

2021 Off-Site Development Levies Annual Report



STRATHCONA
COUNTY

Alberta, Canada

For the year ended December 31, 2021

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Introduction

Strathcona County's vision is to become Canada's most livable community. Being an energetic and thriving community requires Strathcona County ("the County") to build new infrastructure to allow for growth and development. Developers contribute to these infrastructure costs through the payment of Off-Site Development Levies, a mechanism enabling municipalities to recover capital costs of off-site infrastructure required for new development.

The Municipal Government Act (MGA) allows municipalities to charge and collect levies on eligible off-site infrastructure, which include new or expanded roads; utility infrastructure for water, wastewater, or stormwater; and associated lands for each. Off-Site Development Levies may only be collected once for each type of Leviaible Infrastructure on lands subject to development or subdivision, and only for those items outlined within an Off-Site Levy Bylaw.

In 2017, the MGA was expanded to allow municipalities to collect levies to fund community infrastructure including: recreation facilities, fire halls, police stations, and libraries. The County currently does not charge levies for community infrastructure and will continue to assess the feasibility of collecting these types of levies given the complexity of this concept. In addition to charging levies for community infrastructure, municipalities also have the authority to charge levies for municipal road projects that connect to or improve the connection to provincial highways.

Each municipality is unique in its assessment of Off-Site Development Levies. Levy calculations are determined through consultation with the affected landowners and developers. The County continuously works with members of the development industry to determine methodology, inputs and rates.

Strathcona County uses its authority to collect Off-Site Development Levies by establishing a bylaw that provides detailed objectives and calculations. The bylaw is then applied to specific developments using Subdivision and Development Agreements. The County's Off-Site Development Levy rates are typically updated annually to ensure each development pays its proportionate share of costs associated within the specified area, called a Benefiting Basin. The County uses an off-site development levy model to calculate the rates contained within the Off-Site Development Levy Bylaw.

Certain elements of Off-Site Development Levy calculations are subject to uncertainty. Future cost estimates, development timing, and infrastructure staging are based on the best information available at the time of levy

calculation. These estimates are subject to change and are updated annually as new information becomes available.

This report is prepared in accordance with Section 9 of the MGA Off-Site Levies Regulation – 187/2017 which requires municipalities to provide details on Off-Site Development Levies collected and spent for each type of Leviale Infrastructure within each benefiting area. The information within this report is for the 2021 year and pertains to the levies defined in the County's Off-Site Development Levy bylaws.

This annual report uses various terminology associated with Off-Site Development Levies. Please refer to the Glossary of Terms in Appendix 1 for a complete list of terms and definitions.

Report Sections and Background Information

This report is divided into the three development areas of Urban Service Area, North of Yellowhead and Ardrossan. Each development area report is broken into sections that provide the information required by MGA Regulation. The order of the sections is designed to reflect the levies process. Additional information on each section is provided below.

Developable Area and Benefiting Basins

Off-Site levies in the County are split into three separate development areas: Urban Service Area, North of Yellowhead and Ardrossan.

A portion of the land in each area is set aside for items such as arterial roads, environmental reserves, municipal reserves, schools, regional public utility lots and existing right-of-ways, and is excluded from the Development Lands area used to assess levy obligations. The remaining land is available for development and may be assessed levies.

Remaining developable area is adjusted annually by deducting the area of any Development Agreements signed during the prior year. This process is completed during the annual Off-Site Development Levy model and Bylaw update.

Development Land areas sharing the benefit of specific Leviale Infrastructure are grouped together to form Benefiting Basins. Eligible Costs for Leviale Infrastructure are allocated to each area deemed to receive a benefit from the improvement and used to determine the levy rates.

Off-Site Development Levies are determined by dividing any allocated Eligible Costs, less levies collected, by the hectares of remaining developable area for each Benefiting Basin.

Subdivision and Development Agreements

Any area assessed with an Off-Site Development Levy, will be required to enter into a Subdivision or Development Agreement as a condition of subdivision or other development application.

Off-Site Development Levy Receipts

Payment of Off-Site Development Levies are typically made upon execution of the Subdivision or Development Agreement, although in some older areas they are allowed to be deferred up to one year, prior to development permit application or title transfer, whichever occurs first.

Leviable Infrastructure

Off-Site Development Levies are collected by the County under the authority of the MGA's Off-Site Levies Regulation (187/2017). These funds are used to pay for the leviable portion of capital costs related to building wastewater, stormwater management, water, and road infrastructure.

Total project costs include the cost of completed work plus the estimated cost of work to be completed. These amounts are reviewed and updated annually during the Off-Site Development Levy bylaw update.

Projects can have multiple components and may include other recoveries such as Contributions in Aid of Construction (CIAC) for specific infrastructure as well as contributions from other stakeholders (e.g. Alberta Transportation). Recoveries are deducted from the total project costs to determine the project balance. Developers pay for the leviable portion of costs, and the balance of the project costs are distributed between the County and other benefiting areas/stakeholders (if applicable).

Off-Site Development Levies are collected from developers and deducted from the leviable share of project balances within the levy model, to determine the remaining amount of levies to be collected from future development.

Off-Site Development Levy Funding

Generally, when sufficient funds are available, levies are used to pay for project costs directly while in other cases, debt is taken out to pay for leviable project costs (as approved by Council) and levy funding is used to make the debt payments.

In new growth areas, developers may provide interim financing for Over Expenditures (OE). OEs are eligible costs incurred by a developer required to finance all or a portion of the leviable infrastructure to accommodate a development stage, when it is in excess of the associated Offsite Development Levy assessed. Developers are entitled to recover OEs in the future from other developers within the Benefiting Basin.

Off-Site Development Levy Account Balances

Off-Site Development Levies are collected from a developer at the time of subdivision or development and are held in accounts to construct specific Leviable Infrastructure.

The balances represent a point in time and do not reflect a surplus or deficit. Each of the Off-Site Development Leviable Infrastructure types are annually recalculated so that the forecasted levy account balance will net to zero at the end of the build out and development of the associated Benefiting Basins and collection of all associated Off-Site Development Levies.

2021 Highlights

Levy Model Review

In late 2020 and 2021, the County began a comprehensive review and update of the County's Off-Site Development Levy rate model and processes. The review was a significant undertaking involving various departments and the engagement of an external consultant. The purpose of the review was to validate and update the County's levy model, processes and provide revised levy rates for application in the 2021 Off-Site Development Levy bylaws. Although results of the review were not reflected in the 2020 levy rates, the processes and descriptions included in this report reflect the outcomes of the review as described below.

Due to timing constraints, the review was still underway on the concepts of front-ending financing adjustments and interest assumptions when the 2021 levy rates were approved by Council on September 14, 2021. Additional investigation has occurred, and similar to the approach in 2021, no front-ending adjustments were determined to be required in the model going forward.

Future Growth Areas

The County and developers have begun preliminary work and discussions to develop levy rates for the Bremner area. The Local Employment Area has also been identified as a potential for future development and levy rates may need to be developed for this area in the future.

Urban Service Area

The following information pertains to Off-Site Development Levy activity in the Urban Service Area development area. For additional information on each section of the report, please refer to "Report Sections and Background Information" included in the Introduction.

Developable Area and Benefiting Basins

County land located west of Highway 21 and south of Highway 16 is referred to as the Urban Service Area (USA). Development Lands in the USA are broken into various areas as identified on the maps in Figures 1 to 5. The bylaw for this development area also includes Country Residential and Rural Road levies for areas outside of the USA.

Table 1 below provides a summary of the 724.7 hectares of remaining Development Lands within the County as of December 31, 2021.

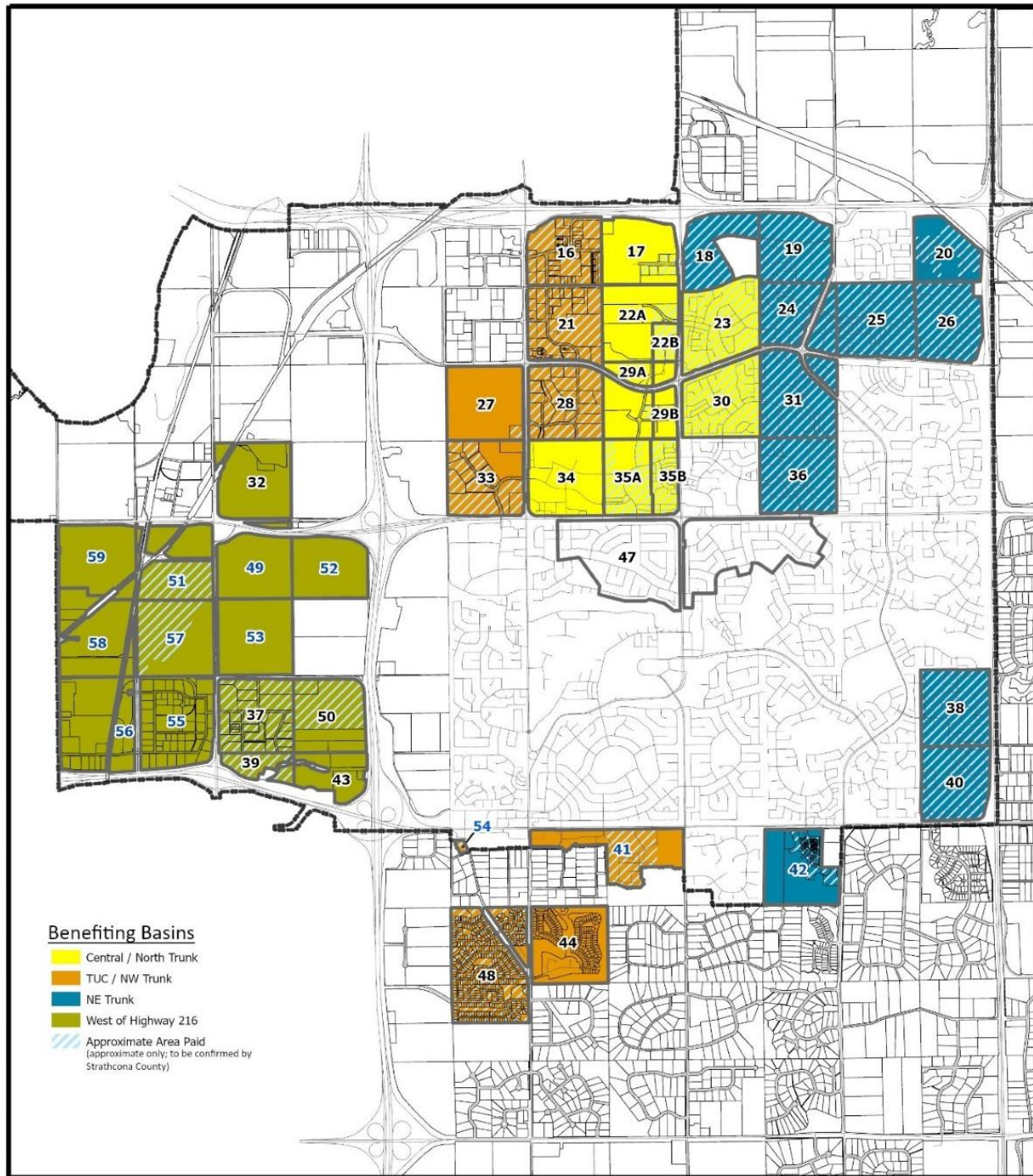
Table 1. Summary of Remaining Development Lands (in hectares) – Urban Service Area

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
2,306.6		180.8		2,125.8		1,401.1		724.7

A detailed listing of the remaining Development Lands by area is provided in Appendix 2A.

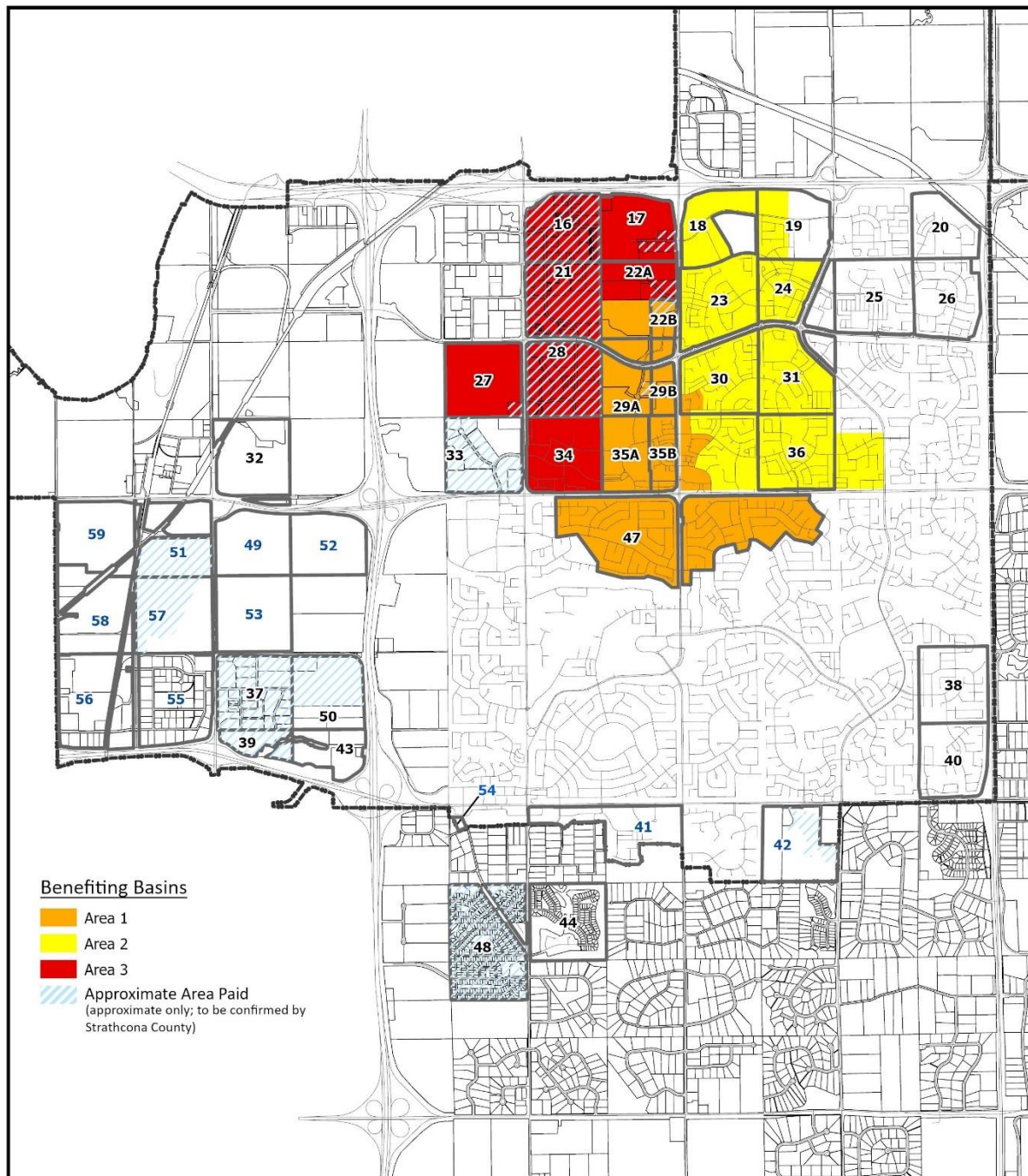
Figures 1 to 5 are maps of Development Lands and Benefiting Basins for each type of Leveable Infrastructure in the Urban Service Area.

Figure 1. Map of Development Lands areas and Benefiting Basins for Wastewater Leveable Infrastructure in the Urban Service Area



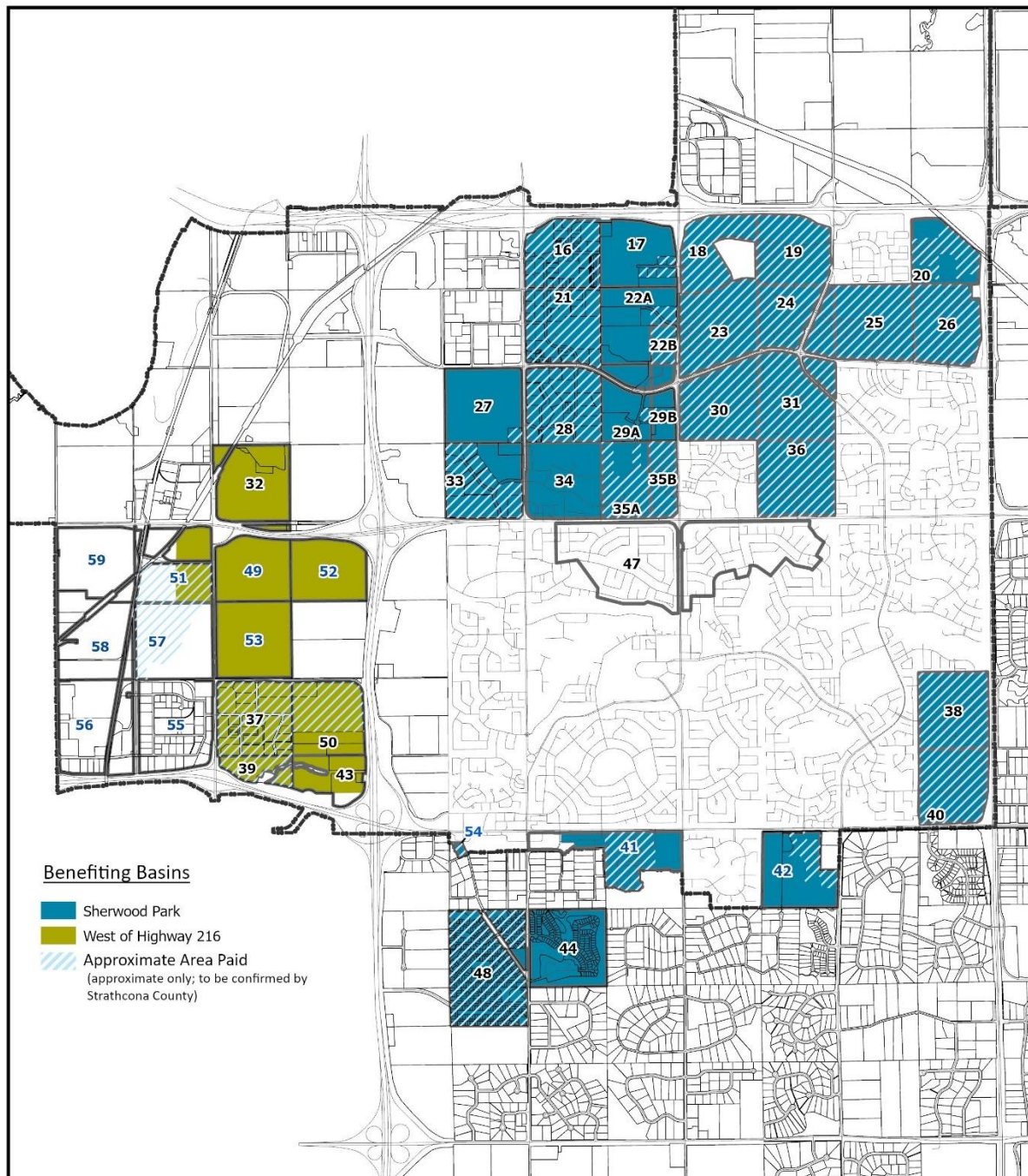
Source: Planning & Development Services, Strathcona County

Figure 2. Map of Development Lands areas and Benefiting Basins for Stormwater Drainage Leviable Infrastructure in the Urban Service Area



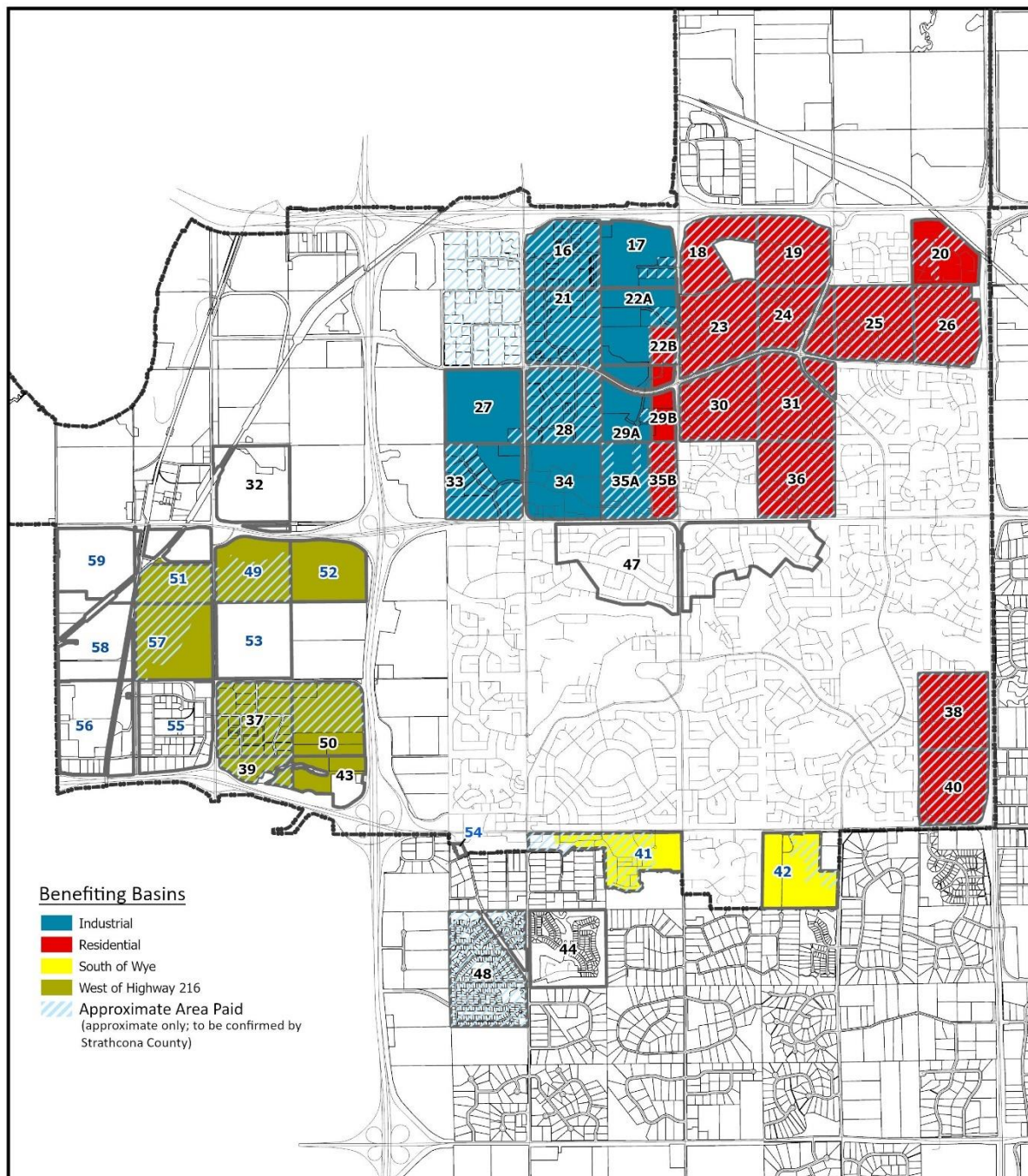
Source: Planning & Development Services, Strathcona County

Figure 3. Map of Development Lands areas and Benefiting Basins for Water Leviaible Infrastructure in the Urban Service Area



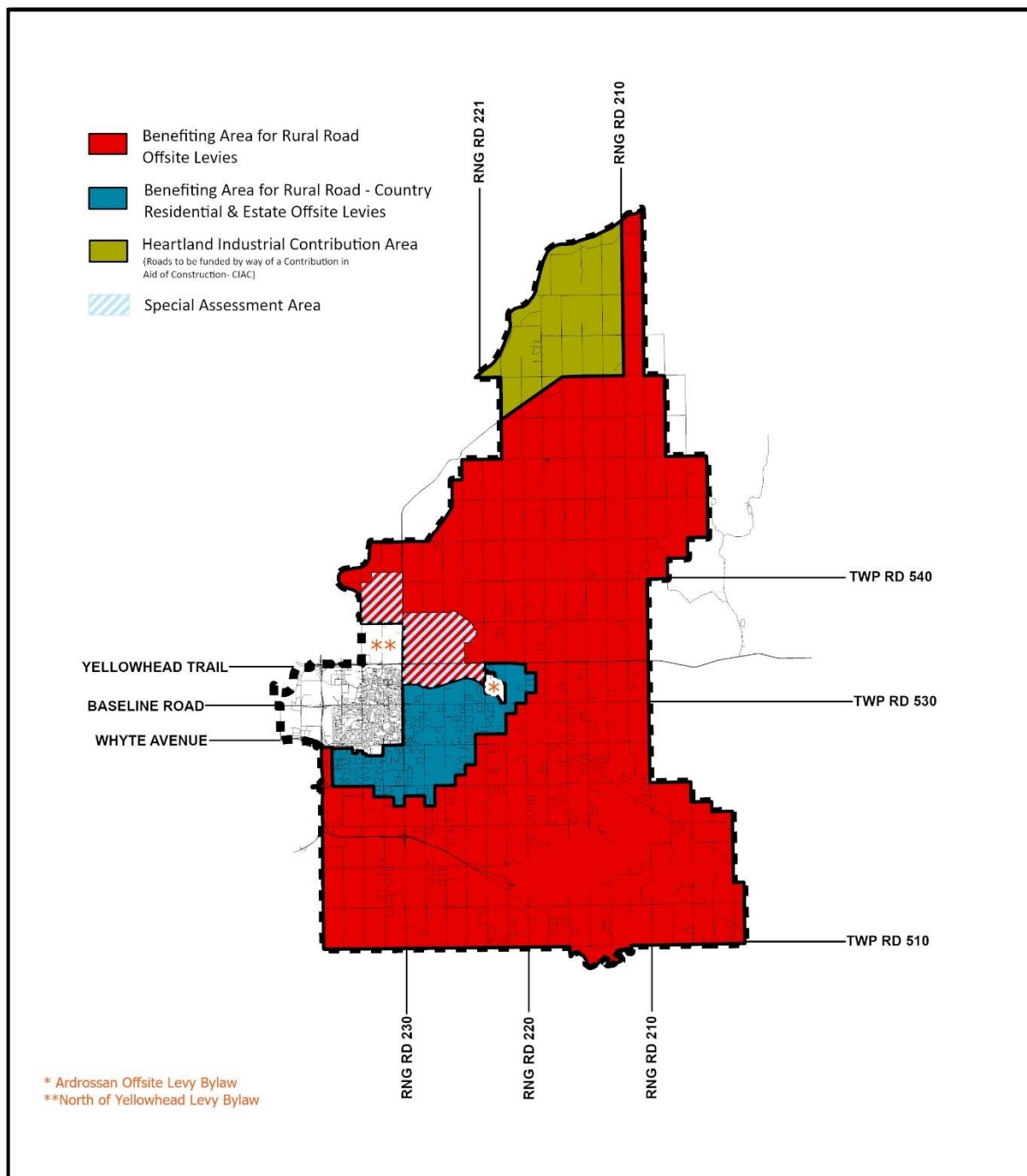
Source: Planning & Development Services, Strathcona County

Figure 4. Map of Development Lands areas and Benefiting Basins for Transportation (Arterial Roads) Leveable Infrastructure in the Urban Service Area



Source: Planning & Development Services, Strathcona County

Figure 5. Map of Development Lands areas and Benefiting Basins for Transportation (Rural Roads) Leviaible Infrastructure in the Urban Service Area



Source: Planning & Development Services, Strathcona County

Subdivision and Development Agreements

Over the past five years, a total of 36 Subdivision and Development Agreements with leviable components were approved in the Urban Service Area. This includes 21 agreements for levies charged on a per hectare basis and 15 agreements on a per lot basis.

The following tables provide a five-year summary of Subdivision and Development agreements in the Urban Service Area with Off-Site levies. Depending on the type of development, Off-Site Development Levies in the County may be charged on either a per hectare basis (Table 2) or a per lot (Table 3) basis.

Table 2. Five-year summary of Subdivision/Development Agreements in Urban Service Area which included Off-Site Development Levies charged on a per hectare basis (Arterial Roads, Wastewater, Water, Stormwater Drainage)

	Subdivision/Development Agreements					
	2017	2018	2019	2020	2021	Total
Number of Agreements	5	9	3	-	4	21
Area (ha.)	14.3	22.5	9.3	-	22.1	68.2

Table 3. Five-year summary of Subdivision and Development Agreements in Strathcona County which included Off-Site Development Levies charged on a per lot basis (Rural, Country and Estate Residential servicing)

	Subdivision/Development Agreements					
	2017	2018	2019	2020	2021	Total
Number of Agreements	3	5	2	3	2	15
Number of Lots	7	11	4	5	16	43

Off-Site Development Levy Receipts

In 2021, the receipts for all Off-Site Development Levies in the Urban Service Area totalled \$1,156,265.

The receipts for Off-Site Development Levies charged on a per hectare basis (Arterial Roads, Water, Wastewater, and Stormwater Drainage) totalled \$808,969.

Table 4. 2021 Offsite Development Levy receipts for levies charged on a per hectare basis (Arterial Roads, Water, Sanitary, and Storm Drainage)

Area Ref. #	Area Developed (ha.)	2021 Offsite Development Levy Receipts (in \$000s)				
		Sanitary	Storm	Water	Arterial Roads	Total
42	12.1	2	-	79	652	733
44	2.2	10	-	14	-	24
20	3.6	0	-	24	-	24
20	4.2	1	-	27	-	28
TOTAL	22.1	13	-	144	652	809

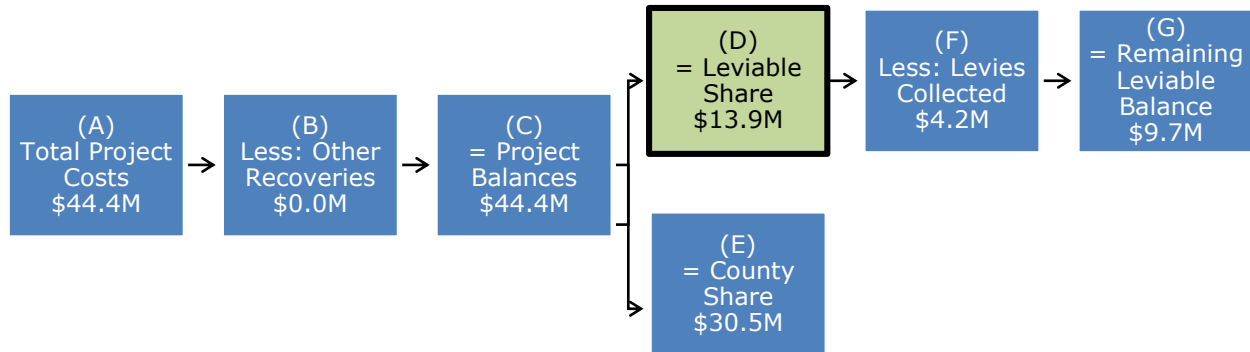
The receipts for Off-Site Development Levies charged on a per lot basis (Rural, Country and Estate Residential) were received for 16 lots totalling \$347,296.

Leviable Infrastructure – Summary of Costs and Allocations

Wastewater Infrastructure

Wastewater projects in the Urban Service Area include the design, construction, and upgrades of wastewater sewer trunks and wastewater storage. Please see Figure 1 for a map of all Wastewater Benefiting Basins.

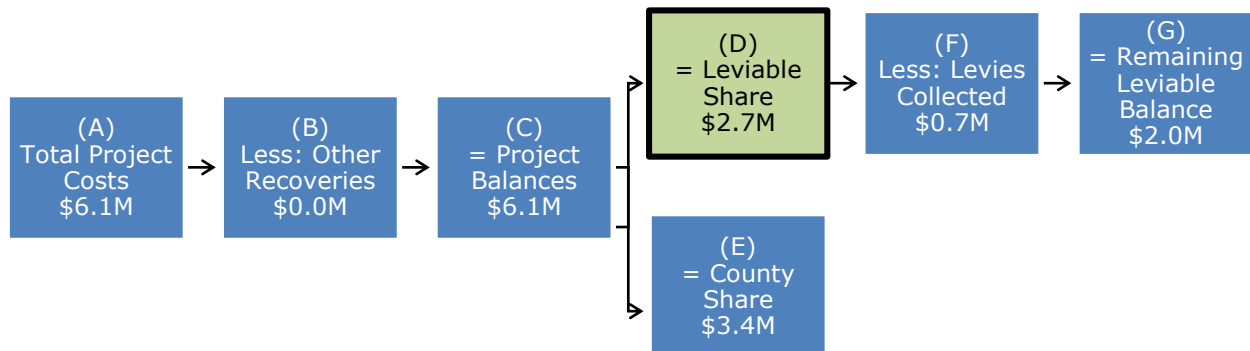
Figure 6. Wastewater project costs and funding – Urban Service Area



Stormwater Infrastructure

Stormwater projects in the Urban Service Area are related to infrastructure required to implement the drainage plan for Northwest Sherwood Park. Please see Figure 2 for a map of all Stormwater Benefiting Basins.

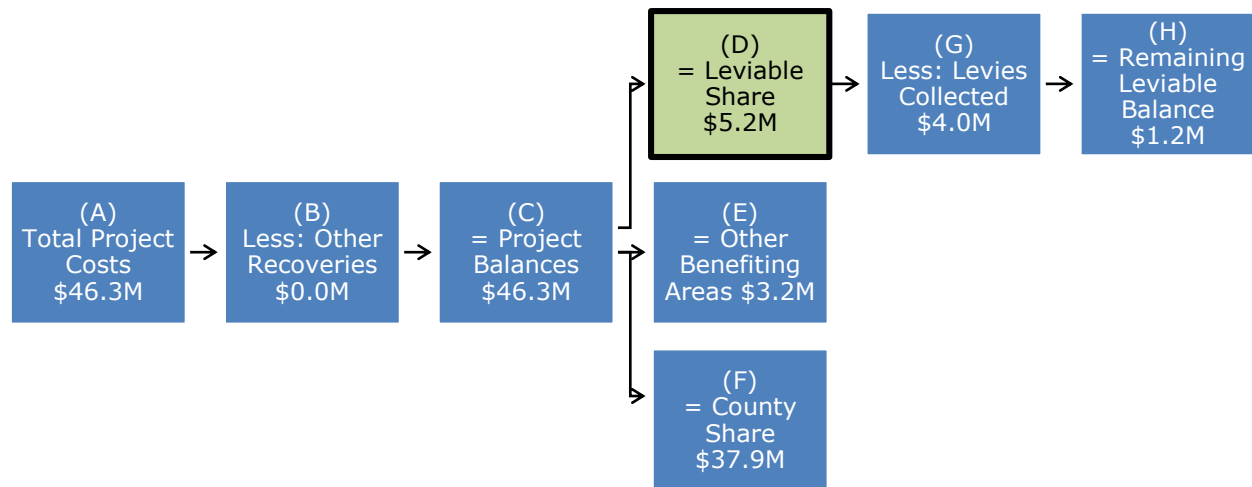
Figure 7. Stormwater project costs and funding – Urban Service Area



Water Infrastructure

Water projects in the Urban Service Area primarily include water transmission mains, supply (fill) lines, and reservoirs. The costs of reservoirs are not levied but recovered through utility rates instead. Please see Figure 3 for a map of all Water Benefiting Basins.

Figure 8. Water project costs and funding – Urban Service Area

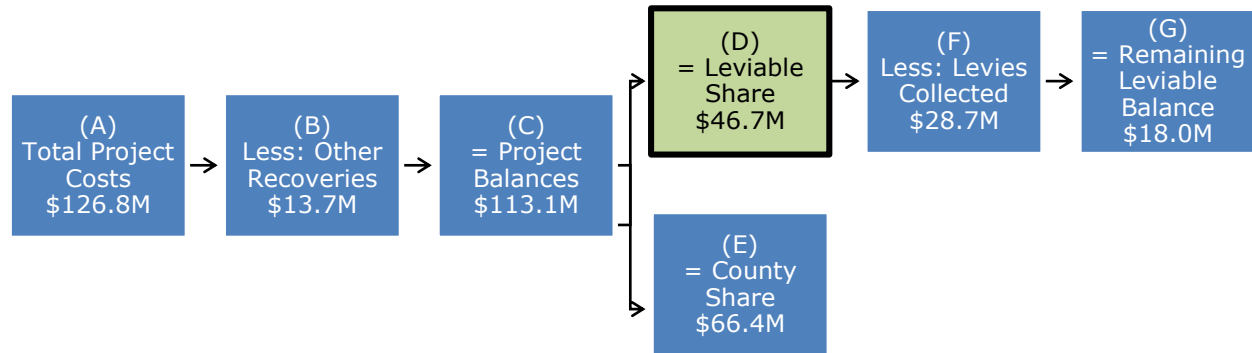


Other Benefiting Areas is comprised of the proportionate allocation of costs to North of Yellowhead for Wastewater Storage design and construction.

Arterial Road Infrastructure

Arterial Road projects in the Urban Service Area include road expansion, upgrades, and new infrastructure such as noise attenuation. Please see Figure 4 for a map of all Arterial Road Benefiting Basins.

Figure 9. Arterial Road project costs and funding – Urban Service Area



Other Recoveries include contributions from other parties (e.g. Alberta Transportation and site-specific contributions).



Source: Transportation Planning and Engineering, Strathcona County

Wye Road Widening

Off-Site Development Levy Funding

In 2021, the County spent \$105,500 of existing Off-Site Development Levy account balances for the Urban Service Area.

\$73,064 of the funding came from existing funds from levy receipts. The remaining \$32,436 of funding was made through levy-supported debt.

The following table provides 2021 Off-Site Development Levy funding detail for each type of Leivable Infrastructure in the Urban Service Area.

Table 5. 2021 Off-Site Development Levy funding – Urban Service Area

	2021 Off-Site Development Levy Funding (in \$000s)					
	Waste-water	Storm-water	Water	Arterial Roads	Rural Roads	Total
Projects Funded:						
Wye Rd, Estate Dr to Cloverbar Widening	-	-	-	94	-	94
Wye Rd, Brentwood & Nottingham Intersection	-	-	-	27	-	27
Lakeland Dr, Broadmoor to Hwy 21	-	-	-	5	-	5
Wye Rd, Hawthorne to Brentwood Blvd.	-	-	-	(53)	-	(53)
Subtotal	-	-	-	73	-	73
Debt Payments						
Rural Roads	-	-	-	-	33	33
Total	-	-	-	73	33	106

* Negative amount reflects the release of previously allocated funding.

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2021 for each Leviable Infrastructure type in the Urban Service Area.

Table 6. 2021 Off-Site Development Levy account activity – Urban Service Area

(in \$000s)	Opening Balance Jan. 1, 2021	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2021
Wastewater	5,851	13	103	0	5,967
Stormwater	(950)	0	(17)	0	(967)
Water	(5,374)	144	(95)	0	(5,325)
Arterial Roads	5,517	652	97	(73)	6,193
Rural Roads	6,829	347	140	(33)	7,283
Total	11,873	1,156	228	(106)	13,151

The December 31, 2021 balance of \$13,151,409 represents the funds available to finance projects and service debt related to Leviable Infrastructure. The negative account balances in the Stormwater and Water Infrastructure have occurred as a result of expenditures incurred in advance of levies being collected. In these circumstances, interim funding is used to cover these costs until sufficient levies are collected. Any interest incurred is recovered through levies.

North of Yellowhead

The following information pertains to Off-Site Development Levy activity in the North of Yellowhead development area. For additional information on each section of the report, please refer to "Report Sections and Background Information" included in the Introduction.

Developable Area and Benefiting Basins

The North of Yellowhead development area is located north of Highway 16, south of Township Road 534, and west of Highway 21, within the municipal boundary of Sherwood Park. Development Lands in North of Yellowhead are broken into various areas as identified on the maps in Figures 10 to 12.

Table 7 below provides a summary of the 592.9 hectares of remaining Development Lands within North of Yellowhead as of December 31, 2021.

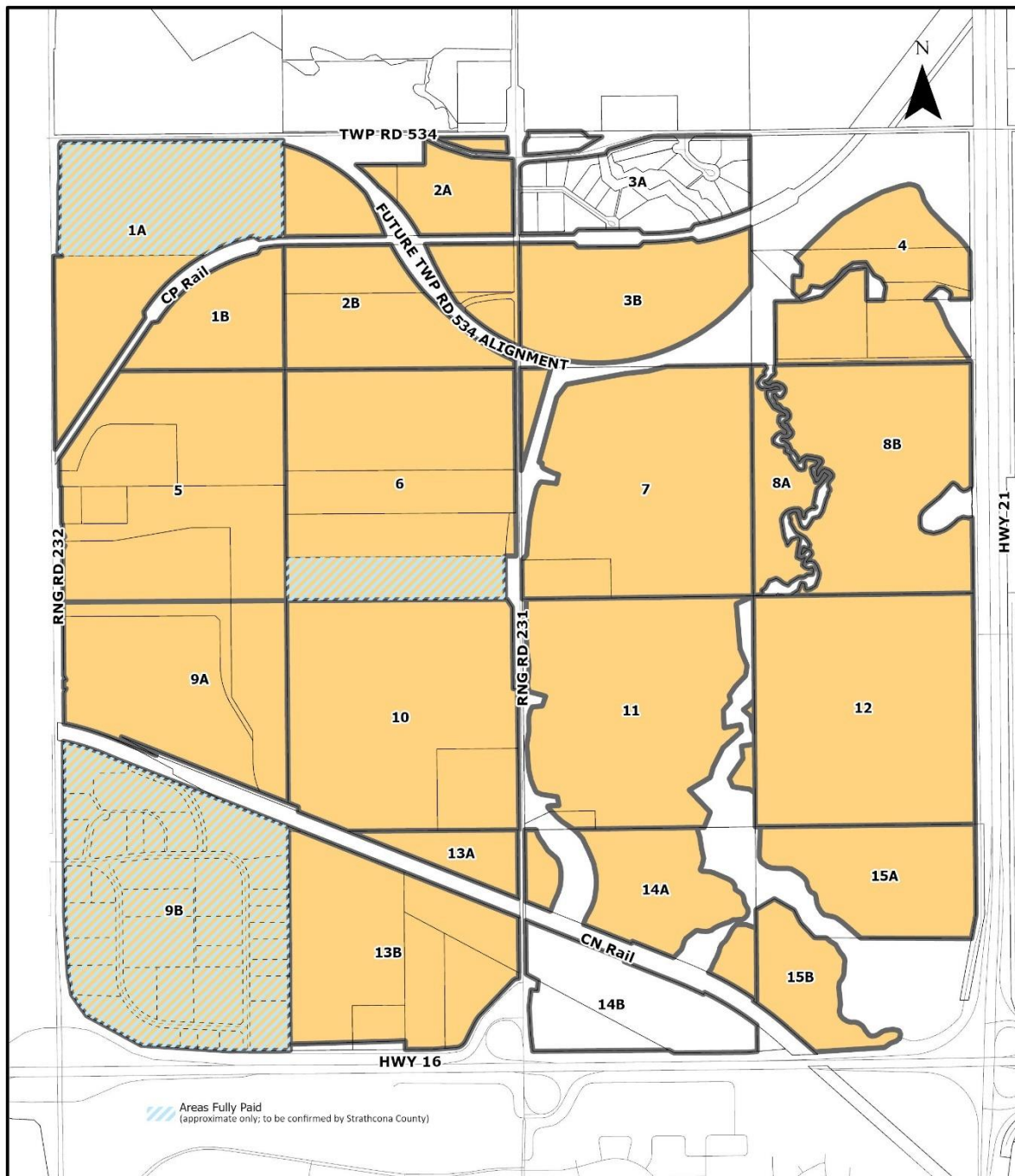
Table 7. Summary of Remaining Development Lands (in hectares) – North of Yellowhead

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
878.2		121.8		756.4		163.5		592.9

A detailed listing of the remaining Development Lands by area is provided in Appendix 2B.

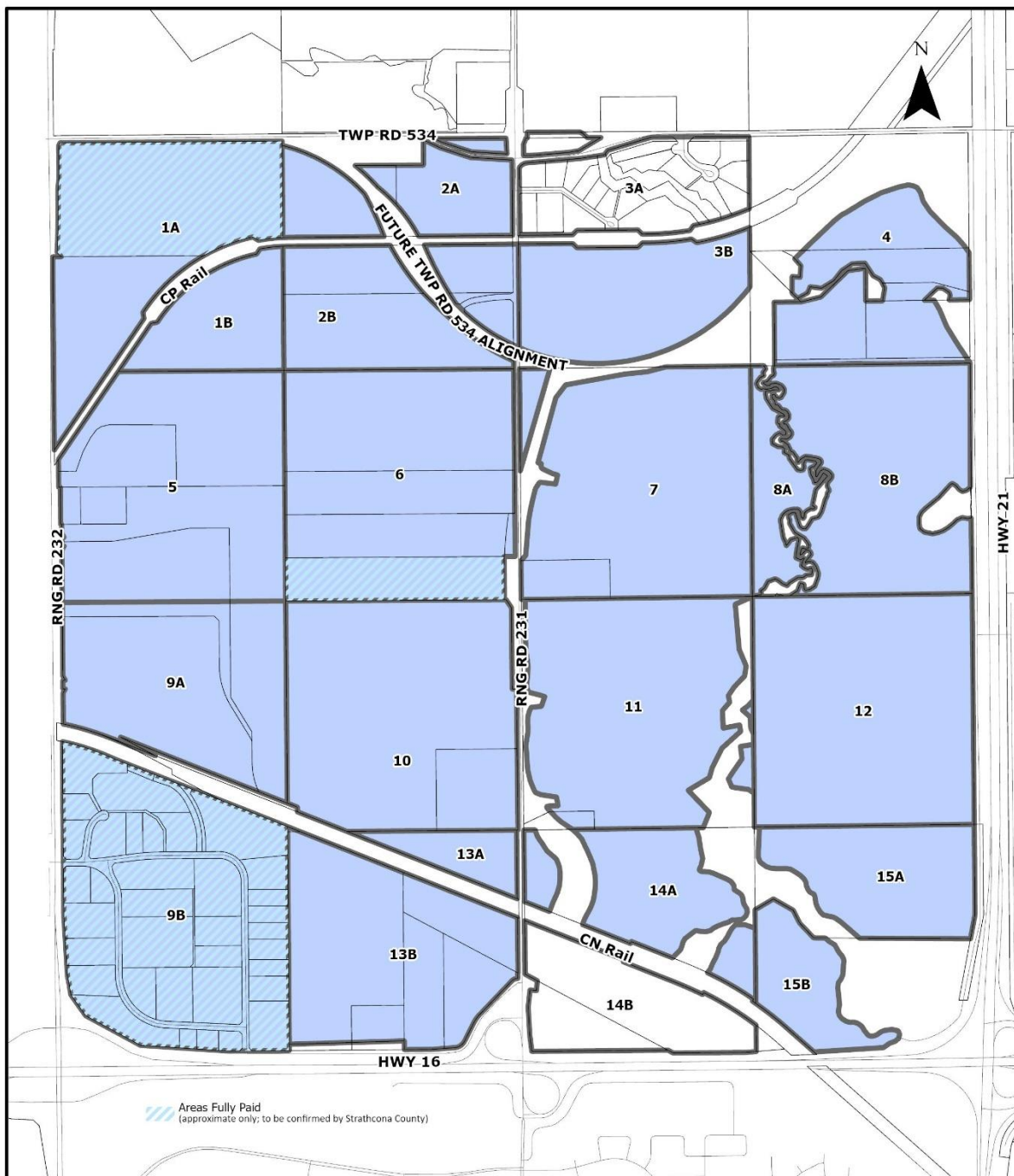
Figures 10 to 12 are maps of Development Lands and Benefiting Basins for each type of Leviaible Infrastructure in North of Yellowhead.

Figure 10. Map of Development Lands areas and Benefiting Basins for Wastewater Leviaible Infrastructure in North of Yellowhead



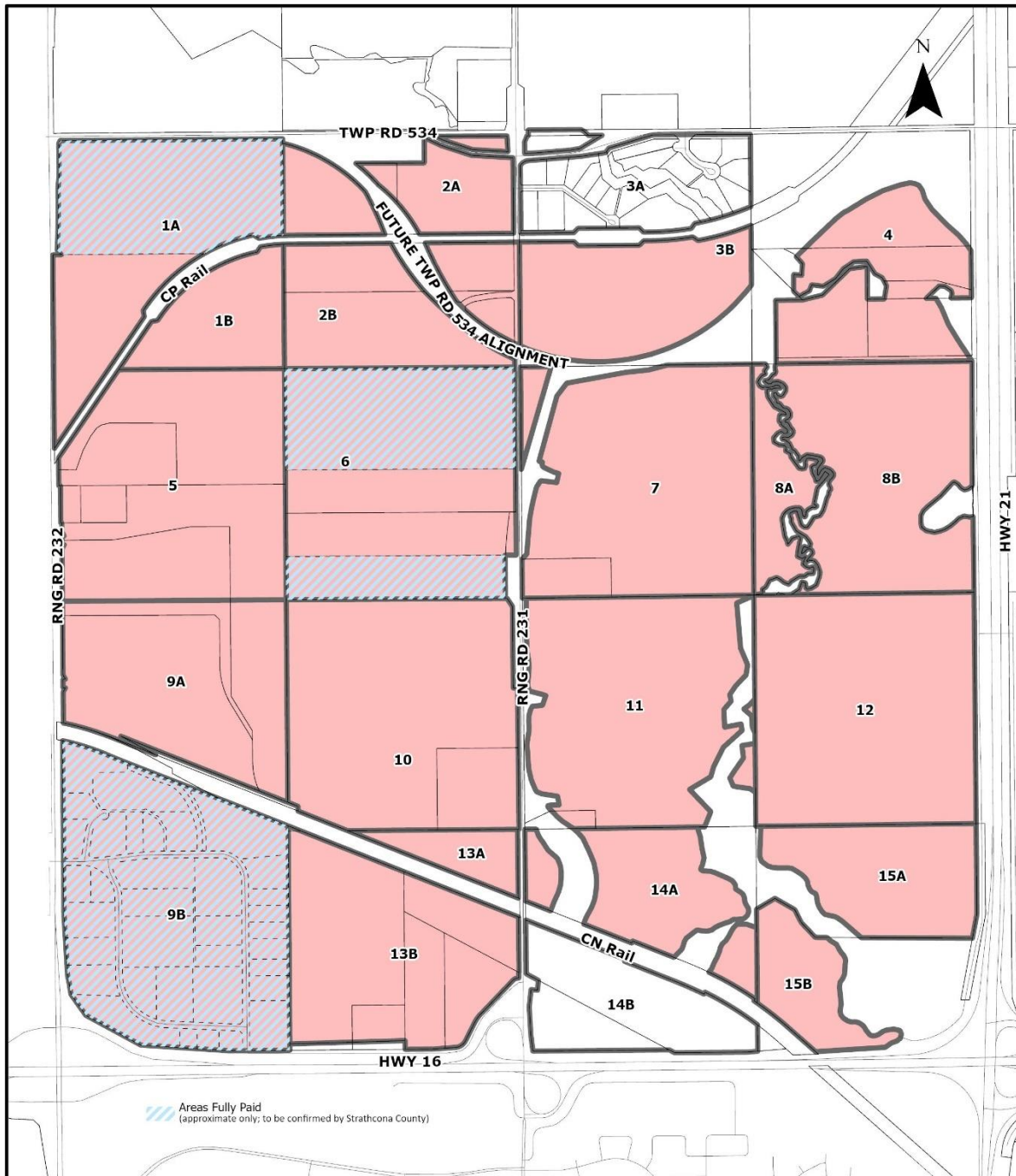
Source: Planning & Development Services, Strathcona County

Figure 11. Map of Development Lands areas and Benefiting Basins for Water Leviable Infrastructure in the North of Yellowhead



Source: Planning & Development Services, Strathcona County

Figure 12. Map of Development Lands areas and Benefiting Basins for Transportation (Arterial Roads) Leviaible Infrastructure in North of Yellowhead



Source: Planning & Development Services, Strathcona County

Subdivision and Development Agreements

Over the past five years, two Subdivision and Development Agreements with leviable components were approved in North of Yellowhead. All levies were charged on a per hectare basis.

The table below provides a five-year summary of Subdivision and Development Agreements in North of Yellowhead with Off-Site levies.

Table 8. Five-year summary of Subdivision/Development Agreements in North of Yellowhead which included Off-Site Development Levies charged on a per hectare basis (Arterial Roads, Wastewater, Water, Stormwater Drainage)

	Development Agreements					Total
	2017	2018	2019	2020	2021	
Number of Agreements	-	2	-	-	-	2
Area (ha.)	-	10.9	-	-	-	10.9

Off-Site Development Levy Receipts

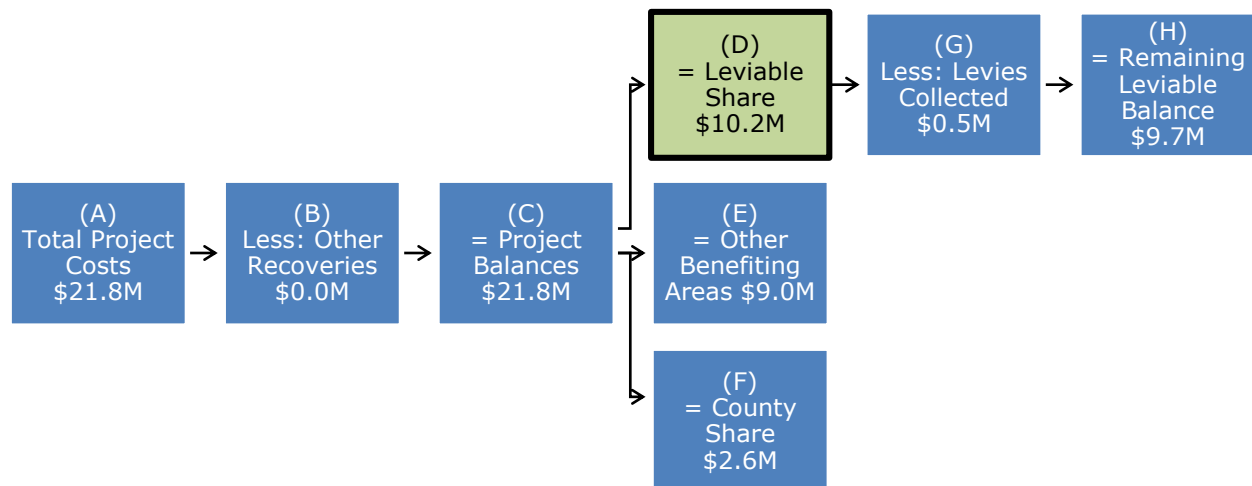
There were no receipts of Off-Site Development Levies for North of Yellowhead in 2021.

Leviable Infrastructure – Summary of Costs and Allocations

Wastewater Infrastructure

Wastewater projects in North of Yellowhead include the design, construction, and upgrades of wastewater sewer trunks and wastewater storage. Please see Figure 10 for a map of all Wastewater Benefiting Basins.

Figure 13. Wastewater project costs and funding – North of Yellowhead



Other Benefiting Areas is comprised of the proportionate allocation of costs to Ardrossan for the Lagoon/Forcemain/Gravity Main project.

Stormwater Infrastructure

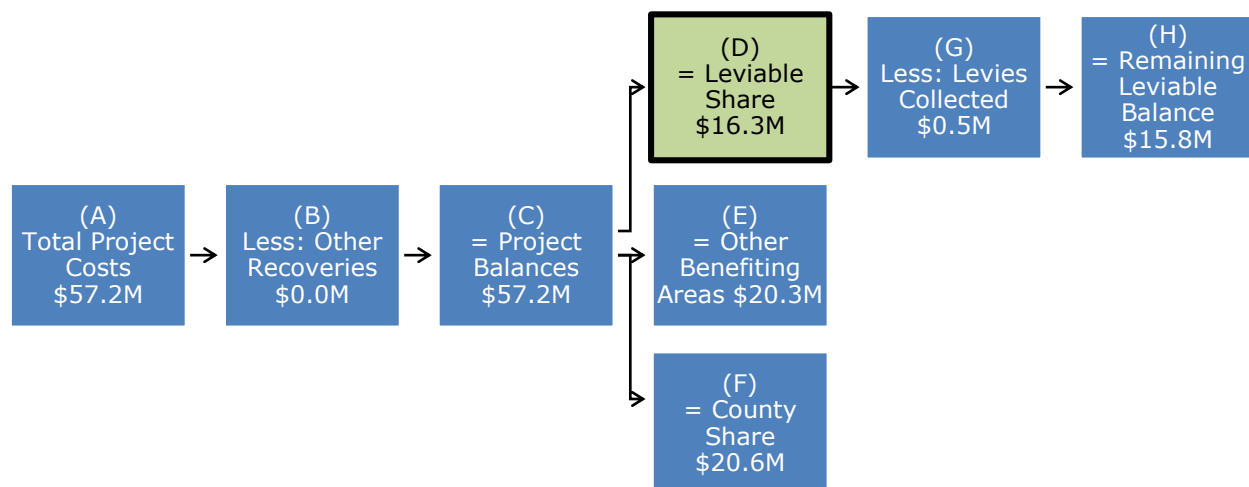
All stormwater management to accommodate runoff from development within North of Yellowhead is designed and constructed as onsite infrastructure, without any associated Off-Site Levies being applicable at this time.

All stormwater management to accommodate runoff from arterial roads is designed and constructed as part of the associated arterial road upgrade and is included in the associated arterial road Off-Site Levy amount.

Water Infrastructure

Water projects in North of Yellowhead primarily include water transmission mains for the area. Please see Figure 11 for a map of all Water Benefiting Basins.

Figure 14. Water project costs and funding – North of Yellowhead



Other Benefiting Areas is comprised of the proportionate allocation of costs to the Urban Service Area for the Strathcona County Water Supply System.



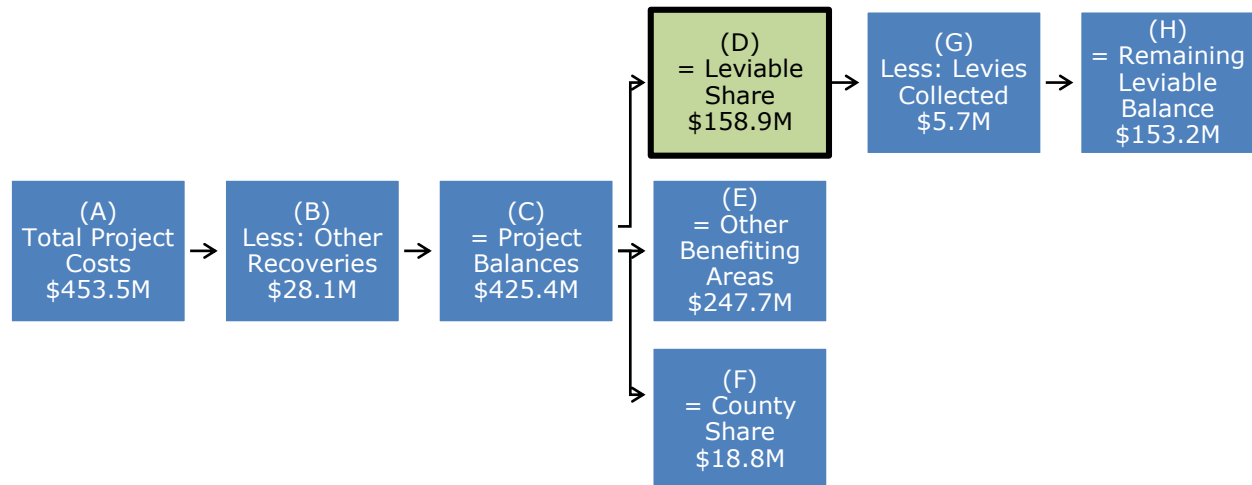
Source: Utilities, Strathcona County

Watermain Connection

Arterial Road Infrastructure

Arterial Road projects include road expansion, upgrades, and new infrastructure including waterway and grade separated rail crossings. Please see Figure 12 for a map of all Arterial Road Benefiting Basins.

Figure 15. Arterial Road project costs and funding – North of Yellowhead



Other Recoveries include contributions from other parties (e.g. rail companies, Alberta Transportation and site-specific contributions). Other Benefiting Areas is comprised of proportionate cost allocations to future new growth areas of Bremner and West of Highway 21.



Source: Transportation Planning and Engineering, Strathcona County

Overpass Construction

Off-Site Development Levy Funding

In 2021, the County spent \$6,002,901 of existing Off-Site Development Levy account balances for North of Yellowhead.

\$2,823,871 of the funding came from existing funds from levy receipts. The remaining \$3,179,030 of funding was made through levy-supported debt.

The following table provides 2021 Off-Site Development Levy funding detail for each type of Leviaible Infrastructure in North of Yellowhead.

Table 9. 2021 Off-Site Development Levy funding – North of Yellowhead

	2021 Off-Site Development Levy Funding (in \$000s)				
	Waste-water	Storm-water	Water	Arterial Roads	Total
Projects Funded*:					
North of Yellowhead Design and Land	2	226	234	734	1,196
Strategic Land Purchase	-	-	-	1,628	1,628
Subtotal	2	226	234	2,362	2,824
Debt Payments					
Strategic Land Purchase				3,179	3,179
Total	2	226	234	5,541	6,003

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2021 for each Leviaible Infrastructure type in North of Yellowhead.

Table 10. 2021 Off-Site Development Levy account activity – North of Yellowhead

(in \$000s)	Opening Balance Jan. 1, 2021	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2021
Wastewater	85	-	2	(2)	85
Stormwater	(290)	-	(6)	(226)	(522)
Water	(1,009)	-	(20)	(234)	(1,263)
Arterial Roads	(4,374)	-	(94)	(5,541)	(10,009)
Total	(5,588)	-	(118)	(6,003)	(11,709)

The closing balances represent the funds available to finance projects and service debt related to Leviaible Infrastructure. The December 31, 2021 negative balance of \$11,708,776 has occurred as a result of expenditures incurred in advance of levies being collected. In these circumstances, interim

funding is used to cover these costs until sufficient levies are collected. Any interest incurred is recovered through levies.

Ardrossan

The following information pertains to Off-Site Development Levy activity in the Ardrossan development area. For additional information on each section of the report, please refer to "Report Sections and Background Information" included in the Introduction.

Developable Area and Benefiting Basins

Development Lands in the hamlet of Ardrossan are broken into various areas as identified on the maps in Figures 16 to 18.

Table 11 below provides a summary of the 89.8 hectares of remaining Development Lands within the County as of December 31, 2021.

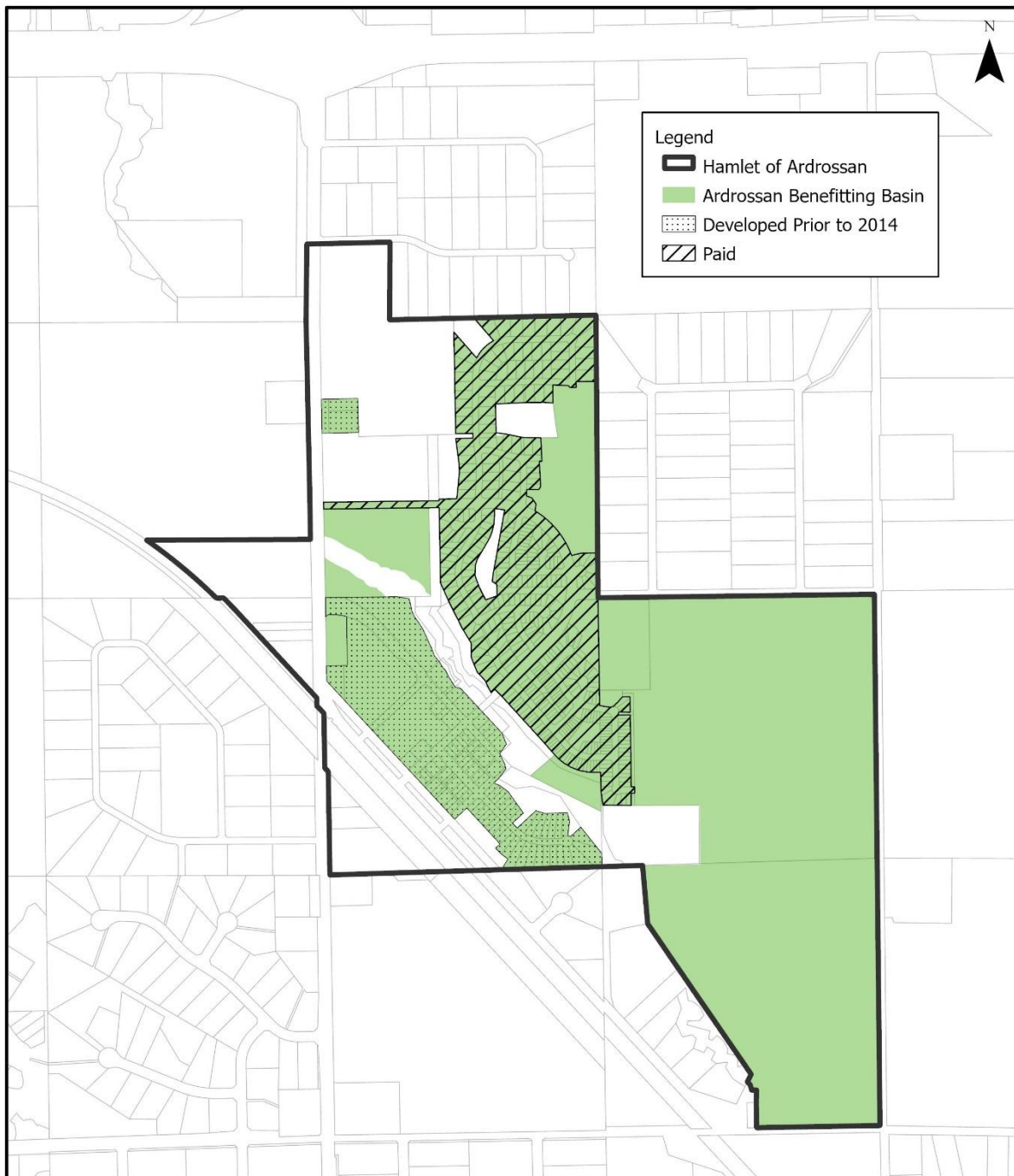
Table 11. Summary of Remaining Development Lands (in hectares) – Ardrossan

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
248.3		100.3		148.0		58.2		89.8

A detailed listing of the remaining Development Lands by area is provided in Appendix 2C.

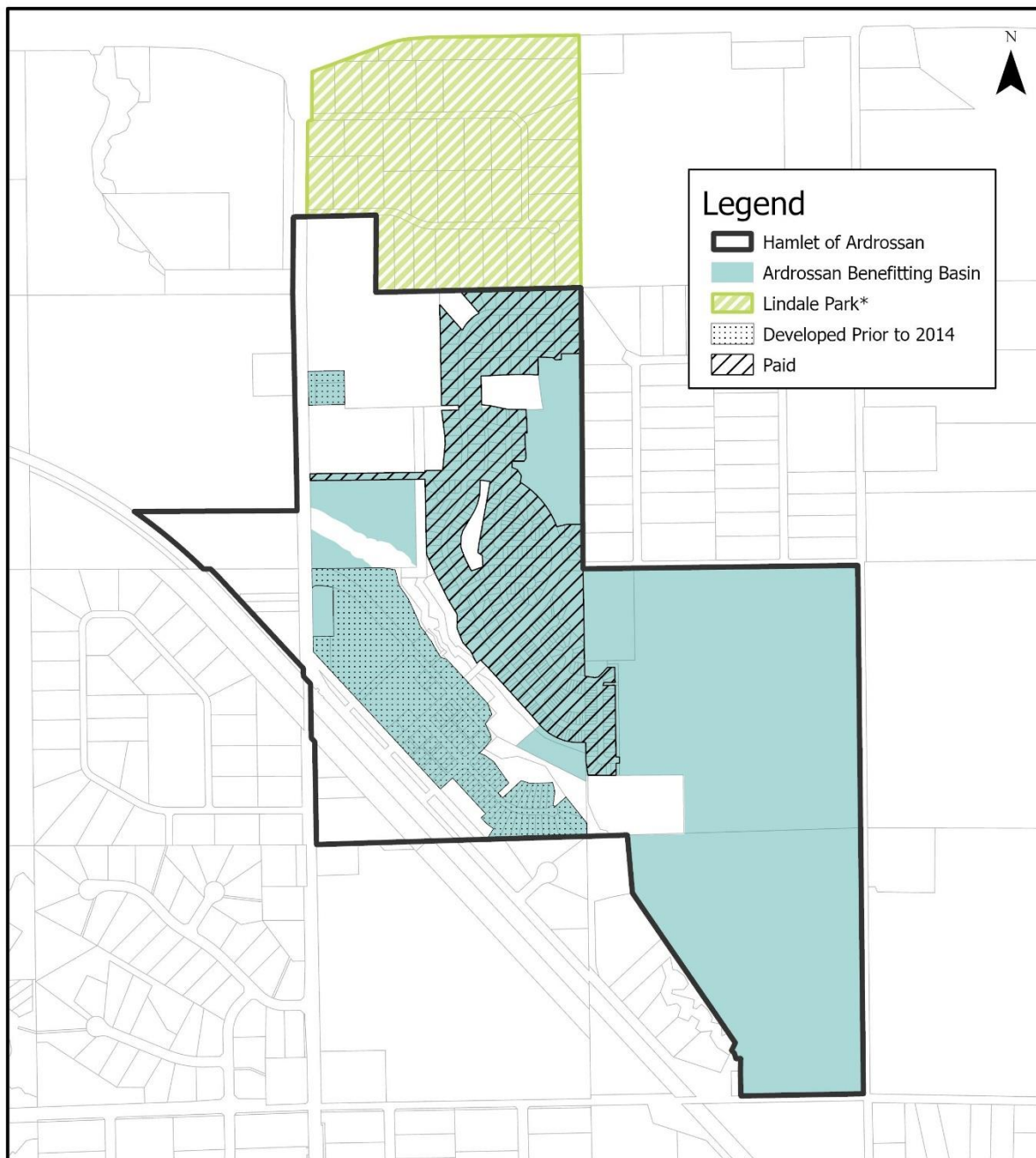
Figures 16 to 18 are maps of Development Lands and Benefiting Basins for each type of Leviaible Infrastructure in Ardrossan.

Figure 16. Map of Development Lands areas and Benefiting Basins for Wastewater Leviaible Infrastructure in Ardrossan



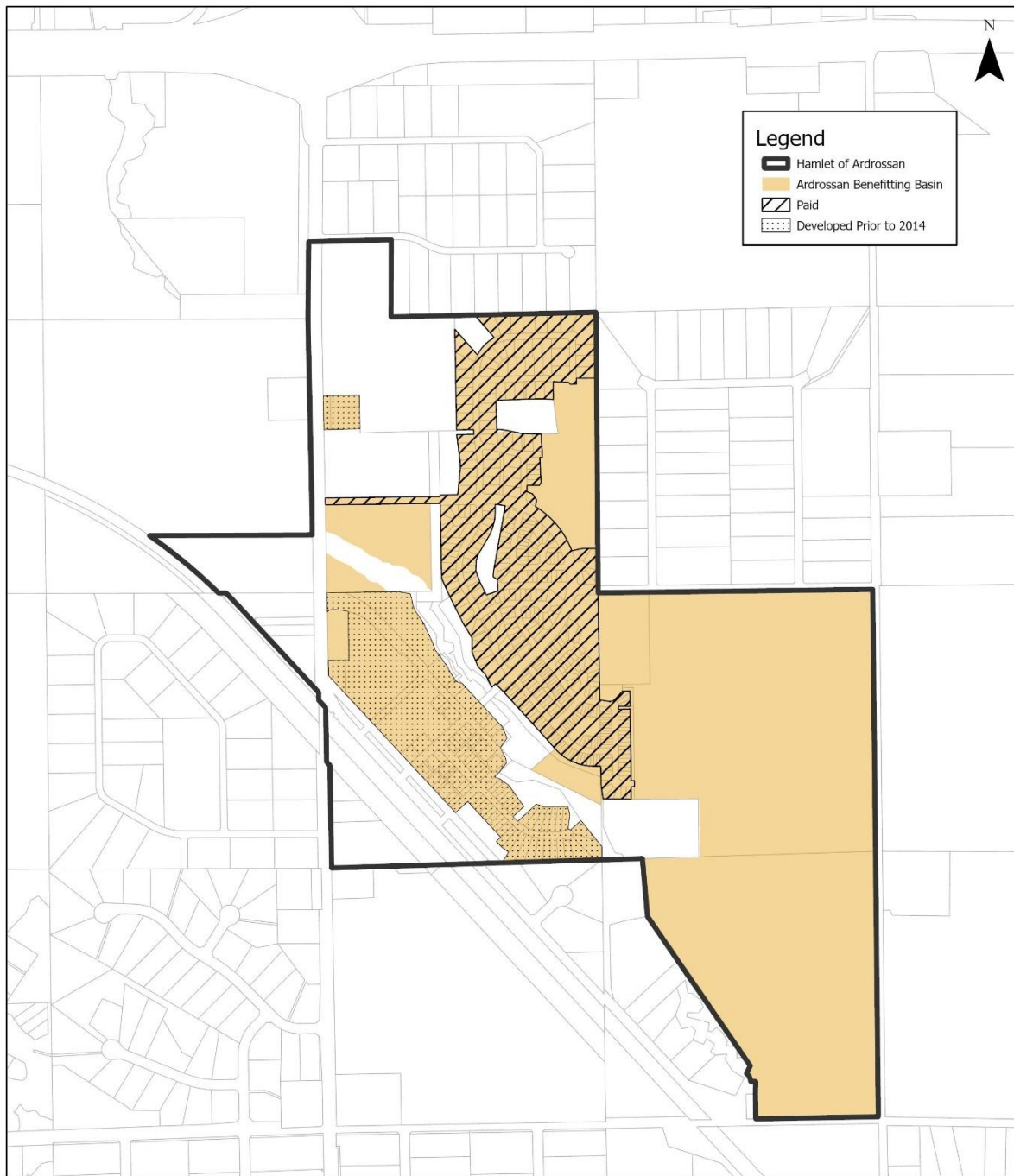
Source: Planning & Development Services, Strathcona County

Figure 17. Map of Development Lands areas and Benefiting Basins for Water Leviable Infrastructure in the Ardrossan



Source: Planning & Development Services, Strathcona County

Figure 18. Map of Development Lands areas and Benefiting Basins for Transportation Leviable Infrastructure in the Ardrossan



Source: Planning & Development Services, Strathcona County

Subdivision and Development Agreements

Over the past five years, two Subdivision and Development Agreements with leviable components were approved in Ardrossan. All levies were charged on a per hectare basis.

The table below provides a five-year summary of Subdivision and Development Agreements in Ardrossan with Off-Site levies.

Table 12. Five-year summary of Subdivision/Development Agreements in Ardrossan which included Off-Site Development Levies charged on a per hectare basis (Transportation, Wastewater, Water)

	Development Agreements					Total
	2017	2018	2019	2020	2021	
Number of Agreements	3	1	0	1	3	8
Area (ha.)	12.7	2.7	0.0	1.3	9.8	26.5

Off-Site Development Levy Receipts

In 2021, the receipts for all Off-Site Development Levies in Ardrossan totalled \$1,643,585.

Table 13. 2021 Off-Site Development Levy receipts for levies charged in Ardrossan on a per hectare basis (Arterial Roads, Water, and Wastewater)

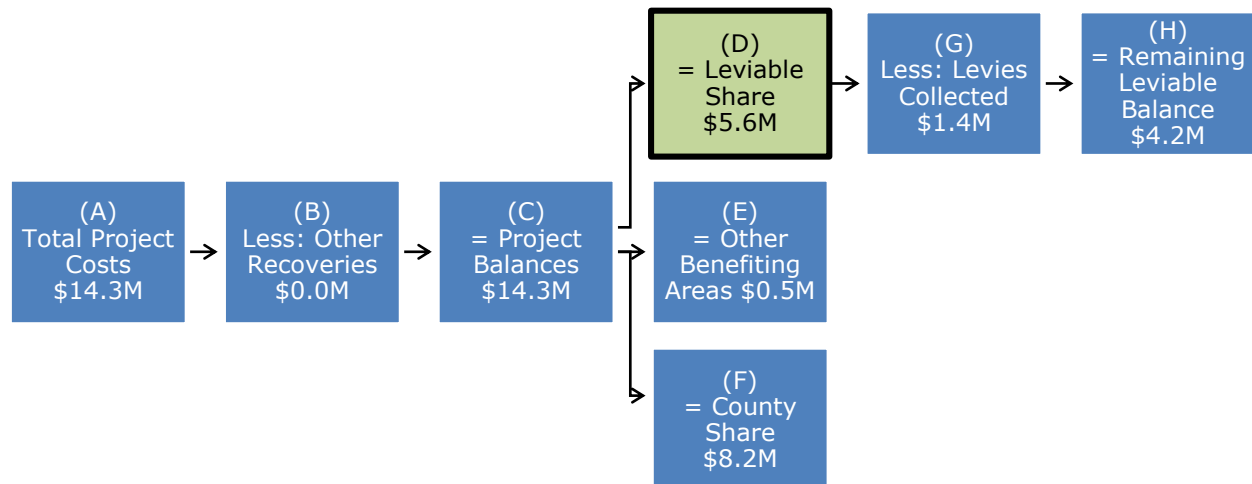
Area Ref. #	Area Developed (ha.)	2021 Off-Site Development Levy Receipts (in \$000s)			
		Wastewater	Water	Trans- portation	Total
1	5.5	228	372	321	921
1	1.6	68	112	96	276
5	0.8	110	181	156	447
TOTAL	9.8	406	665	573	1,644

Leviable Infrastructure – Summary of Costs and Allocations

Wastewater Infrastructure

Wastewater projects include the design, construction, and upgrades of wastewater sewer trunks, wastewater storage and pumping. Please see Figure 16 for a map of all Wastewater Benefiting Basins.

Figure 19. Wastewater project costs and funding - Ardrossan



Other Benefiting Areas is comprised of the proportionate allocation of costs to North of Yellowhead for the Lagoon/Forcemain/Gravity Main project.

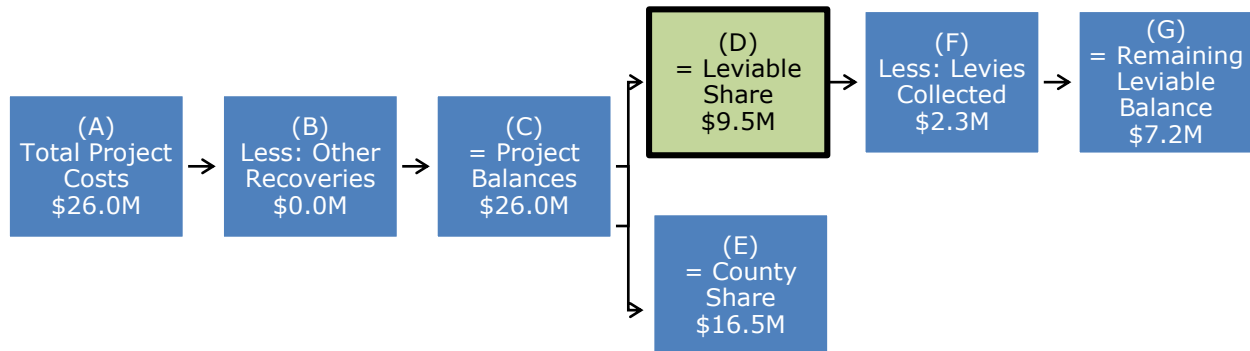
Stormwater Infrastructure

All stormwater management within the Hamlet of Ardrossan is to be designed and constructed as onsite infrastructure, without any associated Off-Site Levies being applicable at this time.

Water Infrastructure

Water projects primarily include water transmission mains, a supply (fill) line, and a reservoir. The costs of reservoirs are not levied but recovered through utility rates instead. Please see Figure 17 for a map of all Water Benefiting Basins.

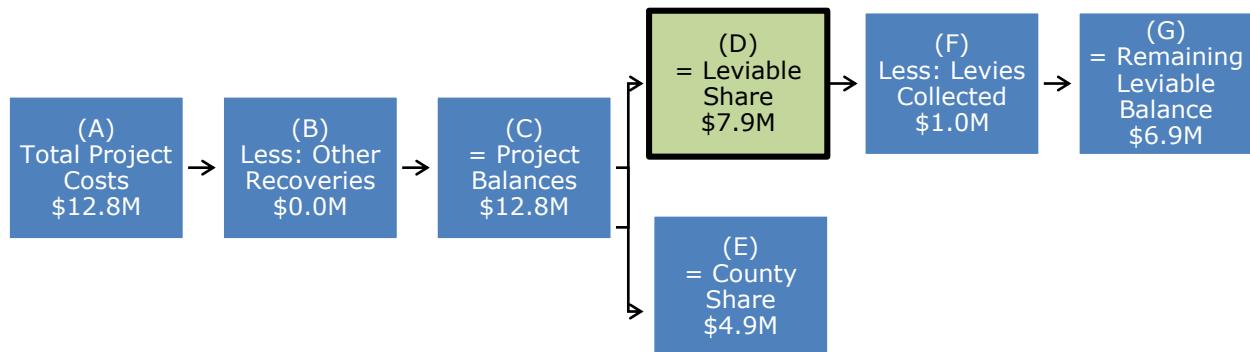
Figure 20. Water project costs and funding - Ardrossan



Transportation Infrastructure

Transportation projects include road expansion, upgrades, and new infrastructure. Please see Figure 18 for a map of all Transportation Benefiting Basins.

Figure 21. Transportation project costs and funding - Ardrossan



Off-Site Development Levy Funding

In 2021, the County spent \$1,630,454 of Off-Site Development Levy account balances for Ardrossan.

\$855 of the funding came from existing funds from levy receipts. The remaining \$1,629,599 of funding was made through levy-supported debt.

The following table provides 2021 Off-Site Development Levy funding detail for each type of Leviaible Infrastructure in Ardrossan.

Table 14. 2021 Off-Site Development Levy funding - Ardrossan

	2021 Off-Site Development Levy Funding (in \$000s)				
	Waste-water	Storm-water	Water	Arterial Roads	Total
Projects Funded:					
Dedicated Supply Line Design and Land	-	-	1	-	1
Subtotal	-	-	1	-	1
Debt Payments					
Gravity Transmission Main/ Lift Station to Lagoon	1,629	-	-	-	1,629
Total	1,629	-	1	-	1,630



Source: Utilities, Strathcona County

Lift Station

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2021 for each Leviale Infrastructure type in Ardrossan.

Table 15. 2021 Off-Site Development Levy account activity - Ardrossan

(in \$000s)	Opening Balance Jan. 1, 2020	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2020
Wastewater	(2,112)	406	(33)	(1,629)	(3,368)
Water	(705)	665	(12)	(1)	(53)
Transportation	1,000	573	14	-	1,587
Total	(1,817)	1,644	(31)	(1,630)	(1,834)

The December 31, 2021 balance of \$(1,834,520) represents the account balance that would be available to finance projects and service debt related to Leviale Infrastructure in Ardrossan. However, the negative account balances in Wastewater and Water Infrastructure have occurred as a result of expenditures incurred in advance of levies being collected. In these circumstances, interim funding is used to cover these costs until sufficient levies are collected. Any interest incurred is recovered through levies.

Glossary of Terms (Appendix 1)

Benefiting Basin – A total of all Development Lands that benefit from the design or construction of the respective Leviaible Infrastructure, where said benefit is defined as furthering availability of access or utility servicing to the Development Lands.

Contribution in Aid of Construction (CIAC) – A financial contribution payable to Strathcona County to be applied towards specific capital cost(s) of infrastructure project(s) pursuant to a respective Subdivision, Development or cost contribution agreement. CIACs may include recovery of capital costs for non-leviaible infrastructure.

Development Agreement – A written agreement between Strathcona County and a person who owns or controls property within the municipality, which details the obligations of both parties and specifies the standards and conditions that will govern development of the property associated with a condition of a development permit in accordance with the MGA.

Development Lands – Lands in Strathcona County which are proposed for residential, commercial, or industrial mixed-use development and located within the Urban Service Area, Hamlet, Rural, or Country Residential Policy Area as designated in Bylaw 20-2017 “Municipal Development Plan”, as amended or replaced from time to time.

Eligible Costs – Can include preparation of technical reports, preliminary and detailed engineering design, construction, Construction Completion Certificate (CCC) and Final Acceptance Certificate (FAC) repairs, plus 15% of construction costs for field engineering, survey, testing, and all associated administration and financing costs, all as applicable for the respective Leviaible Infrastructure.

Gross Assessable Area – All lands within a subdivision or development, excepting any lands dedicated for arterial roads, environmental reserve, municipal reserve in excess of the required dedication, schools, reservoirs, lift stations, and existing right-of ways not within a developer’s titled area.

Leviaible Infrastructure – Road, water, wastewater (often referred to as wastewater) and/or stormwater infrastructure and associated land, as defined by Section 648(2) of the MGA with the exception of water storage facilities and their associated supply mains, which will continue to be funded by water utility rates.

Off-Site Development Levy – A financial contribution assessed to Development Lands to pay for Leviale Infrastructure costs associated with growth. Off-Site Development Levies transparently and equitably allocate Leviale Infrastructure costs to those that benefit, to ensure growth pays for growth. Off-Site Development Levies are set by bylaw and are full and final payment of the Development Lands' contribution to the associated Leviale Infrastructure.

Subdivision Agreement – A written agreement between Strathcona County and a person who owns or controls property within the municipality, which details the obligations of both parties and specifies the standards and conditions that will govern development of the property associated with a condition of a subdivision approval in accordance with the MGA.

Summary of Remaining Development Lands

(in hectares)

Urban Service Area (Appendix 2A)

Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
16	52.7	5.3	47.4	47.4	-
17	52.8	5.3	47.5	9.1	38.4
18	55.4	8.7	46.7	46.7	-
19	52.6	5.3	47.3	47.3	-
20	40.5	-	40.5	28.6	11.9
21	61.6	7.8	53.8	53.8	-
22A	53.3	5.3	48.0	23.4	24.6
22B	10.5	1.0	9.5	9.5	-
23	65.2	4.2	61.0	61.0	-
24	50.0	5.0	45.0	45.0	-
25	63.7	6.4	57.3	57.3	-
26	55.8	2.2	53.6	53.2	0.4
27	62.1	6.2	55.9	6.4	49.5
28	59.6	3.7	55.9	55.9	-
29A	39.1	12.9	26.2	4.0	22.2
29B	18.1	1.8	16.3	12.7	3.6
30	60.0	6.0	54.0	54.0	-
31	67.4	6.8	60.6	60.6	-
32	60.0	-	60.0	60.0	-
33	62.6	6.3	56.3	41.0	15.3
34	62.4	6.2	56.2	49.3	6.9
35A	39.7	4.0	35.7	29.0	6.7
35B	22.0	2.2	19.8	19.8	-
36	62.8	8.3	54.5	54.5	-
37	60.3	5.6	54.7	54.7	-
38	57.5	5.7	51.8	51.8	-
39	18.5	-	18.5	18.5	-
40	53.9	5.3	48.6	48.6	-
41	52.8	8.8	44.0	33.5	10.5
42	54.4	6.4	48.0	12.2	35.8
43	30.5	-	30.5	-	30.5
44	64.0	8.1	55.9	47.4	8.5
47	1.0	-	1.0	1.0	-
48	91.5	9.0	82.5	80.0	2.5
49	53.0	5.3	47.7	29.4	18.3
50	56.8	5.7	51.1	38.4	12.7
51	54.4	-	54.4	23.6	30.8
52	49.4	-	49.4	-	49.4
53	62.4	-	62.4	-	62.4
54	1.2	-	1.2	1.2	-
55	64.4	-	64.4	-	64.4

Summary of Remaining Development Lands

(in hectares)

Urban Service Area (Appendix 2A – continued)

Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
56	68.2	-	68.2	-	68.2
57	64.1	-	64.1	31.3	32.8
58	61.7	-	61.7	-	61.7
59	56.7	-	56.7	-	56.7
TOTAL	2,306.6	180.8	2,125.8	1,401.1	724.7

North of Yellowhead (Appendix 2B)

Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
1A	45.9	5.8	40.1	40.1	-
1B	16.6	-	16.6	-	16.6
2A	20.5	2.1	18.4	-	18.4
2B	32.0	3.2	28.8	-	28.8
3A	25.9	2.6	23.3	23.3	-
3B	29.3	2.9	26.4	-	26.4
4	30.5	3.1	27.4	-	27.4
5	60.1	6.0	54.1	11.7	42.4
6	63.7	0.7	63.0	11.9	51.1
7	60.7	6.1	54.6	2.2	52.4
8A	10.2	1.0	9.2	-	9.2
8B	45.7	9.6	36.1	-	36.1
9A	43.4	4.3	39.1	10.9	28.2
9B	70.4	7.0	63.4	63.4	-
10	63.4	9.5	53.9	-	53.9
11	62.3	16.6	45.7	-	45.7
12	62.0	7.8	54.2	-	54.2
13A	7.1	0.7	6.4	-	6.4
13B	45.6	4.6	41.0	-	41.0
14A	23.3	2.3	21.0	-	21.0
14B	22.2	22.2	-	-	-
15A	24.3	2.4	21.9	-	21.9
15B	13.1	1.3	11.8	-	11.8
TOTAL	878.2	121.8	756.4	163.5	592.9

Summary of Remaining Development Lands

(in hectares)

Ardrossan (Appendix 2C)

Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
1	52.5	9.9	42.6	31.3	11.3
2	16.7	16.7	-	-	-
3	8.0	3.8	4.2	-	4.2
4	25.1	-	25.1	24.2	0.9
5	98.7	22.6	76.1	2.7	73.4
6	47.3	47.3	-	-	-
TOTAL	248.3	100.3	148.0	58.2	89.8

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Wastewater (Appendix 3A)

The following legend aligns with the Map of Development Lands in Figure 1.

	Central / North Trunk
	TUC / NW Trunk
	NE Trunk
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
34th Street Wastewater Trunk Upgrading - Phase 1A	326	-	326	-	326
34th Street Wastewater Trunk Upgrading - Phase 2	-	6,000	6,000	-	6,000
34th Street Wastewater Trunk Upgrading - Phase 3	-	700	700	-	700
34th Street Wastewater Trunk Upgrading - Phase 4	-	2,000	2,000	-	2,000
34th Street Wastewater Trunk Upgrading - Phase 5	-	7,800	7,800	-	7,800
TUC Upgrade - Phase 2	-	964	964	-	964
TUC Upgrade - Phase 3	-	1,919	1,919	-	1,919
LOS Wastewater Storage - Design	-	-	-	(215)	215
LOS Wastewater Storage - Construction	-	-	-	(1,827)	1,827
NE Wastewater Line Emerald Hills	174	-	174	-	174
Central Wastewater Trunk Upgrade - Phase 1	2	-	2	-	2
ACRWC Wet Weather Management - Northwest Trunk	-	8,500	8,500	641	7,859

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Wastewater (Appendix 3A – continued)

The following legend aligns with the Map of Development Lands in Figure 1.

	Central / North Trunk
	TUC / NW Trunk
	NE Trunk
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
ACRWC Wet Weather Management – North/Central Trunk	-	7,500	7,500	433	7,067
ACRWC Wet Weather Management - Northeast Trunk	-	8,500	8,500	968	7,532
TOTAL	502	43,883	44,385	-	44,385

See Figure 6 on page 18

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Stormwater (Appendix 3B)

The following legend aligns with the Map of Development Lands in Figure 2.

	Area 1
	Area 2
	Area 3
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
NW Sherwood Park Drainage - Phase 1 of 4	9	-	9	-	9
NW Sherwood Park Drainage - Phase 2 of 4	441	-	441	-	441
NW Sherwood Park Drainage - Phase 3 of 4	5,650	-	5,650	-	5,650
TOTAL	6,100	-	6,100	-	6,100

See Figure 7 on page 18

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area Water (Appendix 3C)

The following legend aligns with the Map of Development Lands in Figure 3.

	Sherwood Park
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Sherwood Drive North Watermain - Phase 2 Palisades to Emerald Drive	783	-	783	-	783
Lakeland Drive Watermain Phase 2	856	-	856	-	856
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	10,914	-	10,914	-	10,914
Strathcona County Water Supply System - Phase 1 and 2 (34th & 17th St. Infrastructure)	33,214	-	33,214	-	33,214
Lakeland Reservoir / Pumphouse Design	337	-	337	-	337
Clover Bar Road Watermain Phase 2	195	-	195	-	195
TOTAL	46,299	-	46,299	-	46,299

See Figure 8 on page 19

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 3D)

The following legend aligns with the Map of Development Lands in Figure 4.

	Industrial
	Residential
	South of Wye
	West of Highway 216

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Clover Bar Road 200m N of Dawson Dr. to Hwy 16 - 2nd Phase	438	-	438	-	438
Clover Bar Road Dawson Dr. to Hwy 16 2nd Phase	1,935	-	1,935	461	1,474
Clover Bar Road Dawson Dr. to Hwy 16 Final Lift	435	-	435	304	131
Lakeland Drive Palisades Blvd to Sherwood Dr. - Add 2 lanes	1,665	6	1,671	-	1,671
Lakeland Drive Sherwood Dr to Cloverbar Rd - complete to 4 lanes	7,657	8	7,665	1,742	5,923
Lakeland Drive Cloverbar Rd to Hwy 21 - 2 lane phase (plus future trees)	4,134	-	4,134	-	4,134
Lakeland Drive Cloverbar Rd to Hwy 21 - complete to 4 lanes	3,194	-	3,194	590	2,604
Lakeland Drive Palisades Blvd to Hwy 21 - Final Lift	608	-	608	92	516
Lakeland Drive Highway 21 Interchange Land (NW Quadrant)	637	-	637	-	637
Sherwood Drive Cranford Way to Lakeland Dr. Final Lift (residential portion)	475	-	475	24	451

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 3D – continued)

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Sherwood Drive Lakeland Dr to Hwy 16 - add 2 lanes (residential portion)	5,809	1,180	6,989	1,397	5,592
Sherwood Drive Lakeland Dr to Hwy 16 - Final Lift (residential portion)	784	26	810	293	517
Sherwood Dr Cranford to Centennial Park (residential portion)	1,168	-	1,168	-	1,168
U\G Power Bury Sherwood Dr. - Centennial Pk to Hwy 16 (residential portion)	406	-	406	-	406
Signals at Collector / Arterial Intersections	-	575	575	-	575
Petroleum Way Hwy 216 to 800m East	598	4,449	5,047	204	4,843
Petroleum Way 800m East of Hwy 16A to W. of Broadmoor Blvd.	294	2,218	2,512	423	2,089
Lakeland Drive Broadmoor Blvd. To Palisades Blvd. - Add 2 lanes	1,792	-	1,792	467	1,325
Lakeland Drive Broadmoor Blvd. To Palisades Blvd. - Final Lift	471	-	471	72	399
Broadmoor Boulevard Baseline Rd. to Hwy 16 - Trees	-	725	725	-	725
Sherwood Drive Cranford Way to Lakeland Dr. - Final Lift (Industrial portion)	97	-	97	5	92
Sherwood Drive Lakeland Dr. to Hwy. 16 - Add 2 lanes (Industrial portion)	1,190	246	1,436	286	1,150
Sherwood Dr Lakeland Dr. to Hwy. 16 - Final Lift (Industrial portion)	160	5	165	60	105

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 3D – continued)

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
U\G Power Bury Sherwood Dr. - Centennial Pk to Hwy 16 (Industrial portion)	83	-	83	-	83
U\G Power Bury - Broadmoor Blvd. - Baseline Rd. to Hwy 16	-	627	627	-	627
Broadmoor Blvd. Improvements Adjacent to Buckingham Business Park	144	-	144	-	144
Baseline Road Remove Access @ RR231	80	-	80	-	80
Baseline Road Noise Attenuation - Broadmoor Blvd. To Hwy 21 S. Side	-	887	887	-	887
Baseline Road Noise Attenuation - Cloverbar Rd. to Hwy 21 N. Side	-	722	722	-	722
U\G Power Bury Baseline Road. - Clarkdale Blvd to Hwy 21 (N. Side)	-	204	204	-	204
Wye Road Ash Street - Wye Rd to Green St./Wallace Drive	5,074	0	5,074	-	5,074
Wye Road Ordze Rd. to Sherwood Drive	-	7,581	7,581	2,189	5,392
Wye Road Sherwood Dr. to Ash St.	3,332	-	3,332	683	2,649
Wye Road Ash St. to Hawthorne St.	4,346	-	4,346	890	3,456
Wye Road Hawthorne St. to Commercial Access	2,132	274	2,406	617	1,789
Wye Road Commercial Access to Brentwood Blvd	2,315	117	2,432	669	1,763
Wye Road Brentwood Blvd to Estate Dr.	5,278	109	5,387	471	4,916

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 3D – continued)

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Wye Road Estate Dr. to Nottingham Way	4,350	591	4,941	565	4,376
Wye Road Nottingham Way - Clover Bar Rd.	2,753	2,930	5,683	338	5,345
Range Rd 232 Wye Road to south property line	-	5,876	5,876	396	5,480
Range Road 231 Wye Road to Hillshire Blvd.	-	7,278	7,278	418	6,860
17th Street Upgrade	-	26,300	26,300	-	26,300
TOTAL	63,834	62,934	126,768	13,656	113,112

See Figure 9 on page 20

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Wastewater (Appendix 4A)

The following legend aligns with the Map of Development Lands in Figure 10.

	North of Yellowhead
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
North of Yellowhead Wastewater - Design	930	350	1,280	-	1,280
North of Yellowhead Wastewater - Phase 1	-	8,000	8,000	-	8,000
North of Yellowhead Wastewater - Phase 2	-	3,000	3,000	-	3,000
LOS Wastewater Storage - Design	-	-	-	-	-
LOS Wastewater Storage - Construction	-	-	-	-	-
Lagoon/Forcemain/Gravity main (Ardrossan)	9,521	-	9,521	-	9,521
TOTAL	10,451	11,350	21,801	-	21,801

See Figure 13 on page 28

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead
Water (Appendix 4B)

The following legend aligns with the Map of Development Lands in Figure 11.

	North of Yellowhead
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
North of Yellowhead - Design	1,045	350	1,395	-	1,395
North of Yellowhead - Phase 1	-	11,700	11,700	-	11,700
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	10,914	-	10,914	-	10,914
Strathcona County Water Supply System - Phase 1 and 2 (34th & 17th St. Infrastructure)	33,215	-	33,215	-	33,215
TOTAL	45,174	12,050	57,224	-	57,224

See Figure 14 on page 29

(A)

(B)

(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Arterial Roads (Appendix 4C)

The following legend aligns with the Map of Development Lands in Figure 12.

North of Yellowhead					
Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Range Rd 232 Hwy 16 to Turbo Access - Add 2 lanes	-	2,430	2,430	-	2,430
Range Rd 232 Turbo Access to CP Railway Crossing	867	9,233	10,100	725	9,375
Range Rd 232 CPR Railway Crossing to TWP 534 - 4 lanes	3,630	29,903	33,533	4,515	29,018
Range Rd 232 CNR Railway Overpass	-	26,630	26,630	3,994	22,636
Range Rd 232 CPR Railway Overpass	-	23,980	23,980	3,597	20,383
Range Rd 231 Hwy 16 to TWP 534 - 4 lanes	10,244	36,323	46,567	8,602	37,965
Range Rd 231 CNR Railway Overpass	1,039	34,379	35,418	1,797	33,621
Township Rd 534 RR232 to RR231 - 4 lanes	12,091	32,794	44,885	880	44,005
Township Rd 534 RR231 to Hwy 21 - 4 lanes	290	23,166	23,456	1,630	21,826
Township Rd 534 Oldman Creek Bridge (4 Lane Structure)	98	8,402	8,500	-	8,500
Township Rd 534 TWP 534 CPR Railway Overpass	316	16,574	16,890	2,351	14,539
Township Road 534 - Highway 21 interim at grade signals Stage 1	-	4,405	4,405	-	4,405
Township Road 534 - Highway 21 interim at grade signals Stage 1A	-	2,410	2,410	-	2,410

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Arterial Roads (Appendix 4C – continued)

The following legend aligns with the Map of Development Lands in Figure 12.

North of Yellowhead					
Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Township Road 534 - Highway 21 interim at grade signals Stage 2	-	1,843	1,843	-	1,843
Township Road 534 - Highway 21 interim at grade signals Stage 3	-	5,519	5,519	-	5,519
Township Road 534 - Highway 21 interim at grade signals Stage 4	-	2,412	2,412	-	2,412
Township Road 534 - Highway 21 interchange Stage 5	-	134,250	134,250	-	134,250
Township Road 534 - Highway 21 interchange Stage 6	-	30,115	30,115	-	30,115
Transportation Debenture Interest	104	75	179	-	179
TOTAL	28,679	424,843	453,522	28,091	425,431

See Figure 15 on page 30

(A)

(B)

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Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Wastewater (Appendix 5A)

The following legend aligns with the Map of Development Lands in Figure 16.

	Ardrossan
	Combination of Benefiting Areas

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Lagoon/Forcemain/Gravity main	9,521	-	9,521	-	9,521
Gravity Transmission Main/Lift Station to Lagoon & Additional pump	3,708	-	3,708	-	3,708
Main Street Pipe Upgrades (Incl Trunk to Hwy 824)	-	714	714	-	714
Additional Lift Station Pump	-	189	189	-	189
Wastewater Debenture Interest	2	184	186	-	186
TOTAL	13,231	1,087	14,318	-	14,318

See Figure 19 on page 37

(A)

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Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Water (Appendix 5B)

The following legend aligns with the Map of Development Lands in Figure 17.

Ardrossan					
Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Watermain Supply Interim Extension	259	-	259	-	259
Ardrossan Reservoir Expansion (Non-Leviable - Engineering)	900	-	900	-	900
Ardrossan Reservoir Expansion (Non-Leviable - Engineering/Construction)	7,466	-	7,466	-	7,466
Ardrossan Reservoir Expansion (Non-Leviable - Servicing)	357	-	357	-	357
ARD East Transmission Main Engineering/Construction	-	2,500	2,500	-	2,500
Dedicated Supply Line Design and Land	152	348	500	-	500
Dedicated Supply Line Construction	-	8,000	8,000	-	8,000
ARD East Reservoir Expansion	-	3,500	3,500	-	3,500
Off-Site Transmission Main North (Engineering/Construction)	2,549	-	2,549	-	2,549
Water Debenture Interest	2	28	30	-	30
TOTAL	11,685	14,376	26,061	-	26,061

See Figure 20 on page 38

(A)

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(C)

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Transportation (Appendix 5C)

The following legend aligns with the Map of Development Lands in Figure 18.

Ardrossan					
Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Rge Rd 222, Third Ave to Main St	-	2,164	2,164	-	2,164
Rge Rd 222 Streetlights (Third Ave to Main St)	54	-	54	-	54
Rge Rd 222, Main St to North Boundary of Ardrossan	-	516	516	-	516
Rge Rd 222 Streetlights (Main St to North Boundary of Ardrossan)	22	-	22	-	22
Rge Rd 222 & Main St Streetlights	-	57	57	-	57
Rge Rd 222 & Main St Roundabout	-	1,162	1,162	-	1,162
Twp Rd 530 & Rge Rd 222 Roundabout	-	1,500	1,500	-	1,500
Twp Rd 530 & Rge Rd 221 Roundabout	-	1,500	1,500	-	1,500
Rge Rd 221A, South Boundary of Ardrossan to Twp Rd 530	-	1,250	1,250	-	1,250
Rge Rd 221 Twp Rd 530 to Collector Rd A	-	500	500	-	500
Rge Rd 221 Collector Rd A to Collector Rd B	-	2,000	2,000	-	2,000
Twp Rd 531, East/West ASP Boundary to Collector Rd A	-	403	403	-	403
Rge Rd 221A Main St to King St	-	359	359	-	359

Project Cost Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Transportation (Appendix 5C - continued)

Project Description	Cost of Completed Work	Est. Cost of Work to be Completed	Total Project Cost Estimate	Other Recoveries	Project Balance
Rge Rd 221A King St to South Boundary of Ardrossan	-	398	398	-	398
Rge Rd 221A & Main St and Rge Rd 221A & King St Intersections	-	543	543	-	543
Rge Rd 222 & Main St Intersection Upgrades Interim	338	-	338	-	338
TOTAL	414	12,352	12,766	-	12,766

See Figure 21 on page 38

(A)

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Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Wastewater (Appendix 6A)

The following legend aligns with the Map of Development Lands in Figure 1.

	Central / North Trunk
	TUC / NW Trunk
	NE Trunk
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
34th Street Wastewater Trunk Upgrading - Phase 1A	326	166	-	160	52	108
34th Street Wastewater Trunk Upgrading - Phase 2	6,000	3,060	-	2,940	636	2,304
34th Street Wastewater Trunk Upgrading - Phase 3	700	357	-	343	69	274
34th Street Wastewater Trunk Upgrading - Phase 4	2,000	1,020	-	980	207	773
34th Street Wastewater Trunk Upgrading - Phase 5	7,800	3,978	-	3,822	814	3,008
TUC Upgrade - Phase 2	964	839	-	125	73	52
TUC Upgrade - Phase 3	1,919	1,669	-	250	145	105
LOS Wastewater Storage - Design	215	-	-	215	215	-
LOS Wastewater Storage - Construction	1,827	-	-	1,827	1,827	-
NE Wastewater Line Emerald Hills	174	-	-	174	149	25
Central Wastewater Trunk Upgrade - Phase 1	2	1	-	1	1	-
ACRWC Wet Weather Management - Northwest Trunk	7,859	7,416	-	443	-	443

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Wastewater (Appendix 6A – continued)

The following legend aligns with the Map of Development Lands in Figure 1.

	Central / North Trunk
	TUC / NW Trunk
	NE Trunk
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
ACRWC Wet Weather Management – North/Central Trunk	7,067	4,911	-	2,156	-	2,156
ACRWC Wet Weather Management - Northeast Trunk	7,532	7,114	-	418	-	418
TOTAL	44,385	30,531	-	13,854	4,188	9,666

See Figure 6 on page 18

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Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Stormwater (Appendix 6B)

The following legend aligns with the Map of Development Lands in Figure 2.

	Area 1
	Area 2
	Area 3
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
NW Sherwood Park Drainage - Phase 1 of 4	9	7	-	2	9	(7) ¹
NW Sherwood Park Drainage - Phase 2 of 4	441	344	-	97	78	19
NW Sherwood Park Drainage - Phase 3 of 4	5,650	3,051	-	2,599	660	1,939
TOTAL	6,100	3,402	-	2,698	747	1,951

See Figure 7 on page 18

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area Water (Appendix 6C)

The following legend aligns with the Map of Development Lands in Figure 3.

	Sherwood Park
	West of Highway 216
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Sherwood Drive North Watermain - Phase 2 Palisades to Emerald Drive	783	-	-	783	580	203
Lakeland Drive Watermain Phase 2	856	-	-	856	845	11
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	10,914	4,366	3,209	3,339	2,405	934
Strathcona County Water Supply System - Phase 1 and 2 (34th & 17th St. Infrastructure)	33,214	33,214	-	-	-	-
Lakeland Reservoir / Pumphouse Design	337	337	-	-	29	(29) ¹
Clover Bar Road Watermain Phase 2	195	-	-	195	118	77
TOTAL	46,299	37,917	3,209	5,173	3,977	1,196

See Figure 8 on page 19

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 6D)

The following legend aligns with the Map of Development Lands in Figure 4.

	Industrial
	Residential
	South of Wye
	West of Highway 216

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Clover Bar Road 200m N of Dawson Dr. to Hwy 16 - 2nd Phase	438	-	-	438	1,539	(1,101) ¹
Clover Bar Road Dawson Dr. to Hwy 16 2nd Phase	1,474	-	-	1,474	898	576
Clover Bar Road Dawson Dr. to Hwy 16 Final Lift	131	-	-	131	178	(47) ¹
Lakeland Drive Palisades Blvd to Sherwood Dr. - Add 2 lanes	1,671	-	-	1,671	896	775
Lakeland Drive Sherwood Dr to Cloverbar Rd - complete to 4 lanes	5,923	-	-	5,923	5,554	369
Lakeland Drive Cloverbar Rd to Hwy 21 - 2 lane phase (plus future trees)	4,134	-	-	4,134	2,703	1,431
Lakeland Drive Cloverbar Rd to Hwy 21 - complete to 4 lanes	2,604	-	-	2,604	1,760	844
Lakeland Drive Palisades Blvd to Hwy 21 - Final Lift	516	-	-	516	511	5
Lakeland Drive Highway 21 Interchange Land (NW Quadrant)	637	-	-	637	365	272
Sherwood Drive Cranford Way to Lakeland Dr. Final Lift (residential portion)	451	-	-	451	95	356
Sherwood Drive Lakeland Dr to Hwy 16 - add 2 lanes (residential portion)	5,592	-	-	5,592	3,075	2,517

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 6D – continued)

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Sherwood Drive Lakeland Dr to Hwy 16 - Final Lift (residential portion)	517	-	-	517	237	280
Sherwood Dr Cranford to Centennial Park (residential portion)	1,168	-	-	1,168	852	316
U\G Power Bury Sherwood Dr. - Centennial Pk to Hwy 16 (residential portion)	406	-	-	406	240	166
Signals at Collector / Arterial Intersections	575	-	-	575	1,376	(801) ¹
Petroleum Way Hwy 216 to 800m East	4,843	-	-	4,843	1,412	3,431
Petroleum Way 800m East of Hwy 16A to W. of Broadmoor Blvd.	2,089	-	-	2,089	908	1,181
Lakeland Drive Broadmoor Blvd. To Palisades Blvd. - Add 2 lanes	1,325	-	-	1,325	519	806
Lakeland Drive Broadmoor Blvd. To Palisades Blvd. - Final Lift	399	-	-	399	191	208
Broadmoor Boulevard Baseline Rd. to Hwy 16 - Trees	725	-	-	725	243	482
Sherwood Drive Cranford Way to Lakeland Dr. - Final Lift (Industrial portion)	92	-	-	92	12	80
Sherwood Drive Lakeland Dr. to Hwy. 16 - Add 2 lanes (Industrial portion)	1,150	-	-	1,150	441	709
Sherwood Dr Lakeland Dr. to Hwy. 16 - Final Lift (Industrial portion)	105	-	-	105	25	80
U\G Power Bury Sherwood Dr. - Centennial Pk to Hwy 16 (Industrial portion)	83	-	-	83	25	58
U\G Power Bury - Broadmoor Blvd. - Baseline Rd. to Hwy 16	627	-	-	627	190	437

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 6D – continued)

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Broadmoor Blvd. Improvements Adjacent to Buckingham Business Park	144	-	-	144	6	138
Baseline Road Remove Access @ RR231	80	-	-	80	51	29
Baseline Road Noise Attenuation - Broadmoor Blvd. To Hwy 21 S. Side	887	355	-	532	309	223
Baseline Road Noise Attenuation - Cloverbar Rd. to Hwy 21 N. Side	722	310	-	412	239	173
U\G Power Bury Baseline Road. - Clarkdale Blvd to Hwy 21 (N. Side)	204	-	-	204	88	116
Wye Road Ash Street - Wye Rd to Green St./Wallace Drive	5,074	4,390	-	684	367	317
Wye Road Ordze Rd. to Sherwood Drive	5,392	5,290	-	102	65	37
Wye Road Sherwood Dr. to Ash St.	2,649	2,432	-	217	132	85
Wye Road Ash St. to Hawthorne St.	3,456	2,903	-	553	334	219
Wye Road Hawthorne St. to Commercial Access	1,789	1,472	-	317	304	13
Wye Road Commercial Access to Brentwood Blvd	1,763	1,289	-	474	310	164
Wye Road Brentwood Blvd to Estate Dr.	4,916	3,800	-	1,116	577	539
Wye Road Estate Dr. to Nottingham Way	4,376	3,392	-	984	517	467
Wye Road Nottingham Way - Clover Bar Rd.	5,345	3,912	-	1,433	491	942

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Urban Service Area

Arterial Roads (Appendix 6D – continued)

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Range Rd 232 Wye Road to south property line	5,480	4,422	-	1,058	450	608
Range Road 231 Wye Road to Hillshire Blvd.	6,860	6,153	-	707	178	529
17th Street Upgrade	26,300	26,300	-	-	-	-
TOTAL	113,112	66,420	-	46,692	28,663	18,029

See Figure 9 on page 20

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Wastewater (Appendix 7A)

The following legend aligns with the Map of Development Lands in Figure 10.

	North of Yellowhead
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
North of Yellowhead Wastewater - Design	1,280	269	-	1,011	14	997
North of Yellowhead Wastewater - Phases 1	8,000	1,680	-	6,320	374	5,946
North of Yellowhead Wastewater - Phases 2	3,000	630	-	2,370	-	2,370
LOS Wastewater Storage - Design	-	-	-	-	11	(11) ¹
LOS Wastewater Storage - Construction	-	-	-	-	83	(83) ¹
Lagoon/Forcemain/Gravity main (Ardrossan)	9,521	-	9,048	473	-	473
TOTAL	21,801	2,579	9,048	10,174	482	9,692

See Figure 13 on page 28

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead Water (Appendix 7B)

The following legend aligns with the Map of Development Lands in Figure 11.

	North of Yellowhead
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
North of Yellowhead - Design	1,395	-	-	1,395	20	1,375
North of Yellowhead - Phase 1	11,700	-	-	11,700	351	11,349
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	10,914	4,365	3,340	3,209	99	3,110
Strathcona County Water Supply System - Phase 1 and 2 (34th & 17th St. Infrastructure)	33,215	16,276	16,939	-	-	-
TOTAL	57,224	20,641	20,279	16,304	470	15,834

See Figure 14 on page 29

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Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Arterial Roads (Appendix 7C)

The following legend aligns with the Map of Development Lands in Figure 12.

North of Yellowhead						
Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Range Rd 232 Hwy 16 to Turbo Access - Add 2 lanes	2,430	-	2,430	-	35	(35) ¹
Range Rd 232 Turbo Access to CP Railway Crossing - Add 2 lanes	9,375	-	9,375	-	60	(60) ¹
Range Rd 232 CPR Railway Crossing to TWP 534 - 4 lanes	29,018	-	24,901	4,117	307	3,810
Range Rd 232 CNR Railway Overpass	22,636	-	9,054	13,582	597	12,985
Range Rd 232 CPR Railway Overpass	20,383	-	20,383	-	61	(61) ¹
Range Rd 231 Hwy 16 to TWP 534 - 4 lanes	37,965	9,046	-	28,919	1,631	27,288
Range Rd 231 CNR Railway Overpass	33,621	2,578	-	31,043	689	30,354
Township Rd 534 RR232 to RR231 - 4 lanes	44,005	-	8,285	35,720	1,405	34,315
Township Rd 534 RR231 to Hwy 21 - 4 lanes	21,826	-	6,460	15,366	720	14,646
Township Rd 534 Oldman Creek Bridge (4 Lane Structure)	8,500	-	5,387	3,113	139	2,974
Township Rd 534 TWP 534 CPR Railway Overpass	14,539	-	14,539	-	59	(59) ¹
Township Road 534 - Highway 21 interim at grade signals Stage 1	4,405	-	4,405	-	-	-
Township Road 534 - Highway 21 interim at grade signals Stage 1A	2,410	506	-	1,904	-	1,904

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

North of Yellowhead

Arterial Roads (Appendix 7C – continued)

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Township Road 534 - Highway 21 interim at grade signals Stage 2	1,843	-	1,843	-	-	-
Township Road 534 - Highway 21 interim at grade signals Stage 3	5,519	1,005	735	3,779	-	3,779
Township Road 534 - Highway 21 interim at grade signals Stage 4	2,412	469	176	1,767	-	1,767
Township Road 534 - Highway 21 interchange Stage 5	134,250	4,158	114,448	15,644	-	15,644
Township Road 534 - Highway 21 interchange Stage 6	30,115	1,016	25,279	3,820	-	3,820
Transportation Debenture Interest	179	-	-	179	-	179
TOTAL	425,431	18,778	247,700	158,953	5,703	153,250

See Figure 15 on page 30

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.

Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Wastewater (Appendix 8A)

The following legend aligns with the Map of Development Lands in Figure 16.

	Ardrossan
	Combination of Benefiting Areas

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Lagoon/Forcemain/Gravity Main	9,521	7,415	473	1,633	1,061	572
Gravity Transmission Main/Lift Station to Lagoon & Additional Pump	3,708	754	-	2,954	271	2,683
Main Street Pipe Upgrades (Incl Trunk to Hwy 824)	714	-	-	714	64	650
Additional Lift Station Pump	189	39	-	150	14	136
Wastewater Debenture Interest	186	-	-	186	-	186
TOTAL	14,318	8,208	473	5,637	1,410	4,227

See Figure 19 on page 37

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Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Water (Appendix 8B)

The following legend aligns with the Map of Development Lands in Figure 17.

	Ardrossan					
Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Watermain Supply Interim Extension	259	-	-	259	29	230
Ardrossan Reservoir Expansion (Non Leviable - Engineering)	900	900	-	-	-	-
Ardrossan Reservoir Expansion (Non-Leviable - Engineering/ Construction)	7,466	7,466	-	-	-	-
Ardrossan Reservoir Expansion (Non-Leviable - Servicing)	357	357	-	-	-	-
ARD East Transmission Main Engineering/Construction	2,500	-	-	2,500	209	2,291
Dedicated Supply Line Design and Land	500	220	-	280	23	257
Dedicated Supply Line Construction	8,000	3,528	-	4,472	373	4,099
ARD East Reservoir Expansion	3,500	3,500	-	-	-	-
Off-Site Transmission Main North (Engineering/Construction)	2,549	533	-	2,016	1,674	342
Water Debenture Interest	30	-	-	30	-	30
TOTAL	26,061	16,504	-	9,557	2,308	7,249

See Figure 20 on page 38

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Cost Allocation Details

As at December 31, 2021 (in thousands of dollars)

Ardrossan

Transportation (Appendix 8C)

The following legend aligns with the Map of Development Lands in Figure 18.

Ardrossan						
Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Rge Rd 222, Third Ave to Main St	2,164	1,339	-	825	63	762
Rge Rd 222 Streetlights (Third Ave to Main St)	54	33	-	21	52	(31) ¹
Rge Rd 222, Main St to North Boundary of Ardrossan	516	192	-	324	25	299
Rge Rd 222 Streetlights (Main St to North Boundary of Ardrossan)	22	8	-	14	22	(8) ¹
Rge Rd 222 & Main St Streetlights	57	19	-	38	3	35
Rge Rd 222 & Main St Roundabout	1,162	392	-	770	59	711
Twp Rd 530 & Rge Rd 222 Roundabout	1,500	640	-	860	65	795
Twp Rd 530 & Rge Rd 221 Roundabout	1,500	342	-	1,158	88	1,070
Rge Rd 221A, South Boundary of Ardrossan to Twp Rd 530	1,250	720	-	530	40	490
Rge Rd 221 Twp Rd 530 to Collector Rd A	500	15	-	485	37	448
Rge Rd 221 Collector Rd A to Collector Rd B	2,000	320	-	1,680	128	1,552
Twp Rd 531, East/West ASP Boundary to Collector Rd A	403	22	-	381	29	352
Rge Rd 221A Main St to King St	359	185	-	174	13	161
Rge Rd 221A King St to South Boundary of Ardrossan	398	218	-	180	14	166

Cost Allocation Details

As at December 31, 2020 (in thousands of dollars)

Ardrossan

Transportation (Appendix 8C – continued)

Project Description	Project Balance	Cost Allocation			Levy Balance	
		County	Other	Leviable	Collected	Balance
Rge Rd 221A & Main St and Rge Rd 221A & King St Intersections	543	283	-	260	20	240
Rge Rd 222 & Main St Intersection Upgrades Interim	338	115	-	223	329	(106) ¹
TOTAL	12,766	4,843	-	7,923	987	6,936

See Figure 21 on page 38

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¹ Negative balances may occur due to a change in the cost allocation for a leviable project or if the actual project costs were lower than estimated. All negative balances are allocated back to the Benefiting Basin and used to offset costs in other projects.