1,419,600	\$ 5,333,813	-	\$ 1,170,000
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	\$ 6,533,800	-	-	\$ 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	-	2,549,400	\$ 2,645,950	-	\$ 1,980,000
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	\$ 13,354,000	-	-	\$ 14,813,000
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$ 16,073,600	\$ 3,439,318	-	\$ 16,073,600	\$ 3,439,318	-
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	-	-	\$ 17,725,000	-	-	\$ 14,810,000

City of St. Albert – 2015 Off-site Levy Rate Update

Item	Description	2015			2016		
		Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	\$ 17,722,000	-	-	\$ 14,810,000
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	\$ 8,175,900	-	-	\$ 7,099,500
13	Northeast Sector Arterial - from Ray Gibbon Drive to Hogan Road	-	-	\$ 5,880,800	-	-	\$ 5,184,000
14	Northeast Sector Arterial - from Hogan Road to St. Albert Trail	-	-	\$ 14,483,300	-	-	\$ 12,330,500
15	Northeast Sector Arterial - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$ 4,100,851	-	\$ 9,944,000	\$ 4,100,851	-	\$ 9,404,500
16	Hogan Road - Villeneuve Road to North City Limits	-	-	\$ 7,947,200	-	-	\$ 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 NE Sector Arterial	\$ 7,317,099	-	\$ 7,257,900	\$ 7,317,099	-	\$ 6,857,500
21	St. Albert Trail - From NE Sector Arterial to North City Limit	-	-	\$ 9,167,600	-	-	\$ 8,346,000
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	-	-	-	-	-	-

		2015			2016		
Item	Description	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
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	-	-	-	-	-	-
32	Intersection - Veness Road @ Poundmaker Road	-	-	-	-	-	\$ 715,000
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	-	\$ 4,647,270	\$ 2,101,350	-	\$ 8,840,000
37	Sir Winston Churchill - Twinning to City Limits	-	-	-	-	-	\$ 8,840,000
Total		\$ 120,579,002	\$ 16,307,265	\$ 132,507,490	\$ 120,858,412	\$ 16,307,265	\$ 130,259,000

*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 2016 were \$120.8 Million. Of this amount, the developer/off-site levy share is \$53.9 Million (not including developer agreement contributions).

Table 4: Roads – Project Expenditures

	Prior to 2009	2008	2009	2010	2011	2012	2013	2014	2015	Total
Total Expenditure	\$58,399,900	-	\$13,038,269	-	\$17,571,677	\$10,702,593	\$20,438,728	\$ 427,834	\$279,409	\$120,858,412
Interim Financing	\$26,543,455	-	\$4,119,819	-	\$4,242,500	\$5,199,242	\$11,767,016	\$ 427,834	\$279,409	\$52,422,294
	Final Financing									
Special Provincial Grant	\$17,260,264	-	\$3,024,483	-	\$9,654,955	\$2,815,988	\$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	-	\$3,657,271	\$1,066,689	\$ 4,693,049	-	-	\$24,537,436
Other Stakeholder Share	-	-	-	-	-	-	\$ 3,918,663	-	-	\$3,918,663
Off-site Levy	\$26,543,455	-	\$4,145,080	-	\$4,242,500	\$6,819,915	\$ 11,767,016	\$427,834	\$279,409	\$54,225,210

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 5: Roads – Special Grants and Developer Agreement Contributions

Item	Project Description	2015			2016		
		Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites or Dev Agreement Contributions Received Since 2008	Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites 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	-	-	-	-	-	-
13	Northeast Sector Arterial - from Ray Gibbon Drive to Hogan Road	-	-	-	-	-	-

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Item	Description	2015			2016		
		Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites or Dev Agreement Contributions Received Since 2008	Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites or Dev Agreement Contributions Received Since 2008
14	Northeast Sector Arterial - from Hogan Road to St. Albert Trail	-	-	-	-	-	-
15	Northeast Sector Arterial - 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 NE Sector Arterial	-	-	-	-	-	-
21	St. Albert Trail - From NE Sector Arterial 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	\$715,000	-	-	-	-	-
26	Intersection - Ray Gibbon Drive @ Giroux Road	\$715,000	-	-	-	-	-
27	Intersection - Northeast Sector Arterial @ Hogan Road	-	-	-	-	-	-
28	Intersection - Northeast Sector Arterial @ St. Albert Trail	-	-	-	-	-	-

		2015			2016		
Item	Description	Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites or Dev Agreement Contributions Received Since 2008	Special Grant (Ear-Marked)	PAC-Off-sites or Dev Agreement Contributions Received Prior to 2008	PAC-Off-sites or Dev Agreement Contributions Received Since 2008
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	\$1,118,000	-	-	\$1,118,000	-	-
36	Bellerose Drive – Twinning to City Limits	-	\$2,084,400	-	-	\$2,084,400	-
37	Sir Winston Churchill – Twinning to City limits	-	-	-	-	-	-
38	PAC East Basin	-	\$797,462	-	-	\$847,666	-
39	PAC West Basin	-	(\$970,440)	-	-	(\$1,031,534)	-
40	OLD PAC Account	-	-	-	-	1,625,020	-
Total		\$ 39,327,900	\$2,611,822	\$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 as shown in the table below.

Table 6: 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	Northeast Sector Arterial - from Ray Gibbon Drive to Hogan Road			100
14	Northeast Sector Arterial - from Hogan Road to St. Albert Trail			100
15	Northeast Sector Arterial - 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 NE Sector Arterial			100
21	St. Albert Trail - From NE Sector Arterial 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 - Northeast Sector Arterial @ Hogan Road			100
28	Intersection - Northeast Sector Arterial @ St. Albert Trail			100
29	Intersection - Northeast Sector Arterial @ 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 to City Limits			100
37	Sir Winston Churchill - Twinning to City Limits			100

The table below shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$190.1 Million to \$189.8 Million.

Table 7: Roads – Infrastructure Cost Allocation To Benefitting Parties

Item	Project Description	2015			2016		
		City Share	Future Contribution	Developer Share	City Share	Future Contribution	Developer Share
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	-	-	\$ 14,248,354	\$ -	\$ -	\$ 14,490,617
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	-	-	\$ 5,253,413	\$ -	\$ -	\$ 5,003,813
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	-	\$ 6,533,800	\$ -	\$ -	\$ 6,227,000
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	-	-	\$ 7,445,064	\$ -	\$ -	\$ 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	-	-	\$ 5,195,350	\$ -	\$ -	\$ 4,625,950
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	-	\$ 13,354,000	\$ -	\$ -	\$ 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	-	-	\$ 17,725,000	\$ -	\$ -	\$ 14,813,000
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	-	\$ 17,722,000	\$ -	\$ -	\$ 14,810,000
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	-	\$ 8,175,900	\$ -	\$ -	\$ 7,099,500
13	Northeast Sector Arterial - from Ray Gibbon Drive to Hogan Road	-	-	\$ 5,880,800	\$ -	\$ -	\$ 5,184,000

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Item	Description	2015			2016		
		City Share	Future Contribution	Developer Share	City Share	Future Contribution	Developer Share
14	Northeast Sector Arterial - from Hogan Road to St. Albert Trail	-	-	\$ 14,483,300	-	-	\$ 12,330,500
15	Northeast Sector Arterial - St. Albert Trail to Coal Mine Road (Sturgeon County)	-	-	\$ 14,044,851	-	-	\$ 13,627,777
16	Hogan Road - Villeneuve Road to North City Limits	-	-	\$ 7,947,200	-	-	\$ 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 NE Sector Arterial	-	-	\$ 14,574,999	-	-	\$ 14,174,599
21	St. Albert Trail - From NE Sector Arterial to North City Limit	-	-	\$ 9,167,600	-	-	\$ 8,346,000
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	-
23	Intersection - Hogan Road @ Villeneuve Road	-	-	-	-	-	-
24	Intersection - Campbell Road @ Poundmaker Road	-	-	\$ 715,000	-	-	-
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	-	-	-	-	-	-

City of St. Albert – 2015 Off-site Levy Rate Update

		2013			2015		
Item	Description	City Share	Future Contribution	Developer Share	City Share	Future Contribution	Developer Share
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	\$ 357,500	\$ 357,500	-	-	-	-
33	Intersection - LeClair Way @ Ray Gibbon Drive	-	-	-	-	-	-
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	-	-	-	-	-	-
35	Intersection Ray Gibbon Drive @ McKenney Avenue	-	-	\$ (1,118,000)	-	-	-
36	Bellerose Drive – Twinning to City Limits	-	-	\$ 2,681,024	-	-	8,856,950
37	Sir Winston Churchill – Twinning to City Limits	-	-	-	-	-	8,840,000
Total		\$ 29,232,046	\$ 4,276,182	\$ 190,125,088	\$ 28,874,546	\$ 3,918,682	\$ 189,799,203

Off-site Levy Receipts – \$30. 98 Million has been collected to date for roads off-site levies as shown in the table below.

Table 8: Roads – Off-site Levy Receipts

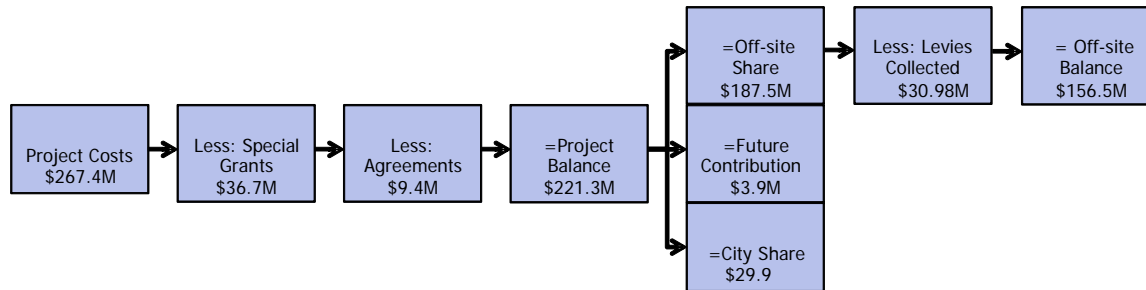
Area Ref. #	Date	Description	Net Development Area (ha.)	Transportation
8	May-13-10	Erin Ridge 38 - Melcor	3.02	
18	July-05-10	North Ridge 20 - Genstar	3.51	\$ 422,305.65
15	August-05-10	Erin Ridge 20 - Qualico	2.78	\$ 254,058.64
24	August-31-10	North ridge 17A - Genstar	1.49	\$ 179,269.35
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.611	\$ 2,941,043.99
18	December-22-10	North Ridge 22 - Genstar	1.1	
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	1.9	\$ 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	2.803	\$ 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	0.612	\$ 76,231.33
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	\$ 854,488.46
18	April-30-13	North Ridge 25A	4.2	\$ 523,156.20
3	July-31-12	Erin Ridge 3-6	3.83	\$ 649,211.18
6.2	July-31-12	Erin Ridge 3-6	32.85	\$ 5,568,304.94
7	July-31-12	Erin Ridge 3-6	3	\$ 508,521.00
3	August-02-13	Erin Ridge North 7	0.3	\$ 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	-\$ 6,435.38
6.2	December-03-13	Erin Ridge North 7	0	-\$ 82,648.32
7	December-03-13	Erin Ridge North 7	0	-\$ 161,917.53
24	April-24-14	Lacombe Park 22B	2.458	\$ 328,425.67
25	April-24-14	Lacombe Park 22B	7.556	\$ 1,009,594.94
24	February-03-14	Ville Giroux (prepayment)	0	\$ 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)	21.1	\$ 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	\$ 495,722.24
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	0.738	\$ 98,607.87
24	February-25-15	Ville Giroux 6B	6.259	\$ 849,657.79
18	April-1-2015	North Ridge 25C	0.709	\$ 94,733.04
30	April-1-2015	Riverside 2	3.77	\$ 503,728.55
31	April-1-2015	Riverside 2	1.76	\$ 235,162.40
36	April-1-2015	South Riel 4	2.57	\$ 379,735.49
38	April-1-2015	South Riel 4	22.63	\$ 3,343,740.91
30	June -11-2015	Riverside 11	1.15	\$ 178,212.38
31	June -11-2015	Riverside 11	0.00	\$ 155.63
31.1	July-30-2015	Riverside 1B	1.51	\$ 235,022.44
30.1	August-26-2015	Riverside 1A	0.01	\$ 1,556.44
31.1	August-26-2015	Riverside 1A	2.26	\$ 351,599.80

*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 \$156.5 Million for roads off-site levies.

Figure 3: Roads – Off-site Levy Balance

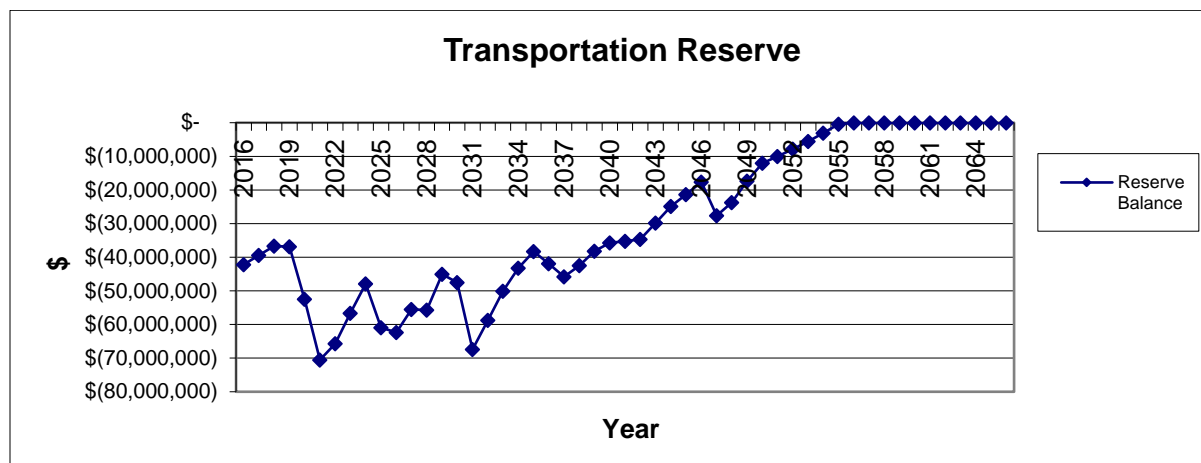


Allocations to Benefiting Areas – The 2015 update had collapsed the transportation basins allocating all projects over the entire undeveloped lands throughout St. Albert. The 2016 update maintains this functionality.

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 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.

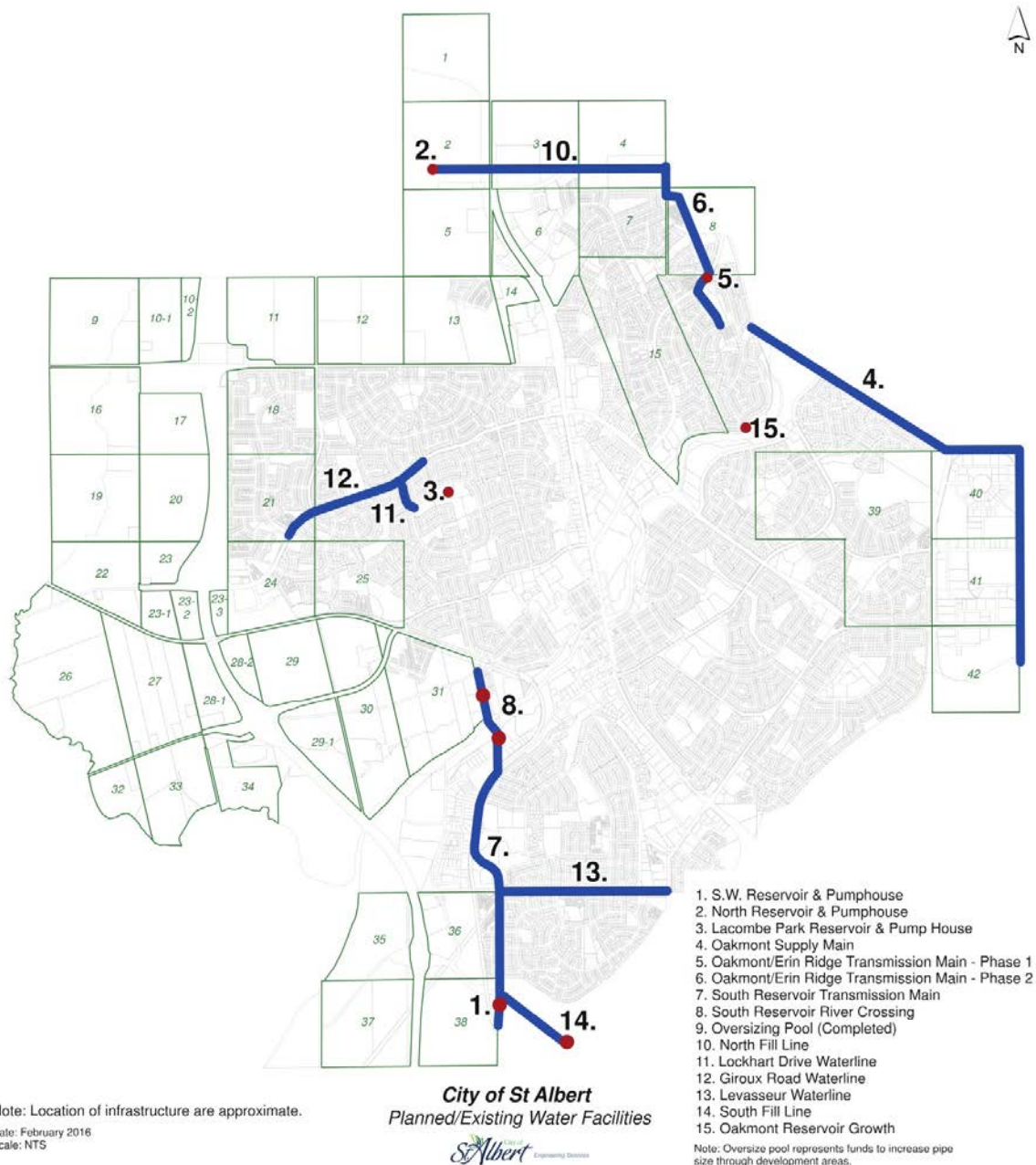
Table 9: Roads – Off-site Levy Rates

Area Ref. # (A)	Water Infrastructure Levy (C)	Area Ref. # (A)	Water Infrastructure Levy (C)	Area Ref. # (A)	Water Infrastructure Levy (C)
1.0	\$ 156,042	21.0	\$ -	37.0	\$ 156,042
2.0	\$ 156,042	22.0	\$ 156,042	38.0	\$ 156,042
3.0	\$ 156,042	23.0	\$ 156,042	39.0	\$ 156,042
4.0	\$ 156,042	23.1	\$ 156,042	40.0	\$ -
5.0	\$ 156,042	23.2	\$ 156,042	41.0	\$ -
6.1	\$ 156,042	23.3	\$ 156,042	42.0	\$ 156,042
6.2	\$ 156,042	24.0	\$ 156,042		\$ 156,042
7.0	\$ 156,042	25.0	\$ 156,042		
8.0	\$ 156,042	26.0	\$ 156,042		
9.0	\$ 156,042	27.0	\$ 156,042		
10.1	\$ 156,042	28.1	\$ 156,042		
10.2	\$ 156,042	28.2	\$ 156,042		
11.0	\$ 156,042	29.0	\$ 156,042		
12.0	\$ 156,042	29.1	\$ 156,042		
13.0	\$ 156,042	29.2	\$ -		
14.0	\$ 156,042	30.0	\$ 156,042		
15.0	\$ 156,042	30.1	\$ 156,042		
16.0	\$ 156,042	31.0	\$ 156,042		
17.0	\$ 156,042	31.1	\$ 156,042		
17.2	\$ -	32.0	\$ 156,042		
18.0	\$ 156,042	33.0	\$ 156,042		
19.0	\$ 156,042	34.0	\$ 156,042		
20.0	\$ 156,042	35.0	\$ 156,042		
20.2	\$ -	36.0	\$ 156,042		

5 WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2015 it included 14 water infrastructure projects. An additional 1 project has been added based on the completion of a project, and provided recommendations.

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 14 water infrastructure projects has decreased from \$179.2 Million to \$148.8 Million (as shown in the table below).

Table 10: Water – Off-site Levy Project Costs

Project Description	2015			2016		
	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
R1 - Southwest Reservoir & Pumphouse	-	-	\$ 41,906,000	-	-	\$ 31,025,000
R2 - North Reservoir & Pumphouse	-	-	\$ 82,486,000	-	-	\$ 61,075,000
R3 - Lacombe Park Existing Reservoir & Pumphouse	\$ 10,048,497	-	-	\$ 10,048,497	-	\$ 10,048,497
W1 - Oakmont Water Supply Main	\$ 5,738,286	-	\$ 1,300,000	\$ 5,738,286	-	\$ 5,739,328
W2 - Oakmont Transmission Main - Phase 1	\$ 4,937,279	-	\$ 650,000	\$ 4,937,279	-	\$ 5,437,279
W3 - Oakmont Transmission Main - Phase 2	\$ 54,328	-	\$ 2,663,633	\$ 54,328	-	\$ 2,489,376
W4 - South Reservoir Transmission Main	-	-	\$ 12,480,000	-	-	\$ 5,616,000
W5 - South Reservoir River Crossing	-	-	\$ 5,200,000	-	-	\$ 2,340,000
Oversizing Pool	\$62,477	-	\$ 2,691,000	\$62,477	-	\$ 62,477
W6 - North Fill Line	-	-	\$ 16,988,400	-	-	\$ 16,988,400
W7 - Southwest Reservoir Fill Line	-	-	\$ 561,600	-	-	\$ 1,404,000
W8 - Levasseur Road Watermain	-	-	\$ 5,616,000	-	-	\$ 3,159,000
W9 - Lockhard Drive Watermain	-	-	\$ 1,248,000	-	-	\$ 702,000
W10 - Giroux Road West Watermain	-	-	\$ 5,460,000	-	-	\$ 2,808,000
W11 - Oakmont Reservoir (Growth Upgrade)	-	-	-	-	-	\$ 500,000
	\$20,840,868		\$ 179,250,633	\$20,840,868		\$ 148,894,357

*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 2016 were \$20.8 Million. Of this amount, the developer/off-site levy share is \$10.7 Million.

Table 11: Water – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	Total
Total Expenditure	\$10,048,497	\$4,471,661	\$19,148	\$42,774	\$81,942	\$59,755	-	\$6,062,763	-	\$20,786,540
Interim Financing	\$3,745,084	\$2,235,830.50	\$9,574	\$21,387	\$61,457	(\$2,042)	-	\$4,547,072	-	\$10,618,362
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)	-	\$1,515,690.8	-	\$7,033,887
Other Stakeholder Share	-	-	-	-	-	-	-	-	-	-
Off-site Levy	\$3,745,084	\$2,235,830.50	\$9,574	\$21,387	\$61,457	\$60,435	-	\$4,547,072	-	\$10,680,840

*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 12: Water – Special Grants and Developer Agreement Contributions

<i>Project Description</i>	2015			2016		
	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 - Lockhard 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 13: Water – Allocations to Benefiting Parties

Project Description	City Share (%)	Future Contribution (%)	Development Share (Off-Site Levy) (%)
R1 - Southwest Reservoir & Pumphouse		29	71
R2 - North Reservoir & Pumphouse		47	53
R3 - Lacombe Park Existing Reservoir & Pumphouse	46.32		53.68
W1 - Oakmont Water Supply Main	50		50
W2 - Oakmont Transmission Main - Phase 1	25		75
W3 - Oakmont Transmission Main - Phase 2	25		75
W4 - South Reservoir Transmission Main	25		75
W5 - South Reservoir River Crossing	25		75
Oversizing Pool			100
W6 - North Fill Line			100
W7 - Southwest Reservoir Fill Line		29	71
W8 - Levasseur Road Watermain	25		75
W9 - Lockhard Drive Watermain	25		75
W10 - Giroux Road West Watermain	25		75
W11 - Oakmont Reservoir (Growth Pump Upgrade)			100

The table below shows the overall allocation of costs to the benefitting parties. The developer (off-site levy) share has decreased from \$129.6 Million to \$96.8Million, as a result of updated construction costs and the addition of a new projects.

Table 14: Water – Cost Allocation To Benefitting Parties

Project Description	2015			2016		
	City Share	Future Contribution	Development Share (Off-Site Levy)	City Share	Future Contribution	Development Share (Off-Site Levy)
R1 - Southwest Reservoir & Pumphouse	\$ -	\$ 12,152,740	\$ 29,753,260	\$ -	\$ 8,997,250	\$ 22,027,750
R2 - North Reservoir & Pumphouse	\$ -	\$ 38,768,420	\$ 43,717,580	\$ -	\$ 28,705,250	\$ 32,369,750
R3 - Lacombe Park Existing Reservoir & Pumphouse	\$ 3,231,601	\$ -	\$ 3,745,085	\$ 3,231,601	\$ -	\$ 3,745,085
W1 - Oakmont Water Supply Main	\$ 3,519,143	\$ -	\$ 3,519,143	\$ 2,869,664	\$ -	\$ 2,869,664
W2 - Oakmont Transmission Main - Phase 1	\$ 1,396,820	\$ -	\$ 4,190,460	\$ 1,359,320	\$ -	\$ 4,077,960
W3 - Oakmont Transmission Main - Phase 2	\$ 665,908	\$ -	\$ 1,997,724	\$ 622,344	\$ -	\$ 1,867,032
W4 - South Reservoir Transmission Main	\$ 3,120,000	\$ -	\$ 9,360,000	\$ 1,404,000	\$ -	\$ 4,212,000
W5 - South Reservoir River Crossing	\$ 1,300,000	\$ -	\$ 3,900,000	\$ 585,000	\$ -	\$ 1,755,000
Oversizing Pool	\$ -	\$ -	\$ 2,753,477	\$ -	\$ -	\$ 62,477
W6 - North Fill Line	\$ -	\$ -	\$ 16,988,400	\$ -	\$ -	\$ 16,988,400
W7 - Southwest Reservoir Fill Line	\$ -	\$ 162,864	\$ 398,736	\$ -	\$ -	\$ 1,404,000
W8 - Levasseur Road Watermain	\$ 1,404,000	\$ -	\$ 4,212,000	\$ 789,750	\$ -	\$ 2,369,250
W9 - Lockhard Drive Watermain	\$ 312,000	\$ -	\$ 936,000	\$ 175,500	\$ -	\$ 526,500
W10 - Giroux Road West Watermain	\$ 1,365,000	\$ -	\$ 4,095,000	\$ 702,000	\$ -	\$ 2,106,000
Total	\$ 16,314,471	\$ 51,084,024	\$ 129,566,865	\$ 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 – \$ 11.6 Million has been collected to date for water off-site levies as shown in the table below.

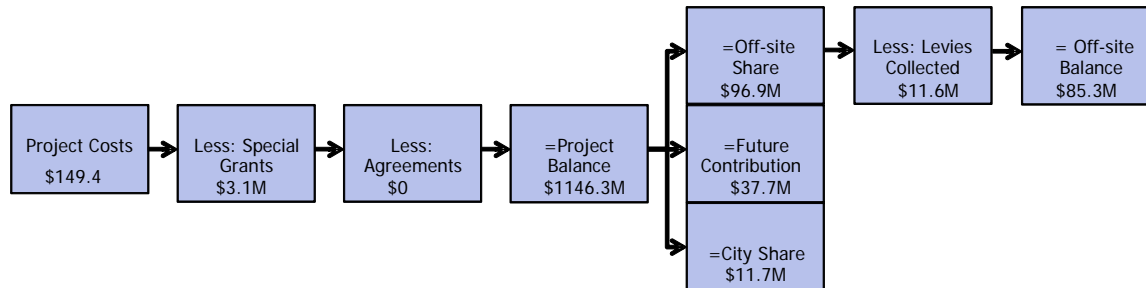
Table 15: Water – Off-site Levy Receipts

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	16.611	\$ 1,036,941.68
18	December-22-10	North Ridge 22 - Genstar	1.1	\$ 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	1.9	\$ 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	2.803	\$ 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	0.612	\$ 25,771.93
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	\$ 288,881.46
18	April-30-13	North Ridge 25A	4.2	\$ 176,866.20
3	July-31-12	Erin Ridge 3-6	3.83	\$ 187,179.76
6.2	July-31-12	Erin Ridge 3-6	32.85	\$ 1,605,445.20
7	July-31-12	Erin Ridge 3-6	3	\$ 146,616.00
3	August-02-13	Erin Ridge North 7	0.3	\$ 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	\$ 1,712.67
6.2	December-03-13	Erin Ridge North 7	0	\$ 21,995.52
7	December-03-13	Erin Ridge North 7	0	\$ 43,091.74
24	April-24-14	Lacombe Park 22B	2.458	\$ 119,188.42
25	April-24-14	Lacombe Park 22B	7.556	\$ 366,390.44
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
18	April-10-14	North Ridge 25B	5.12	\$ 248,462.76
42	April-18-14	Campbell South 4 (AGLC)	21.1	\$ 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	0.738	\$ 35,785.62
24	February-25-15	Ville Giroux 6B	6.259	\$ 308,347.91
18	April-1-2015	North Ridge 25C	0.709	\$ 34,379.41
30	April-1-2015	Riverside 2	3.77	\$ 1,097,328.70
31	April-1-2015	Riverside 2	1.76	\$ 187,179.76
36	April-1-2015	South Riel 4	2.57	\$ 85,342.40
38	April-1-2015	South Riel 4	22.63	\$ 124,619.30
30	June -11-2015	Riverside 11	1.15	\$ 1,097,328.70
31	June -11-2015	Riverside 11	0.00	\$ 107,177.73
31.1	July-30-2015	Riverside 1B	1.51	\$ 93.61
30.1	August-26-2015	Riverside 1A	0.01	\$ 141,343.55
31.1	August-26-2015	Riverside 1A	2.26	\$ 936.05

*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 \$85.3 Million for water off-site levies.

Figure 6: Water – Off-site Levy Balance

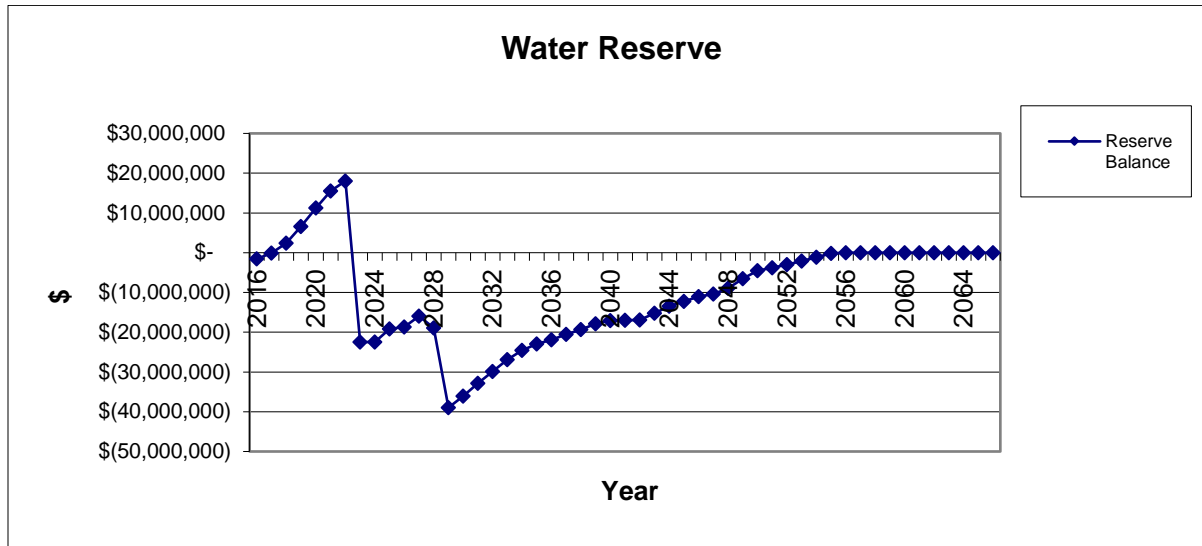


Allocations to Benefiting Areas – Allocation of off-site levy costs for water infrastructure have been updated. Within the 2013 update there were 2 water “basins”: (1) Pre-annexation areas, and (2) Annexation areas. The 2015 update has collapsed the water basin allocating all projects over the entire 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

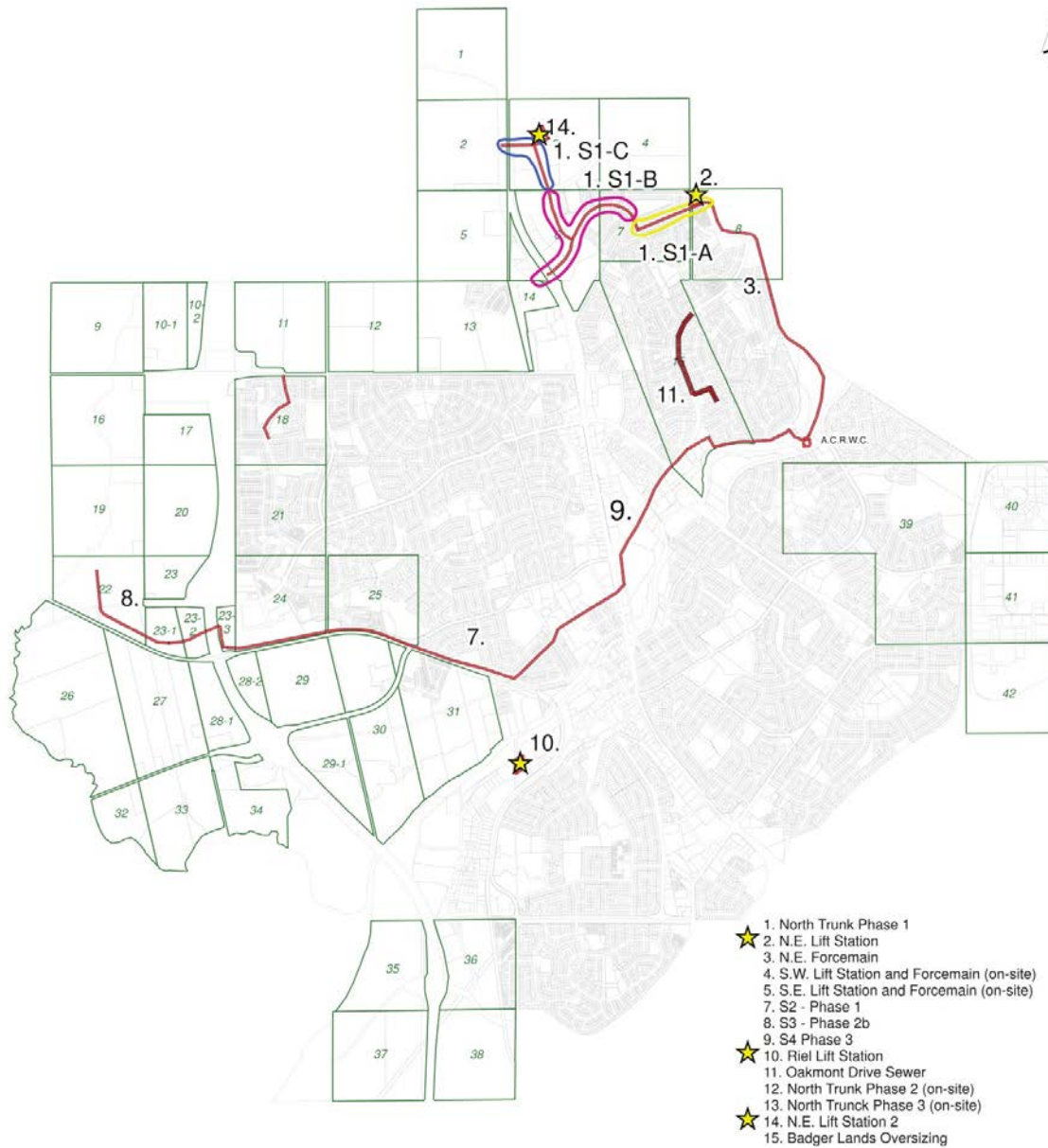


Off-site Levy Rates – The Off-site Levy water rates throughout the City of St. Albert is \$83,543/ha.

6 SANITARY OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2015 it included 14 sanitary infrastructure projects. An additional 1 project has been added totally 15 sanitary infrastructure projects.

Figure 8: Sanitary – Off-site Levy Projects



Note: Location of infrastructure are approximate.
 Date: February 2016
 Scale: NTS

City of St Albert
 Planned/Existing Waste Water Facilities

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 \$75.4 Million to \$88.4 Million (as shown in the table below).

Table 16: Sanitary – Off-site Levy Project Costs

Project Description	2015			2016		
	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
S1 - North Annexation Trunk - Phase 1	\$ 5,070,935	-	\$ 3,064,985	\$ 5,070,935	-	\$ 924,300
L1 - North East Lift Station	-	-	\$ 19,500,000	-	-	\$ 19,500,000
F1 - North East Forcemain	\$ 150,000	-	\$ 13,000,000	\$ 150,000	-	\$ 13,000,000
LF1 - South West Lift Station & Forcemain	-	-	-	-	-	-
LF2 - South East Lift Station & Forcemain	-	-	-	-	-	-
LF3 - North West Lift Station & Forcemain	-	-	-	-	-	-
S2 - Phase 1 - North Interceptor	\$10,452,590	-	-	\$10,452,590	-	-
S3 - Phase 2b - North Interceptor	-	-	\$ 11,583,000	-	-	\$ 10,530,000
S4 - Phase 3 North Interceptor	-	-	\$ 25,465,190	-	-	\$ 41,600,000
L2 - Riel Lift Station - Rebuild	\$ 2,488,768	-	-	\$ 2,488,768	-	-
S5 - Oakmont Sewer Oversizing	\$ 1,786,577	-	-	\$ 1,786,577	-	-
S6 - North Annexation Trunk Phase 2	-	-	-	-	-	-
S7 - North Annexation Trunk Phase 3	-	-	-	-	-	-
L3 - NE lift Station 2	-	-	\$ 2,800,000	-	-	\$ 2,860,000
	-	-	-	\$ 284,421	-	-
	\$19,948,869		\$ 75,413,175	\$ 20,233,291		\$ 88,414,300

Cost of Completed Work – The cost of completed work (i.e., project expenditures) to 2016 was \$20.2 Million. Of this amount, the developer/off-site levy share is \$5.8 Million (not including developer agreement contributions).

Table 18: Sanitary – Project Expenditures

	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	Total
Total Expenditure	\$ 10,452,590	-	\$277,610	\$1,941,068	\$1,181,841	\$322,607	\$3,986,576	\$1,786,577	\$284,421	\$20,233,290
Interim Financing	-	-	\$138,805	\$ 970,534	\$130,365	\$93,180	\$2,354,303	\$1,786,577	\$284,421	\$5,758,184
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	\$5,758,184

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 19: Sanitary – Special Grants and Developer Agreement Contributions

Project Description	2015			2016		
	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	-	-	-	\$ 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		\$4,308,004

Allocation to Benefiting Parties – The allocation of project costs to benefitting parties for sanitary infrastructure have been were 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 20: Sanitary – Benefitting Parties

Project Description	City Share (%)	Future Contribution (%)	Development Share (Off-Site Levy) (%)
S1 - North Annexation Trunk - Phase 1			100
L1 - North East Lift Station		75	25
F1 - North East Forcemain		75	25
LF1 - South West Lift Station & Forcemain			100
LF2 - South East Lift Station & Forcemain			100
LF3 - North West Lift Station & Forcemain		75	25
S2 - Phase 1 - North Interceptor			100
S3 - Phase 2b - North Interceptor			100
S4 - Phase 3 North Interceptor			100
L2 - Riel Lift Station - Rebuild	50		50
S5 - Oakmont Sewer Oversizing			100
S6 - North Annexation Trunk Phase 2		84	16
S7 - North Annexation Trunk Phase 3		41	59
L3 - NE lift Station 2		41	59
S8 – Badger Lands Oversizing			100

The table below shows the overall allocation of costs to the benefiting parties. The developer (off-site levy) share has increased from \$50.2 Million to \$71.3 Million.

Table 21: Sanitary – Cost Allocation To Benefitting Parties

Project Description	2015			2016		
	City Share	Future Contribution	Developer Share (Off-site Levy)	City Share	Future Contribution	Developer Share (Off-site Levy)
S1 - North Annexation Trunk - Phase 1	-	-	\$ 13,206,855	\$ -	\$ -	\$ 5,995,235
L1 - North East Lift Station	-	\$ 16,380,000	\$ 3,120,000	\$ -	\$ 14,625,000	\$ 4,875,000
F1 - North East Forcemain	-	\$ 11,046,000	\$ 2,104,000	\$ -	\$ 9,862,500	\$ 3,287,500
LF1 - South West Lift Station & Forcemain	-	-	-	\$ -	\$ -	\$ -
LF2 - South East Lift Station & Forcemain	-	-	-	\$ -	\$ -	\$ -
LF3 - North West Lift Station & Forcemain	-	-	-	\$ -	\$ -	\$ -
S2 - Phase 1 - North Interceptor	-	-	-	\$ -	\$ -	\$ -
S3 - Phase 2b - North Interceptor	-	-	\$ 11,583,000	\$ -	\$ -	\$ 10,530,000
S4 - Phase 3 North Interceptor	-	\$ 9,551,500	\$ 15,584,026	\$ -	\$ -	\$ 41,600,000
L2 - Riel Lift Station - Rebuild	\$ 1,244,384	-	\$ 1,244,384	\$ 1,244,384	\$ -	\$ 1,244,384
S5 - Oakmont Sewer Oversizing	-	-	\$ 1,786,577	\$ -	\$ -	\$ 1,786,577
S6 - North Annexation Trunk Phase 2	-	-	-	\$ -	\$ -	\$ -
S7 - North Annexation Trunk Phase 3	-	-	-	\$ -	\$ -	\$ -
L3 - NE lift Station 2	-	\$ 1,148,000	\$ 1,652,000	\$ -	\$ 1,172,600	\$ 1,687,400
S8 – Badger Lands Oversizing	-	-	-	\$ -	\$ -	\$ 284,421
	\$ 1,244,384	\$ 38,125,500	\$ 50,280,842	\$ 1,244,384	\$ 25,660,100	\$ 71,290,516

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

Off-site Levy Receipts – \$5.3 Million has been collected to date for sanitary off-site levies as shown in the table below.

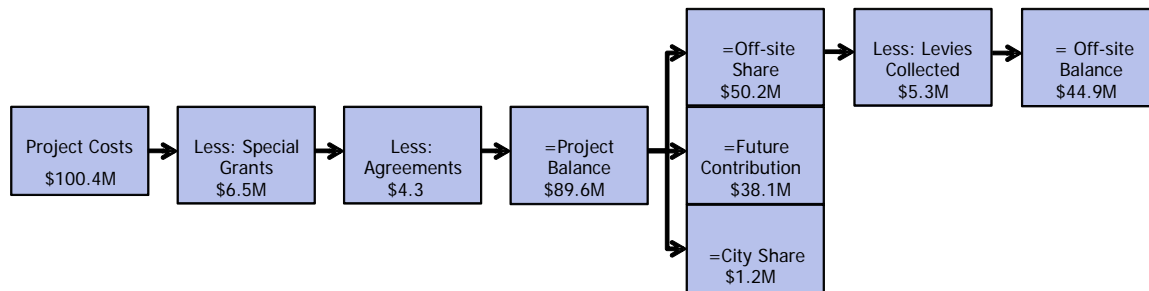
Table 22: Sanitary – Off-site Levy Receipts

Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary
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	16.611	\$ 496,436.35
18	December-22-10	North Ridge 22 - Genstar	1.1	\$ 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	1.9	\$ 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	2.803	\$ 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	0.612	\$ 17,076.64
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	\$ 191,414.58
18	April-30-13	North Ridge 25A	4.2	\$ 117,192.60
3	July-31-12	Erin Ridge 3-6	3.83	\$ 6,702.68
6.2	July-31-12	Erin Ridge 3-6	32.85	\$ 86,081.28
7	July-31-12	Erin Ridge 3-6	3	\$ 168,643.09
3	August-02-13	Erin Ridge North 7	0.3	\$ 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	\$ 2,640.47
6.2	December-03-13	Erin Ridge North 7	0	\$ 33,911.04
7	December-03-13	Erin Ridge North 7	0	\$ 66,435.61
24	April-24-14	Lacombe Park 22B	2.458	\$ 60,550.36
25	April-24-14	Lacombe Park 22B	7.556	\$ 186,132.51
24	February-03-14	Ville Giroux (prepayment)	0	
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)	21.1	
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	0.738	\$ 18,179.89
24	February-25-15	Ville Giroux 6B	6.259	\$ 156,647.61
18	April-1-2015	North Ridge 25C	0.709	\$ 17,465.51
30	April-1-2015	Riverside 2	3.77	\$ 92,870.18
31	April-1-2015	Riverside 2	1.76	\$ 43,355.84
36	April-1-2015	South Riel 4	2.57	\$ 65,933.35
38	April-1-2015	South Riel 4	22.63	\$ 580,572.65
30	June -11-2015	Riverside 11	1.15	
31	June -11-2015	Riverside 11	0.00	\$ 35.60
31.1	July-30-2015	Riverside 1B	1.51	\$ 53,751.41
30.1	August-26-2015	Riverside 1A	0.01	\$ 355.97

*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 \$44.9 Million for sanitary off-site levies.

Figure 9: Sanitary – Off-site Levy Balance

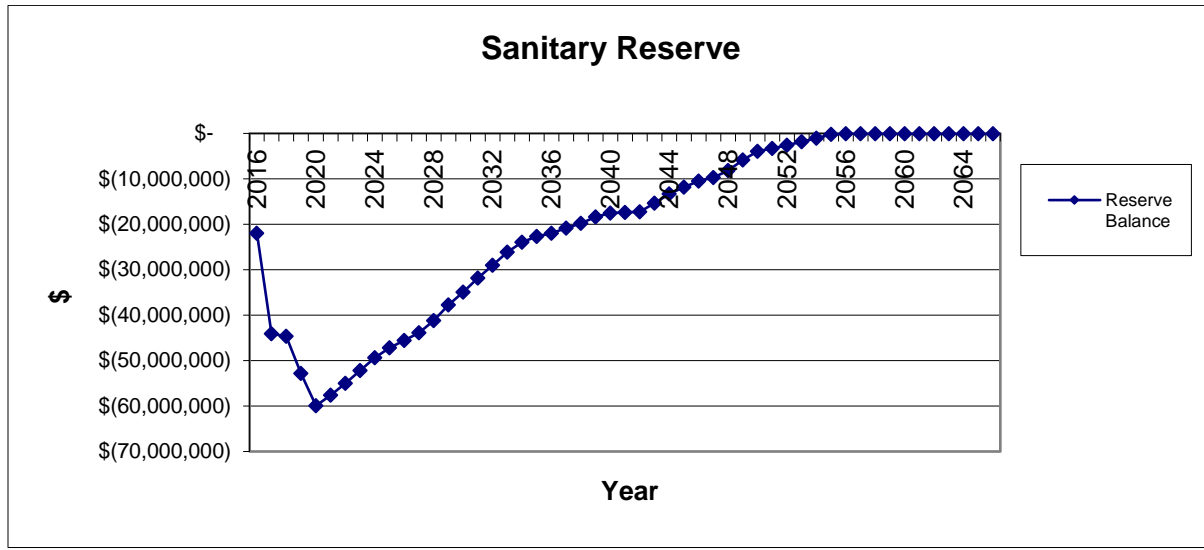


Allocations to Benefiting Areas – Allocation of off-site levy costs for sanitary infrastructure have been updated to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014.

Off-site Levy Reserve – Construction staging has been updated with 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 10: Sanitary – Reserve Balance



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

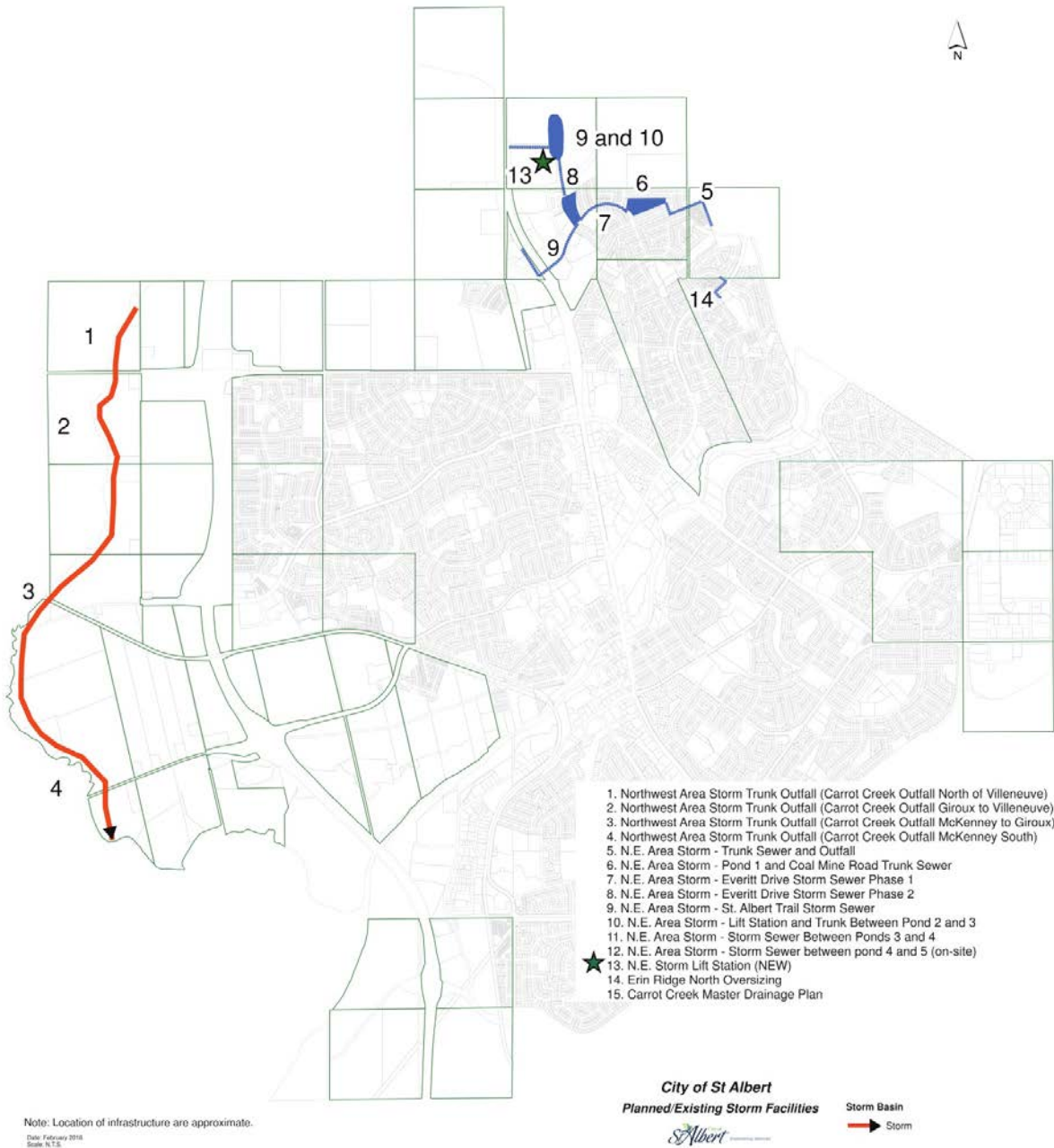
Table 23: Sanitary – Off-site Levy Rates

Area Ref. # (A)	Sanitary Infrastructure Levy (D)	Area Ref. # (A)	Sanitary Infrastructure Levy (D)	Area Ref. # (A)	Sanitary Infrastructure Levy (D)
1.0	\$ 55,930	21.0	\$ -	37.0	\$ 69,028
2.0	\$ 55,930	22.0	\$ 75,099	38.0	\$ 69,028
3.0	\$ 49,133	23.0	\$ 75,099	39.0	\$ 57,945
4.0	\$ 40,633	23.1	\$ 75,099	40.0	\$ -
5.0	\$ 40,633	23.2	\$ 75,099	41.0	\$ -
6.1	\$ 40,633	23.3	\$ 75,099	42.0	\$ 57,945
6.2	\$ 17,740	24.0	\$ 75,099		
7.0	\$ 24,537	25.0	\$ 75,099		
8.0	\$ 42,580	26.0	\$ 75,099		
9.0	\$ 75,099	27.0	\$ 75,099		
10.1	\$ 75,099	28.1	\$ 75,099		
10.2	\$ 75,099	28.2	\$ 75,099		
11.0	\$ 80,558	29.0	\$ 75,099		
12.0	\$ 40,633	29.1	\$ 75,099		
13.0	\$ 58,525	29.2	\$ -		
14.0	\$ 40,633	30.0	\$ 75,099		
15.0	\$ -	30.1	\$ 75,099		
16.0	\$ 75,099	31.0	\$ 75,099		
17.0	\$ 75,099	31.1	\$ 75,099		
17.2	\$ -	32.0	\$ 75,099		
18.0	\$ 75,099	33.0	\$ 75,099		
19.0	\$ 75,099	34.0	\$ -		
20.0	\$ 75,099	35.0	\$ 69,028		
20.2	\$ -	36.0	\$ 69,028		

7 STORM WATER OFF-SITE INFRASTRUCTURE

When Bylaw 30/2013 was updated in 2015 it included 14 storm water infrastructure projects. There are now an additional 1 projects totally 15 projects to service developed lands throughout the City of St. Albert.

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 4 original storm water project has decreased from \$82.0 Million to \$75.5 Million (as shown in the table below).

Table 24: Storm Water – Off-site Levy Project Costs

Project Description	2013			2015		
	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed	Cost of Completed Work	Debenture Interest	Estimated Work Yet to be Completed
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	\$ 13,866,450	-	-	\$ 13,097,500
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	\$ 19,874,400	-	-	\$ 18,525,000
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	\$ 22,561,500	-	-	\$ 20,247,500
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	\$ 7,484,100	-	-	\$ 6,370,000
NE Area Storm - Trunk Sewer and Outfall	-	-	\$ 6,078,670	-	-	\$ 5,681,000
NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$ 1,248,097	-	-	\$ 1,248,097	-	\$ -
NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	\$ -
NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	\$ 1,919,580	-	-	\$ 1,794,000
NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	\$ -
NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	-	\$ 7,998,250	-	-	\$ 7,475,000
NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	-	\$ 1,919,580	-	-	\$ 1,794,000
NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	\$ 511,888	-	-	\$ -
Oakmont Storm Sewer Oversizing	\$ 368,407	-	-	\$ 368,407	-	\$ -
Carrot Creek Master Drainage Plan	-	-	-	-	-	\$ 500,000
	\$ 1,616,504	-	\$ 82,214,418	\$ 1,616,504	-	\$ 75,484,000

Cost of Completed Work – There were no project expenditures during the reporting period.

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 25: Storm Water – Special Grants and Developer Agreement Contributions

Project Description	2013			2015		
	Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received	Special Provincial Grant	Developer Agreement Contribution Pending	Developer Agreement Contribution Received
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	-	-	-	-	-
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	-	-	-	-	-
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	-	-	-	-	-
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	-	-	-	-	-
NE Area Storm - Trunk Sewer and Outfall	-	-	-	-	-	-
NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	-	-	-	-	-
NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	-	-
NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	-	-	-	-	-
NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	-	-	-	-	-
NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	-	-	-	-	-
NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-
Oakmont Storm Sewer Oversizing	-	-	-	-	-	-
Carrot Creek Master Drainage Plan	-	-	-	-	-	-

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

Table 26: Storm Water – Benefitting Parties

Project Description	City Share (%)	Future Contribution (%)	Development Share (Off-Site Levy) (%)
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)		89	11
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)		82	18
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)		76	24
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)		76	24
NE Area Storm - Trunk Sewer and Outfall		49	51
NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer		49	51
NE Area Storm - Everitt Drive Storm Sewer Phase 1		49	51
NE Area Storm - Everitt Drive Storm Sewer Phase 2		49	51
NE Area Storm - St Albert Trail Storm Sewer		49	51
NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3		49	51
NE Area Storm - Storm Sewer Between Ponds 3 and 4		49	51
NE Area Storm - Storm Sewer Between Ponds 4 and 5		49	51
Oakmont Storm Sewer Oversizing		49	51
Carrot Creek Master Drainage Plan			100

The table below shows the overall allocation of costs to the benefiting parties. The developer (off-site levy) share has increased from \$20.7 Million to \$22.7 Million.

Table 27: Storm Water – Cost Allocation To Benefitting Parties

Project Description	2015			2016		
	City Share	Future Contribution	Developer Share (Off-site Levy)	City Share	Future Contribution	Developer Share (Off-site Levy)
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	\$12,341,141	\$ 1,525,310	-	\$ 6,417,775	\$ 6,679,725
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	\$16,297,008	\$ 3,577,392	-	\$ 9,077,250	\$ 9,447,750
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	\$17,146,740	\$ 5,414,760	-	\$ 9,921,275	\$ 10,326,225
Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	\$5,687,916	\$ 1,796,184	-	\$ 3,121,300	\$ 3,248,700
NE Area Storm - Trunk Sewer and Outfall	-	\$2,978,548	\$ 3,100,122	-	\$ 2,783,690	\$ 2,897,310
NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	-	\$611,568	\$ 636,529	-	\$ 611,568	\$ 636,529
NE Area Storm - Everitt Drive Storm Sewer Phase 1	-	-	-	-	\$ -	\$ -
NE Area Storm - Everitt Drive Storm Sewer Phase 2	-	\$940,594	\$ 978,986	-	\$ 879,060	\$ 914,940
NE Area Storm - St Albert Trail Storm Sewer	-	-	-	-	-	-
NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	-	\$3,919,143	\$ 4,079,108	-	\$ 3,662,750	\$ 3,812,250
NE Area Storm - Storm Sewer Between Ponds 3 and 4	-	\$ 940,594	\$ 978,986	-	\$ 879,060	\$ 914,940
NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	\$250,825	\$ 261,063	-	\$ -	\$ -
Oakmont Storm Sewer Oversizing	-	-	\$ 368,407	-	\$ -	\$ 368,407
L3 - NE lift Station 2	-	\$12,341,141	\$ 1,525,310	-	\$ -	\$ 500,000
		\$ 61,114,076	\$22,716,846		\$ 37,353,728	\$ 39,746,777

Off-site Levy Receipts – \$1.5 Million has been collected to date for storm off-site levies as

shown in the table below.

Table 28: Storm Water – Off-site Levy Receipts

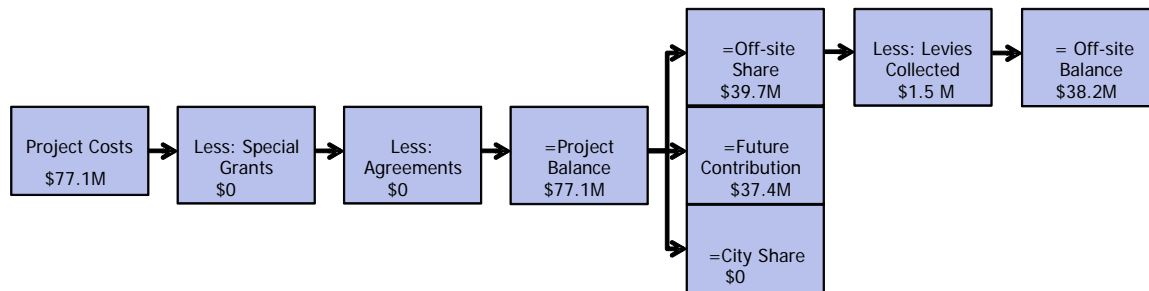
Area Ref. #	Date	Description	Net Development Area (ha.)	Sanitary
8	May-13-10	Erin Ridge 38 - Melcor	3.02	
18	July-05-10	North Ridge 20 - Genstar	3.51	
15	August-05-10	Erin Ridge 20 - Qualico	2.78	
24	August-31-10	North ridge 17A - Genstar	1.49	
7	August-11-10	Erin Ridge North Stages 1 & 2 - Landrex	16.611	
18	December-22-10	North Ridge 22 - Genstar	1.1	
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	1.9	
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	2.803	
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	0.612	
31.1	August-30-12	Riverside Stage 8 - Reid World	6.86	
18	April-30-13	North Ridge 25A	4.2	
3	July-31-12	Erin Ridge 3-6	3.83	\$ 8,053.27
6.2	July-31-12	Erin Ridge 3-6	32.85	\$ 103,426.56
7	July-31-12	Erin Ridge 3-6	3	\$ 202,624.48
3	August-02-13	Erin Ridge North 7	0.3	
6.2	August-02-13	Erin Ridge North 7	3.84	\$ 301.39
7	August-02-13	Erin Ridge North 7	7.52	\$ 3,870.72
24	August-01-13	North Ridge 17D	2.86	\$ 7,583.18
3	December-03-13	Erin Ridge North 7	0	
6.2	December-03-13	Erin Ridge North 7	0	
7	December-03-13	Erin Ridge North 7	0	
24	April-24-14	Lacombe Park 22B	2.458	
25	April-24-14	Lacombe Park 22B	7.556	
24	February-03-14	Ville Giroux (prepayment)	0	
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	\$ 4,303.07
18	April-10-14	North Ridge 25B	5.12	
42	April-18-14	Campbell South 4 (AGLC)	21.1	
6.1	November-19-14	Jensen Lakes 1	0.15	
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	0.738	
24	February-25-15	Ville Giroux 6B	6.259	
18	April-1-2015	North Ridge 25C	0.709	
30	April-1-2015	Riverside 2	3.77	
31	April-1-2015	Riverside 2	1.76	
36	April-1-2015	South Riel 4	2.57	
38	April-1-2015	South Riel 4	22.63	
30	June -11-2015	Riverside 11	1.15	
31	June -11-2015	Riverside 11	0.00	
31.1	July-30-2015	Riverside 1B	1.51	
30.1	August-26-2015	Riverside 1A	0.01	

*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 \$38.2 Million for storm water off-site levies.

Figure 12: Storm Water – Off-site Levy Balance

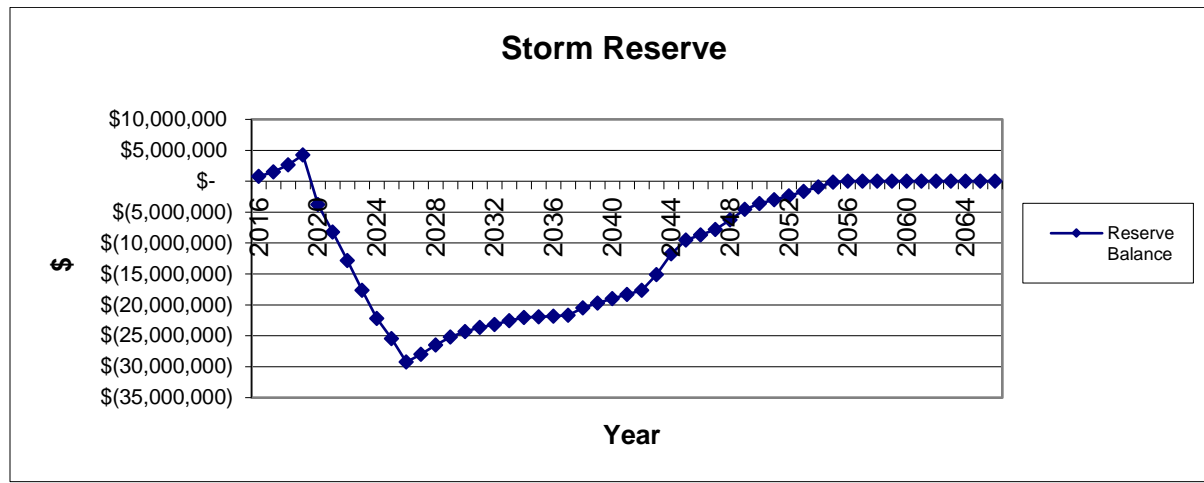


Allocations to Benefiting Areas – Allocation of off-site levy costs for sanitary infrastructure was updated in 2015 to reflect servicing schematic proposed in the Utility Master Plan update approved in 2014. This servicing schematic continues to be the approved servicing plan supporting the allocation to benefitting parties.

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 13: Storm Water – Reserve Balance



Off-site Levy Rates – The table below highlights the storm water off-site levy rate in each of the basins.

Table 29: Storm Water – Off-site Levy Rates

Area Ref. # (A)	Storm Water Infrastructure Levy (E)	Area Ref. # (A)	Storm Water Infrastructure Levy (E)	Area Ref. # (A)	Storm Water Infrastructure Levy (E)
1.0	\$ 51,783	21.0	\$ -	37.0	\$ -
2.0	\$ 51,783	22.0	\$ 78,766	38.0	\$ -
3.0	\$ 51,783	23.0	\$ 78,766	39.0	\$ -
4.0	\$ 51,783	23.1	\$ 34,210	40.0	\$ -
5.0	\$ 830	23.2	\$ 34,210	41.0	\$ -
6.1	\$ 24,745	23.3	\$ -	42.0	\$ -
6.2	\$ 98,242	24.0	\$ -		
7.0	\$ 23,916	25.0	\$ -		
8.0	\$ 98,242	26.0	\$ 34,210		
9.0	\$ 133,337	27.0	\$ 34,210		
10.1	\$ 134,167	28.1	\$ 34,210		
10.2	\$ 134,167	28.2	\$ -		
11.0	\$ 134,167	29.0	\$ -		
12.0	\$ -	29.1	\$ -		
13.0	\$ -	29.2	\$ -		
14.0	\$ -	30.0	\$ -		
15.0	\$ -	30.1	\$ -		
16.0	\$ 134,167	31.0	\$ -		
17.0	\$ 134,167	31.1	\$ -		
17.2	\$ -	32.0	\$ -		
18.0	\$ -	33.0	\$ -		
19.0	\$ 78,766	34.0	\$ -		
20.0	\$ 78,766	35.0	\$ -		
20.2	\$ -	36.0	\$ -		

8 SUMMARY OF RATES

The following table shows how rates have changed in each of the 42 development areas. On average, rates have decreased.

Table 30: 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	\$ 156,042	\$ 84,543	\$ 55,930	\$ 51,783	\$ 348,298
2.0	\$ 156,042	\$ 84,543	\$ 55,930	\$ 51,783	\$ 348,298
3.0	\$ 156,042	\$ 84,543	\$ 49,133	\$ 51,783	\$ 341,501
4.0	\$ 156,042	\$ 84,543	\$ 40,633	\$ 51,783	\$ 333,001
5.0	\$ 156,042	\$ 84,543	\$ 40,633	\$ 830	\$ 282,048
6.1	\$ 156,042	\$ 84,543	\$ 40,633	\$ 24,745	\$ 305,964
6.2	\$ 156,042	\$ 84,543	\$ 17,740	\$ 98,242	\$ 356,567
7.0	\$ 156,042	\$ 84,543	\$ 24,537	\$ 23,916	\$ 289,038
8.0	\$ 156,042	\$ 84,543	\$ 42,580	\$ 98,242	\$ 381,407
9.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 133,337	\$ 449,022
10.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ 134,167	\$ 449,851
10.2	\$ 156,042	\$ 84,543	\$ 75,099	\$ 134,167	\$ 449,851
11.0	\$ 156,042	\$ 84,543	\$ 80,558	\$ 134,167	\$ 455,311
12.0	\$ 156,042	\$ 84,543	\$ 40,633	\$ -	\$ 281,218
13.0	\$ 156,042	\$ 84,543	\$ 58,525	\$ -	\$ 299,110
14.0	\$ 156,042	\$ 84,543	\$ 40,633	\$ -	\$ 281,218
15.0	\$ 156,042	\$ 84,543	\$ -	\$ -	\$ 240,585
16.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 134,167	\$ 449,851
17.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 134,167	\$ 449,851
17.2	\$ -	\$ -	\$ -	\$ -	\$ -
18.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
19.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 78,766	\$ 394,450
20.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 78,766	\$ 394,450
20.2	\$ -	\$ -	\$ -	\$ -	\$ -
21.0	\$ -	\$ -	\$ -	\$ -	\$ -
22.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 78,766	\$ 394,450
23.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 78,766	\$ 394,450
23.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ 34,210	\$ 349,895
23.2	\$ 156,042	\$ 84,543	\$ 75,099	\$ 34,210	\$ 349,895
23.3	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
24.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
25.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
26.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 34,210	\$ 349,895
27.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ 34,210	\$ 349,895
28.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ 34,210	\$ 349,895
28.2	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
29.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
29.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
29.2	\$ -	\$ -	\$ -	\$ -	\$ -
30.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
30.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
31.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
31.1	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
32.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
33.0	\$ 156,042	\$ 84,543	\$ 75,099	\$ -	\$ 315,685
34.0	\$ 156,042	\$ 84,543	\$ -	\$ -	\$ 240,585
35.0	\$ 156,042	\$ 84,543	\$ 69,028	\$ -	\$ 309,613
36.0	\$ 156,042	\$ 84,543	\$ 69,028	\$ -	\$ 309,613
37.0	\$ 156,042	\$ 84,543	\$ 69,028	\$ -	\$ 309,613
38.0	\$ 156,042	\$ 84,543	\$ 69,028	\$ -	\$ 309,613
39.0	\$ 156,042	\$ 84,543	\$ 57,945	\$ -	\$ 298,530
40.0	\$ -	\$ -	\$ -	\$ -	\$ -
41.0	\$ -	\$ -	\$ -	\$ -	\$ -
42.0	\$ 156,042	\$ 84,543	\$ 57,945	\$ -	\$ 298,530