

Report



C I T Y O F FORT SASKATCHEWAN

City of Fort Saskatchewan

Westpark Levy Report

Schedule "C" to Bylaw C14-17

June 2017

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1 Introduction

1.1 GENERAL

The Westpark area has been in development since the mid 1980's. It is approximately 85% developed with all of its major capital projects constructed.

The City of Fort Saskatchewan has identified the Westpark area as being a prime location for development and is currently seeing growth into the area. The Westpark Area Structure Plan (ASP) was developed to assist the City in properly planning and staging this development. The ASP identifies future land uses as well as major infrastructure which will form the backbone of this new community.

The growth and development of a community will generally create some impact on the municipal infrastructure systems. Minimally, development requires an extension of municipal services such as water, sewer, roadways, etc.; more extensive and continued growth and development of a community will require the municipal infrastructure systems to be expanded to satisfactorily accommodate such growth.

It is the philosophy of the City of Fort Saskatchewan that development will be responsible for its own municipal infrastructure as well as for its proportionate share of the off-site infrastructure from which it will benefit. This is achieved through the assessment of Development Levies against the individual developers.

1.2 LOCATION

The Westpark area is located on the northwest side of Highway 21, mainly in River Lot 19 and River Lot 21, and is bounded to the south by Strathcona County and to the west by the North Saskatchewan River. It is comprised of existing commercial developments, existing residential developments, agricultural land, and recreation reserve lands. Figure 1.1 shows the Westpark area boundary.

1.3 DEVELOPMENT LEVIES

In the context of this report, Development Levies are defined as those capital costs assessed by the City of Fort Saskatchewan against developing lands for their proportionate share of the costs of municipal infrastructure systems constructed by the City or other developers which benefit the development areas.

1.3.1 Off-Site Levies

Under authority of the Municipal Government Act, the City is permitted to impose Off-Site Levies against development to cover the costs of any or all of the following:

- a) New or expanded facilities for the storage, transmission, treatment or supplying of water.
- b) New or expanded facilities for the treatment, movement and disposal of sanitary sewage.
- c) New or expanded storm sewer drainage facilities.

- d) New or expanded roads required for or impacted by a subdivision or development.
- e) Lands required for or in connection with any facilities described in (a) to (d) above.

1.4 CRITERIA

In this study, lands dedicated as Municipal Reserve (MR) are excluded as a Development Levy contributing area. Traditionally, the City has required the developer to develop the MR lands in accordance with the City's needs, as negotiated through the Development Agreement. Hence, Development Levies are not applied against such lands, thereby reducing the contributing lands area accordingly.

It was also necessary to establish some general assumptions as Development Levy calculation criteria:

- The City will continue to assume responsibility for the provision of those infrastructure systems and facilities which they deem to be a benefit to the City at large and/or a single development parcel.
- The Development Levies are generally based on constructing municipal improvements consistent with the requirements identified in the Westpark Area Structure Plan to serve the lands within the plan area.
- The storm drainage infrastructure is based on the Westpark Stormwater Management Plan prepared for the City of Fort Saskatchewan by Stanley Consulting in 1997 and updated by Focus Intech in 2002.
- The Development Levy rates are expressed on a per hectare basis.
- Gross Area is defined as the total area of a parcel(s) of land irrespective of their potential for development or land use.
- Gross Developable Area is defined as the gross area less lands for Environmental and Municipal Reserve. The development levy rates contained in this document are based on Gross Developable Area.
- All costs are estimated in 2016 dollars. These cost estimates should be reviewed annually or no later than every three years, to reflect current year construction costs.
- An inflation factor has been applied to all estimates to more accurately estimate the construction costs for the projected year of construction.
- Where conditional grants have been secured by the City towards a specific project, the project cost has been reduced by the amount of the grant.
- Unconditional grants, even though they may have been utilized by the City for financing a project, are not deducted from the final project costs, as it can be rationalized that such funding could have been used for other projects.

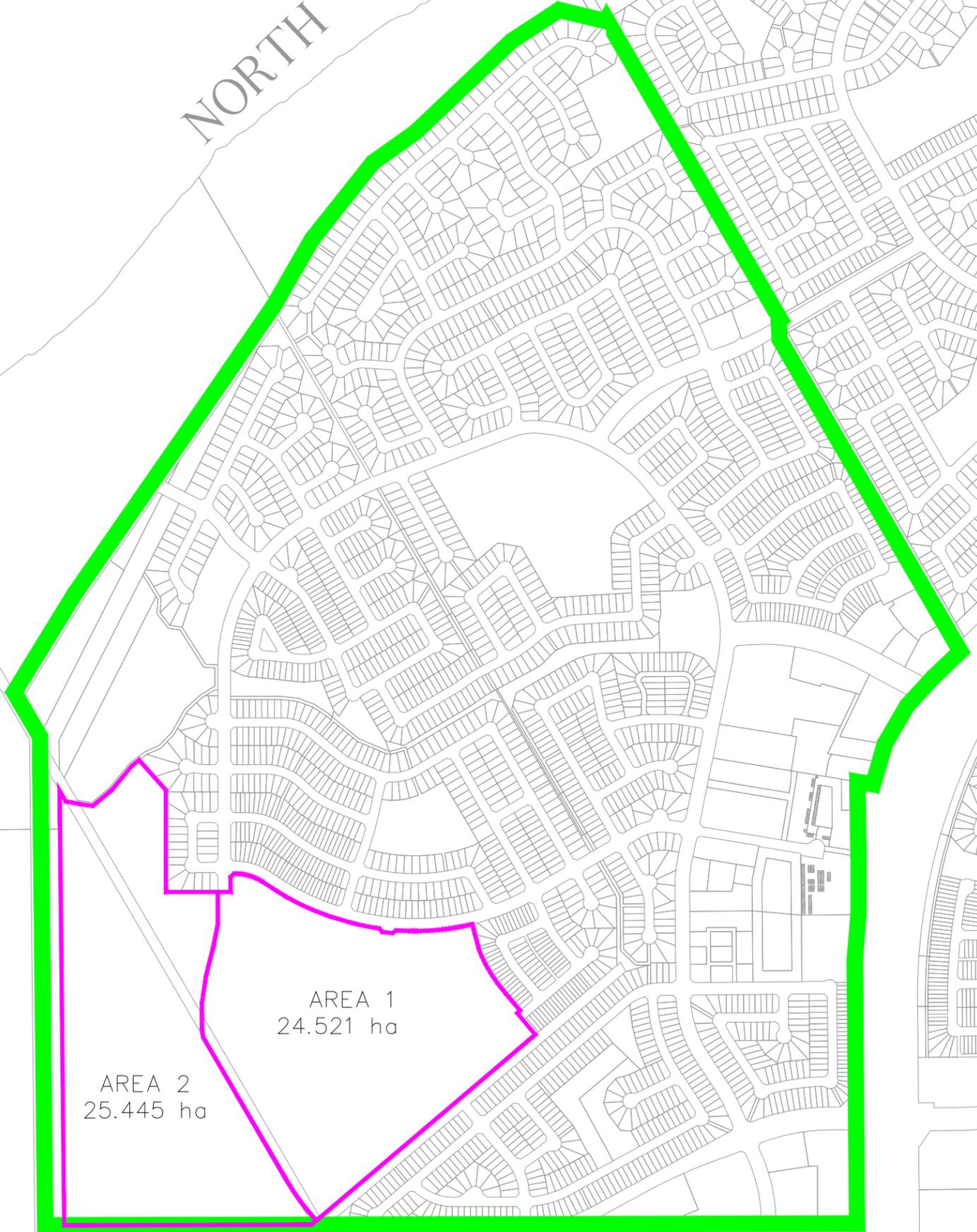
Assumptions and/or calculation criteria specific to each Development Levy are further highlighted in more detail within each respective section of this report.

It must be clarified what is intended, when it is stated that the City will continue to assume the responsibility for certain infrastructure systems and facilities. Historically the City has designed and constructed sanitary trunk sewer facilities, arterial roadways, water reservoirs, trunk watermains and stormwater management

facilities, which serve more than a single development area. Although the City accepts this responsibility, each development agreement can define whether the City or the developer designs and constructs these major facilities. If the development agreement establishes that the developer will undertake this work, then presumably it will also establish the formula and schedule for recovery from other benefiting developments.



NORTH



AREA 1
24.521 ha

AREA 2
25.445 ha



Westpark Area Boundary

Undeveloped Boundary (as of December 31, 2016)

Gross Area (Total) = 287.172 ha
Gross Area (Developed) = 237.206 ha
Gross Area (Undeveloped) = 49.966 ha



Figure 1.1 Westpark Area Boundary		Dwg. No.
Westpark Development Levies		
Revision: B	Date: April 24, 2017	1.1
NOT TO SCALE	Drawn: CL	

2

Waterworks System

2.1 GENERAL

The City's water supply is treated water purchased from the City of Edmonton (EPCOR) through the Capital Region Northeast Water Services Commission (CRNWSC). The treated water is then distributed by the City to its customers through its waterworks system consisting of water storage reservoirs and pumping facilities, primary feeder mains and distribution mains.

2.2 EXPANSION AND FINANCING OF WATERWORKS SYSTEM

Traditionally, the City's philosophy regarding its waterworks system expansion has been that development is responsible, at their entire cost, for the construction of all new distribution mains up to a specified diameter. Primary feeder mains, treated water storage reservoirs and pumping facilities benefit the entire water distribution system and thus, the City has assumed responsibility for their construction. The cost of such facilities is then assessed proportionately against lands through a Water Off-Site Levy.

Capital improvements to the water supply system are the responsibility of the Capital Region Northeast Water Services Commission of which the City of Fort Saskatchewan is a member. The costs of such improvements are assessed proportionately against the City through the Commission's water utility rate structure and therefore these costs are not included in the City's Water Off-Site Levy.

The Westpark Reservoir and Pumphouse are currently included as an off-site levy for the Westpark Development, proportionate to its projected usage. The remainder of the expenditure will be included in the Southfort Levy costs.

2.3 EXISTING WATER LEVIES

The existing waterworks projects completed are found in Table 2.1 and show the levied cost for these infrastructures. This table also shows the levied costs for the infrastructure.

2.4 WATER SYSTEM DEVELOPMENT LEVIES

In conducting this study, it was necessary to make some basic assumptions, namely:

- Water supply for the City will continue to be from the City of Edmonton through the Capital Region Northeast Water Services Commission (CRNWSC), who shall continue to be responsible for all capital improvements/expansions to the supply systems; such costs are therefore not included in the calculation of the City's Water Off-Site Levy.
- The City will be responsible for the construction of the alternate reservoir supply line, off the CRNWSC transmission main.

- Development will continue to be responsible, at its entire cost, for the construction of all distribution mains up to and including 400 mm diameter in size to serve the Westpark area.
 - The City will continue to be responsible for the construction of all primary feeder mains, treated water storage reservoirs and pumping facilities.
 - Conditional grants, such as those secured through the Alberta Transportation and Utilities Municipal Water and Wastewater Partnership Program*, will be applied to the specific projects, thereby reducing the overall project cost used in calculating the Water Off-Site Levy Rate (currently the level of funding available to the City through this program is approximately 30% of the eligible project costs).
 - Unconditional grants, even if applied against waterworks system improvements, will not be considered when calculating the Water Off-Site Levy rate.
- * The AT&U Municipal Water and Wastewater Partnership Program grant funding formula is based on the population of the community. Under the formula, as the population of the community increases, the percentage of cost covered by the program decreases. It is therefore, prudent to update project costs regularly to ensure that the off-site levy rates are current and meet the financial requirements of the City.

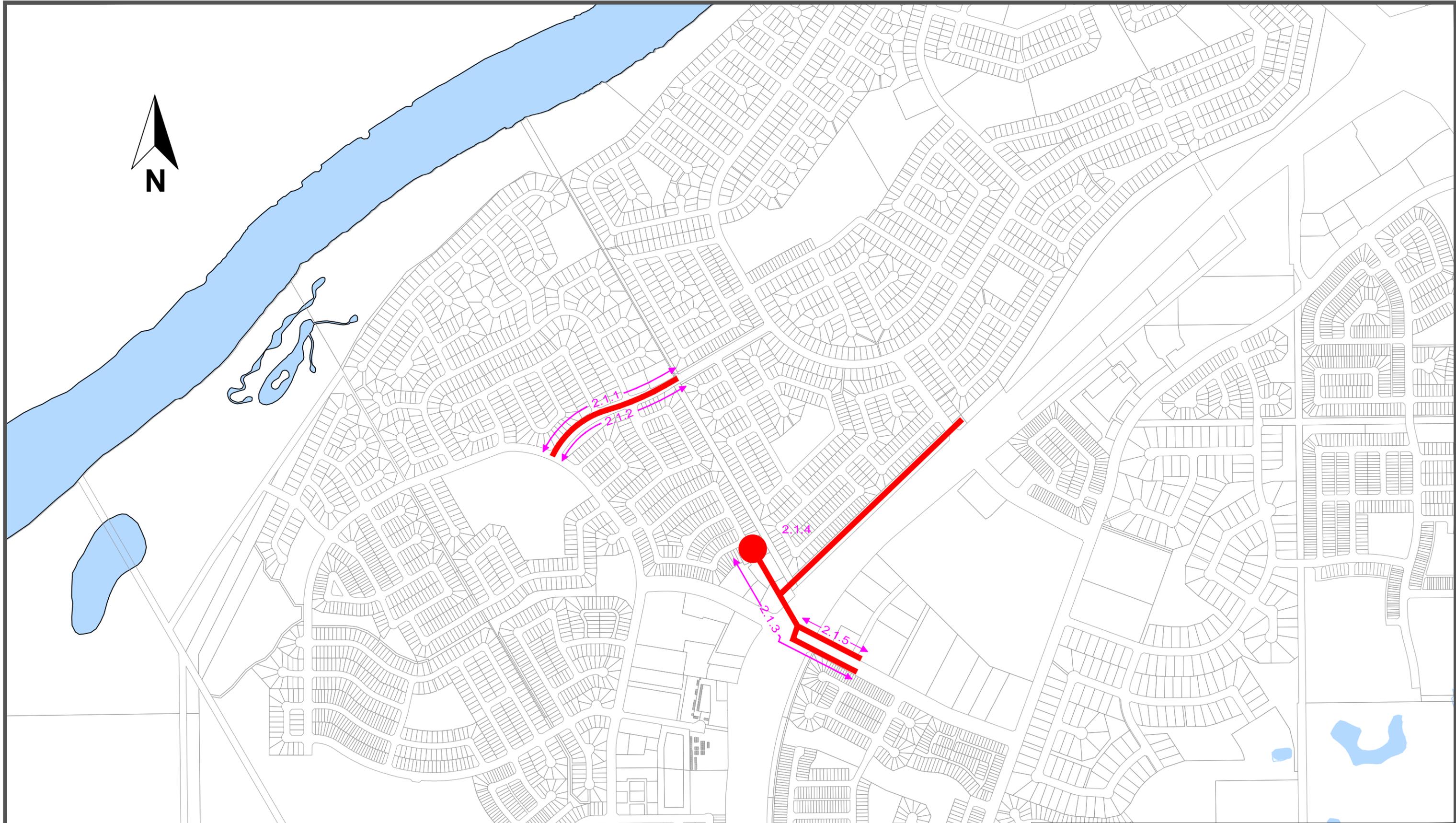
Figure 2.1 represents the Westpark area water system as envisioned in the Westpark Area Structure Plan (ASP). As per the assumptions previously outlined, the City assumes the responsibility for constructing all watermains greater than 400 mm in diameter. The cost of this construction will be included in the calculation for Water System Development Levies.

Table 2.1 outlines a cost estimate for each improvement based on 2016 dollars and future construction cost with an inflation rate as indicated. Conditional grants, which had previously been secured for a specific project, have been incorporated to arrive at the estimated net cost to the City.

For future waterworks system improvements, it has been assumed that there will be no grant funding available for such projects. This assumption is based on the fact that the amount of grant funding available to a municipality will continue to be directly related to its population. The need for constructing the future reservoir storage capacities will, to a large degree, be directly related to increases in the population of the City. Such increased population, however, will decrease the amount of grant funding available.

2.5 TABLE 2.1 – WATER INFRASTRUCTURE COSTS

Item	Project Description	Year of Construction	Historical Project Cost Up to Dec 31, 2013	Historical Project Cost from Jan 1, 2014 to Dec 31, 2016	Future Cost Estimate for Remainder of Work	Total
Water						
2.1.1	DISTRIBUTION MAIN 95A AVENUE	1988	\$37,000.00	\$0.00	\$0.00	\$37,000.00
2.1.2	95 A AVENUE WATER MAIN OVER SIZING	1999	\$41,713.00	\$0.00	\$0.00	\$41,713.00
2.1.3	WESTPARK RESERVOIR / 450mm WATERMAIN	2000	\$1,219,139.94	\$0.00	\$0.00	\$1,219,139.94
2.1.4	5000 m ³ RESERVOIR EXPANSION	2014	\$131,375.68	\$1,267,241.77	\$0.00	\$1,398,617.45
2.1.5	ALTERNATE RESERVOIR SUPPLY LINE	2013	\$163,403.00	\$385,177.26	\$0.00	\$548,580.26
			\$1,592,631.62	\$1,652,419.03	\$0.00	\$3,245,050.65



 Watermain
 Westpark Reservoir

		Figure 2.1 Waterworks System Improvements	
Westpark Development Levis		Dwg. No.	
Revision: B	Date: January 27, 2017		2.1
NOT TO SCALE	Drawn: CL		

3

Sanitary Sewer System

3.1 GENERAL

The sanitary sewage collection system in the Westpark area will be comprised of a series of lateral (local), collector and trunk sewers intercepting wastewater from the various individual contributors and conveying this wastewater to an existing 450 mm diameter main in the northeast corner of River Lot 21 which discharges into an existing Lift Station in the northeast corner of River Lot 19. This lift station pumps through a 250mm forcemain and tie into to a 375 mm gravity trunk sewer at 88 St and 100 Ave. The point of discharge for the City sanitary sewage is the Alberta Capital Region Wastewater Commission (ACRWC) Regional Trunk Sewer, which conveys the wastewater to the ACRWC Sewage Treatment Plant.

Capital improvements to the regional trunk line are the responsibility of the ACRWC of which the City of Fort Saskatchewan is a member. The costs of such capital improvements are assessed proportionately against the City through the Commission's sewage utility rate structure and therefore are not included in the City's Sanitary Sewer Off-Site Levy calculations.

The Sanitary Servicing Plan as identified in the Westpark Area Structure Plan (ASP) indicates that the majority of the lands within the ASP boundary generally slope toward the northwest and that a gravity system will service most of the area. The extreme west catchment will require a Sanitary Lift Station, to pump the sewage into the proposed gravity system.

3.2 EXPANSION AND FINANCING OF SANITARY SEWER SYSTEMS

Traditionally, the City's philosophy regarding sanitary sewer systems has been that development shall be responsible for the entire cost of constructing laterals and collectors. The City assumes the responsibility for constructing all trunk mains 525 mm in diameter and larger. The cost of this construction will be included in the calculation for Sanitary Sewer System Development Levies.

3.3 EXISTING SANITARY SEWER LEVIES

The existing sanitary projects completed are found in Table 3.1 and show the levied cost for these infrastructures.

3.4 SANITARY SEWER SYSTEM DEVELOPMENT LEVIES

In conducting this study, it was necessary to make some basic assumptions:

- The Developer will continue to be responsible for the construction of lateral and collector sanitary sewer systems.

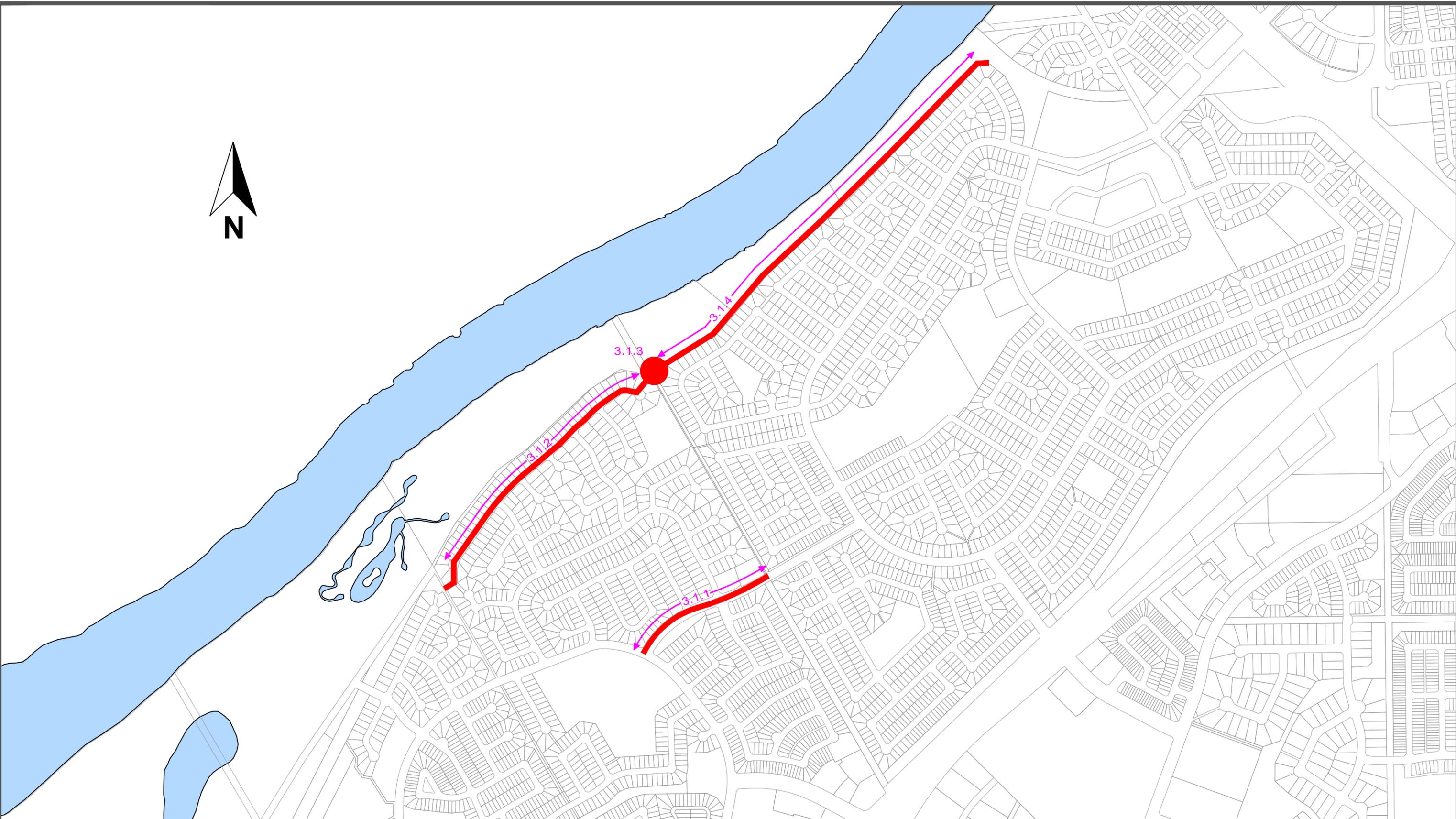
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- The City of Fort Saskatchewan will continue to be a member of the ACRWC and any expansion or improvement costs related to the Commission System will be assessed against the City by the Commission through its sewer utility rate structure; costs related to the Commission System have, therefore, not been included in the City's Sanitary Sewer Off-Site Levy calculations.
 - Sanitary Sewers 525 mm diameter and larger are considered to be Trunk Sanitary Sewers.
 - Little or no grant funding is, or will be, available towards the construction of trunk sewer systems.
 - The cost of all trunk mains and the Sanitary Lift Station will be applied against all lands within the ASP boundary.

Figure 3.1 shows the sanitary servicing plan, as developed in the Westpark Area Structure Plan.

Table 3.1 outlines a cost estimate for each improvement based on 2016 dollars and future construction costs, with an inflation rate as indicated.

3.5 TABLE 3.1 – SANITARY SEWER INFRASTRUCTURE

Item	Project Description	Year of Construction	Historical Project Cost Up to Dec 31, 2013	Historical Project Cost from Jan 1, 2014 to Dec 31, 2016	Future Cost Estimate for Remainder of Work	Total
Sanitary						
3.1.1	375 mm SANITARY TRUNK 95A AVENUE	1988	\$53,000.00	\$0.00	\$0.00	\$53,000.00
3.1.2	450 mm SANITARY TRUNK RIVERPARK DRIVE	1988	\$446,000.00	\$0.00	\$0.00	\$446,000.00
3.1.3	WESTPARK LIFT STATION-INTERIM	1988	\$130,000.00	\$0.00	\$0.00	\$130,000.00
3.1.4	WESTPARK LIFTSTATION UPGRADE AND SANITARY FORCEMAIN	2009	\$2,701,271.47	\$26,131.73	\$0.00	\$2,727,403.20
3.1.5	STAGE 8B SANITARY OVER-SIZE		\$13,900.00	\$0.00	\$0.00	\$13,900.00
			\$3,344,171.47	\$26,131.73	\$0.00	\$3,370,303.20



Sanitary Main



Westpark Lift Station



Figure 3.1 Sanitary System Improvements

Westpark Development Levies

Dwg. No.

Revision: B

Date: January 27, 2017

NOT TO SCALE

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3.1

4

Transportation System

4.1 GENERAL

The City of Fort Saskatchewan maintains a roadway classification system generally consistent with the definitions for arterial, collector and local roads contained in the “Geometric Design Standards for Canadian Roads and Streets,” a manual published by the Transportation Association of Canada.

In the hierarchy of roadway classifications, the principle function of arterial roads is to provide for the efficient movement of people, goods and services between the primary traffic generation areas of a community. Typically, arterial roadways are designed as relatively free-flowing facilities, intersected by other arterial or major collector type roadways, and provide no direct access to individual properties. Arterial roadways are generally considered to be a greater benefit to the City at large than directly to individual developers. This does not, however, negate developers’ responsibility to contribute their proportionate share towards the cost of these arterials, since to a large degree, development generates the need for these arterial roadways.

4.2 EXISTING TRANSPORTATION LEVIES

The existing transportation projects completed are found in Table 4.1 and show the levied cost for these infrastructures.

4.3 TRANSPORTATION DEVELOPMENT LEVIES

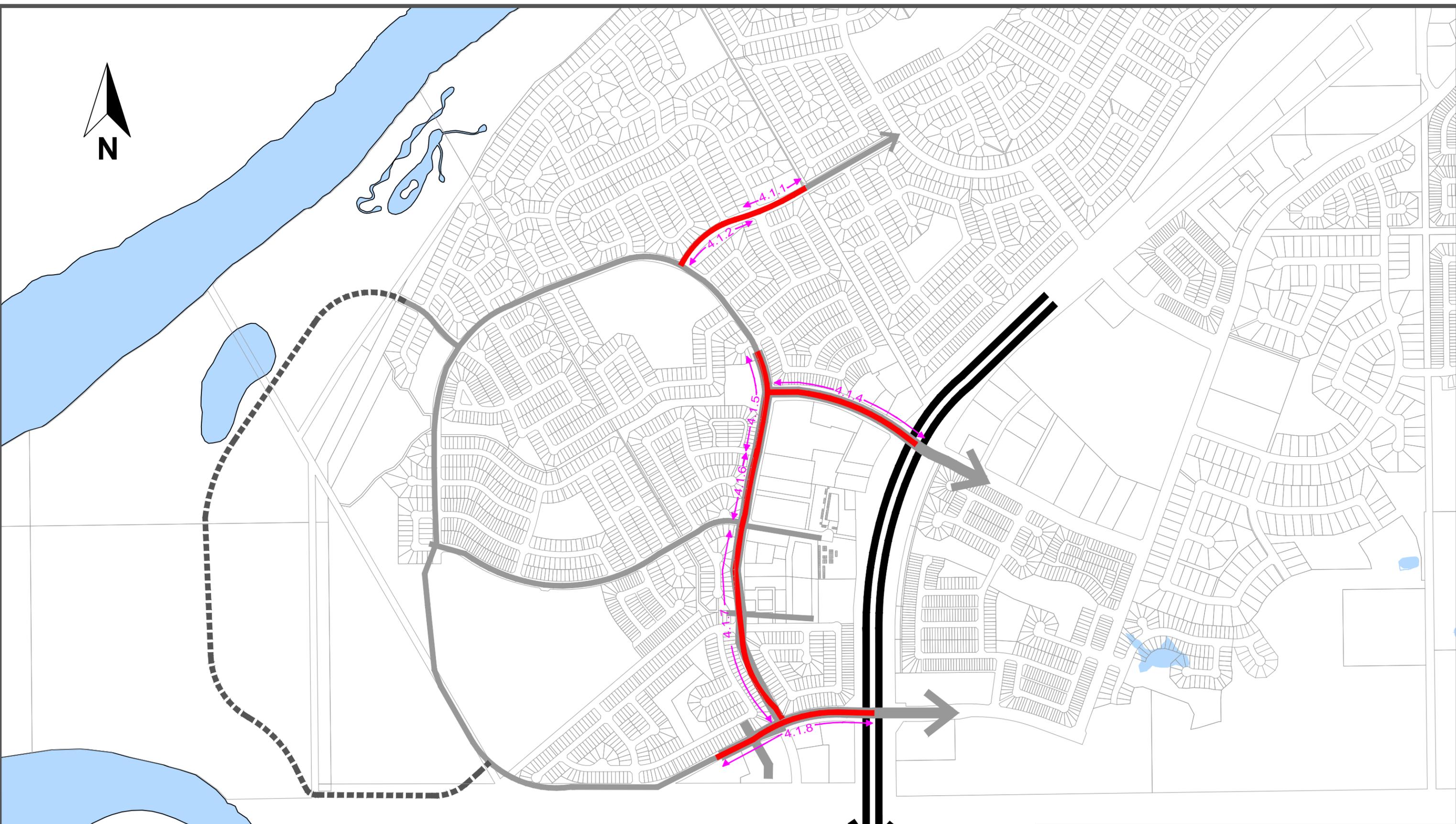
In conducting this study, it was necessary to make certain assumptions:

- Arterial roadways included in the Roadway Off-Site Levy calculations are those highlighted in Figure 4.1.
- Arterial roadways will typically be constructed to an ultimate 4-lane, divided, paved urban structure and are the standards upon which the cost estimates are based.
- Arterial roadways will typically be constructed in two stages with the first or initial stage being a two-laned urban roadway complete with street lighting and the ultimate stormwater drainage system. The second stage is all works remaining to complete the arterial roadway. Additional improvements may be required depending on the pace of growth and need.
- A blanket assessment levy for roads is recommended against all development irrespective of land use.
- Right-of-ways to facilitate construction of arterial roadways will be acquired through the subdivision development process.

Table 4.1 outlines the cost estimates for Transportation Off-site Levy rate.

4.4 TABLE 4.1 – TRANSPORTATION INFRASTRUCTURE COSTS

Item	Project Description	Year of Construction	Historical Project Cost Up to Dec 31, 2013	Historical Project Cost from Jan 1, 2014 to Dec 31, 2016	Future Cost Estimate for Remainder of Work	Total
Transportation						
4.1.1	95A AVENUE 16m ARTERIAL ACCESS	1988	\$80,466.00	\$0.00	\$0.00	\$80,466.00
4.1.2	95A AVENUE 16m ARTERIAL EXTENSION	1997	\$85,000.00	\$0.00	\$0.00	\$85,000.00
4.1.3	TEMPORARY ACCESS	1994	\$173,838.00	\$0.00	\$0.00	\$173,838.00
4.1.4	WESTPARK BLVD 15.8m ARTERIAL ACCESS	1999	\$1,287,914.00	\$0.00	\$0.00	\$1,287,914.00
4.1.5	OVER SIZING FROM 11.5 m TO 15.8 m	2000	\$316,986.00	\$0.00	\$0.00	\$316,986.00
4.1.6	BRADSON RECOVERIES	2001	\$113,215.00	\$0.00	\$0.00	\$113,215.00
4.1.7	OVER SIZING FROM 11.5 m TO 15.8 m (FUTURE)	2008	\$56,828.88	\$0.00	\$0.00	\$56,828.88
4.1.8	SOUTH WESTPARK ARTERIAL ACCESS	2008	\$2,317,496.58	\$0.00	\$0.00	\$2,317,496.58
4.1.9	AREA STRUCTURE PLAN	1987	\$16,000.00	\$0.00	\$0.00	\$16,000.00
4.1.10	AREA STRUCTURE PLAN UPDATE	2003	\$25,000.00	\$0.00	\$0.00	\$25,000.00
			\$4,472,744.46	\$0.00	\$0.00	\$4,472,744.46



 Arterial Roadway

		Figure 4.1 Transportation Improvements	
Westpark Development Levies		Dwg. No.	
Revision: B	Date: January 27, 2017	4.1	
NOT TO SCALE	Drawn: CL		

5

Stormwater Drainage System

5.1 GENERAL

Management of stormwater is an important component in the development of a community and must be handled effectively to preserve and promote the general health, welfare, security and economic well being of the public. Traditionally, in urban centres, stormwater is handled in keeping with the minor/major drainage concept wherein:

- Minor systems are designed and implemented to accommodate drainage to avoid property damage and flooding and to minimize inconvenience to the public from 1 in 5 year rainfall events.
- Major systems are designed and implemented for flood control to avoid loss of life, injuries, and significant damage to property from events greater than 1 in 5 year return, producing unusual high intensity rainfall and/or large volume runoff.

Minor systems are typically comprised of underground piping, manholes, catch basins, and outfall structures but can also be designed as a rural-type drainage system consisting of ditches and culverts.

Major systems can be large diameter underground piping, open channels, stormwater detention/retention ponds, natural streams, or any combination thereof, capable of conveying runoff from events up to and including a 1 in 100 year return period, to the ultimate receiving stream or water body.

5.2 WESTPARK AREA STORMWATER MANAGEMENT PLAN

The Westpark Area Structure Plan identified several stormwater ponds and trunk sewers within the ASP boundary.

The stormwater systems from River Lots 19 and 21 discharge through the River's Edge Wetland. The wetland was designed and constructed to provide treatment of the stormwater before it discharges into the North Saskatchewan River. The area south of River Lot 21 and portions of River Lot 21 below the valley break will discharge through a separate outfall and stormwater treatment facility to the North Saskatchewan River.

A Westpark Stormwater Management Plan (SWMP) was undertaken by Stanley Consulting in 1997 and later update by Focus Intec in 2002. Development Levies related to the major infrastructure presented in the plans have been incorporated into this document.

5.3 EXISTING STORMWATER LEVIES

The existing storm water projects completed are found in Table 5.1 and show the levied cost for these infrastructures.

5.4 STORMWATER DEVELOPMENT LEVIES

In conducting this study, it was necessary to make certain assumptions:

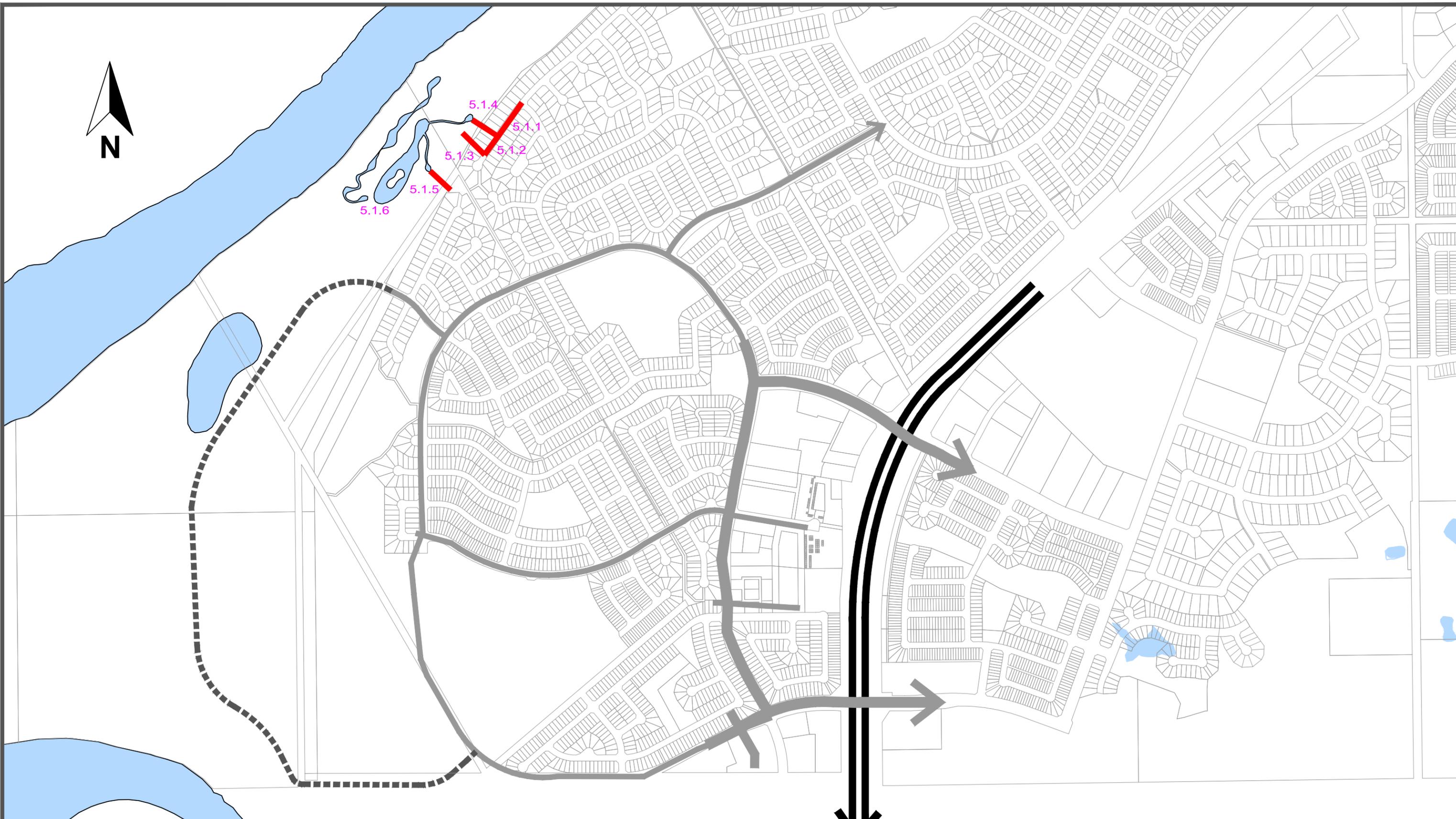
- The Developer will continue to be responsible for the construction of catch basins and storm sewers up to and including 1200 mm diameter in size.
- Storm sewers greater than 1200 mm diameter in size are considered to be trunk sewers. The costs of these sewers will be included in the Stormwater Development Levies.
- No grant funding is available towards the construction of trunk sewer systems.
- All stormwater management ponds will be the responsibility of the developer. Each stormwater management area is considered to be responsible for the stormwater management pond serving that area.
- The costs associated with construction of stormwater treatment facilities will be included in the Stormwater Development Levies.

Figure 5.1 shows the stormwater servicing plan, as developed in the Westpark Stormwater Management Plan 2002.

Table 5.1 outlines a cost estimate based on Gross Developable Area in 2016 dollars and future construction cost with an inflation rate as indicated.

5.5 TABLE 5.1 – STORM MANAGEMENT INFRASTRUCTURE COSTS

Item	Project Description	Year of Construction	Historical Project Cost Up to Dec 31, 2013	Historical Project Cost from Jan 1, 2014 to Dec 31, 2016	Future Cost Estimate for Remainder of Work	Total
Storm						
5.1.1	1200mm STORM TRUNK	1996	\$173,000.00	\$0.00	\$0.00	\$173,000.00
5.1.2	WESTPARK STORM SEWER SYSTEM	1997	\$12,008.00	\$0.00	\$0.00	\$12,008.00
5.1.3	RIVER LOT 19 STORM OUTFALL - INTERIM	1988	\$33,332.00	\$0.00	\$0.00	\$33,332.00
5.1.4	RIVER LOT 19 STORM - PERMANENT	1999	\$117,799.00	\$0.00	\$0.00	\$117,799.00
5.1.5	RIVER LOT 19 STORM OUTFALL	2000	\$113,593.00	\$0.00	\$0.00	\$113,593.00
5.1.6	WETLANDS	2001	\$709,776.00	\$0.00	\$0.00	\$709,776.00
5.1.7	STORM MANAGEMENT REPORT	1987	\$32,000.00	\$0.00	\$0.00	\$32,000.00
			\$1,191,508.00	\$0.00	\$0.00	\$1,191,508.00



Storm Sewer Main

		Figure 5.1 Storm System Improvements	
Westpark Development Levies		Dwg. No.	
Revision: B	Date: January 27, 2017		5.1
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6 Other Leviable Charges

Leviable projects completed by developers within their subdivision were reimbursed to the developer as separate payments after the work was completed. These project costs were accounted for in the specific lists but levy payments were not attributed to them. Those payments are identified and quantified here.

Table 6.1 outlines these payments from the levy account to specific developers.

6.2 TABLE 6.1 – OTHER COMBINED PAYMENTS FOR LEVIABLE PROJECTS PREVIOUSLY LISTED (WATER, SEWER, ROADS, STORM)

ITEM		ORIGINAL ESTIMATE	TOTAL EXISTING COST	TOTAL FUTURE COST	TOTAL COST
6.1 OTHER COMBINED					
6.1.1	BRADSON GROUP - COST RECOVERIES	\$263,389.00	\$263,389.00		\$263,389.00
6.1.2	95A AVENUE/WESTPARK INFRASTRUCTURE	\$199,000.00	\$199,000.00		\$199,000.00
6.1.3	WESTPARK INFRASTRUCTURE	\$76,691.00	\$76,691.00		\$76,691.00
6.1.4	TRANSFER TO WESTPARK COMMUNITY ENHANCEMENT RESERVE	\$18,641.00	\$18,641.00		\$18,641.00
		\$557,721.00	\$557,721.00		\$557,721.00

7 Recommendations

Based on the findings of this study, it is recommended that:

- The City of Fort Saskatchewan continues to assume responsibility for the construction of the municipal infrastructure systems which they deem to be of benefit to the City at large.
- The City maintains its current philosophy that development will be responsible for its proportionate share of the cost of municipal infrastructure systems expansion through the assessment of off-site levies against all benefiting lands.
- The City maintain its existing philosophy regarding stormwater drainage systems wherein the development industry is required to manage stormwater in accordance with the Alberta Environmental Protection guidelines respecting stormwater release rates and the City of Fort Saskatchewan Municipal Engineering Standards requirements.
- The City periodically reviews the Development Levies to ensure that the rates are consistent with the overall City funding requirements.
- The Development Levies for Westpark will be set as follows:
 - Water System Levy \$ 18,420.16 / ha
 - Sanitary Sewer Levy \$ 19,131.14 / ha
 - Transportation Levy \$ 25,389.02 / ha
 - Stormwater Levy \$ 13,781.61 / ha

The levy is proportioned appropriately according to the developable/developed area receiving service. The stormwater levy has been proportioned and applies to Area 1, outlined in Figure 1.1, as the current items listed in Table 5.1 service Area 1 only. The water, sanitary, and transportation levies are applicable to both Area 1 and Area 2. The combined levies for each area are as follows:

- Area 1 \$ 76,721.93 / ha
- Area 2 \$ 62,940.32 / ha

Table 7.1 is a summary of the levy for Westpark in 2016 dollars.

7.1 TABLE 7.1 – OFF-SITE LEVIES

Summary			
Development Area	Hectares		
TOTAL DEVELOPMENT AREA	287.172		
UNDEVELOPED AREA (DEC 31/16)	49.966		
10% MUNICIPAL RESERVE	4.997		
TOTAL LEVIABLE AREA	44.969		
AREA 1	22.069		
AREA 2	22.900		
Total Levy Cost Breakdown			
Item	Total Cost	% of Total Levy Cost	Collected (w/ interest)
WATER	\$3,245,050.65	26.43%	\$2,416,712.07
SANITARY	\$3,370,303.20	27.45%	\$2,509,992.39
TRANSPORTATION	\$4,472,744.46	36.42%	\$3,331,022.13
STORM	\$1,191,508.00	9.70%	\$887,361.12
TOTAL	\$12,279,606.31	100.00%	\$9,145,087.70
Levy Funds Collected - Breakdown			
LEVY FUNDS (DEC 31/16)	\$9,088,258.82		
TOTAL INTEREST (DEC 31/16)	\$56,828.88		
TOTAL	\$9,145,087.70		
Levy Funds Required			
Item	Total Leviable Area		
WATER	\$828,338.58		
SANITARY	\$860,310.81		
TRANSPORTATION	\$1,141,722.33		
STORM*	\$304,146.88		
TOTAL	\$3,134,518.61		
Current Levy Rates per Hectare			
Item	Area 1	Area 2	
WATER	\$18,420.16	\$18,420.16	
SANITARY	\$19,131.14	\$19,131.14	
TRANSPORTATION	\$25,389.02	\$25,389.02	
STORM*	\$13,781.61	n/a	
TOTAL	\$76,721.93	\$62,940.32	

* Only Area 1 contributes to the portion of the levy designated for the stormwater sewerage system, as the projects outlined in the stormwater section are to service Area 1 only. Other rates are based off of the percentage of the total undeveloped leviable area (Areas 1 and 2).