



2024 Off-Site Development Levies

Annual Report
December 31, 2024

Prepared by Strathcona County Financial and Strategic Services,
Planning and Development Services, with support from County departments.

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Territorial Acknowledgement

Strathcona County acknowledges it is located on Treaty Six Territory and the homeland of the Métis Nation of Alberta, Regions Two and Four.

Strathcona County honours the First Peoples of this land. We recognize that we stand upon land that carries the footsteps of Cree, Métis and Blackfoot among many other Nations who have been here for thousands of years.

Therefore, Strathcona County has an inherent responsibility to foster healthier relationships with First Peoples and further the Calls to Action as outlined by the Truth and Reconciliation Commission.

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Source: Strathcona County

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 Leviable 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 most 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 648.4 of the MGA which requires municipalities to provide details on Off-Site Development Levies collected and spent for each type of Leviaible Infrastructure within each Benefiting Basin. The information within this report is for the 2024 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 regions of Urban Service Area, North of Yellowhead and Ardrossan. Each development region report is broken into sections that provide the information required by the MGA. 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

A portion of the land in each region is set aside for items such as arterial roads, environmental reserves, municipal/school reserves, regional public utility lots and existing rights-of-way, and is excluded from the Development Lands area used to assess levy obligations. Lands claimed by the province, such as highway rights-of-way and wetlands, are also excluded. 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 are used to help calculate the levy rates.

In general, 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, or prior to endorsement of the subdivision based on the past performance of the Developer. 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.

Leviale Infrastructure

Off-Site Development Levies are collected by the County under the authority of MGA Section 648.4. These funds are used to pay for the leviale 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, inclusive of design, engineering, and testing. 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 site-specific infrastructure as well as contributions from other stakeholders (e.g. Alberta Transportation). Other 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 Off-site 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.

2024 Highlights

Update on North of Yellowhead (NoY) Progress

Throughout 2024, the North of Yellowhead area continued to build on the momentum established in previous years. Transportation and utility work along Range Road 231 and Township Road 534 is largely complete. Construction of the CN Overpass is nearly finished, with only final landscaping outstanding. Ongoing work along Range Road 231 for lane expansions and additional traffic improvements is expected to be completed in 2025.

Triggered by population growth, the design and construction of Emergency Services Station Cambrian Crossing (Station 7) was approved as part of the 2024 capital budget. Following Council direction, Administration is planning to amend the North of Yellowhead Off-Site Development Levy Bylaw to incorporate fire hall levies in 2025.

The Cambrian and Hearthstone neighborhoods welcomed a growing number of residents throughout 2024. Building on the initial occupancies in 2023, both communities experienced steady population growth. A total of 27.22 hectares of gross residential land were developed, resulting in 592 dwelling units contributing to the ongoing establishment of these neighborhoods.



Source: Strathcona County
Cambrian

Future Growth Areas Update (Bremner and Local Employment Area, Area Concept Plan)

In 2024, work continued on assembling the necessary components for an initial Bremner off-site levy model. Efforts were focused on refining infrastructure cost estimates, confirming developable land areas, and clearly identifying benefiting areas to ensure the model is based on the most current and accurate information. Similar to the approach anticipated for the North of Yellowhead area, fire hall levies are also expected to be included in the Bremner model. Administration is targeting advancement of a formal levy proposal for Council's consideration over the next year.

For the Local Employment Area south of Highway 16, progress has continued, but next steps remain closely tied to the trajectory of Bremner. While background work has helped identify the area's development potential and infrastructure needs, meaningful staging and final cost estimates are dependent on the progression of the Bremner levy model. As such, more detailed planning for this area is expected to follow once the Bremner model is further established.

Urban Service Area

The following information pertains to Off-Site Development Levy activity in the Urban Service Area development region. 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 within the municipal boundary of Sherwood Park 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 668.9 hectares of remaining Development Lands within the Urban Service Area as of December 31, 2024.

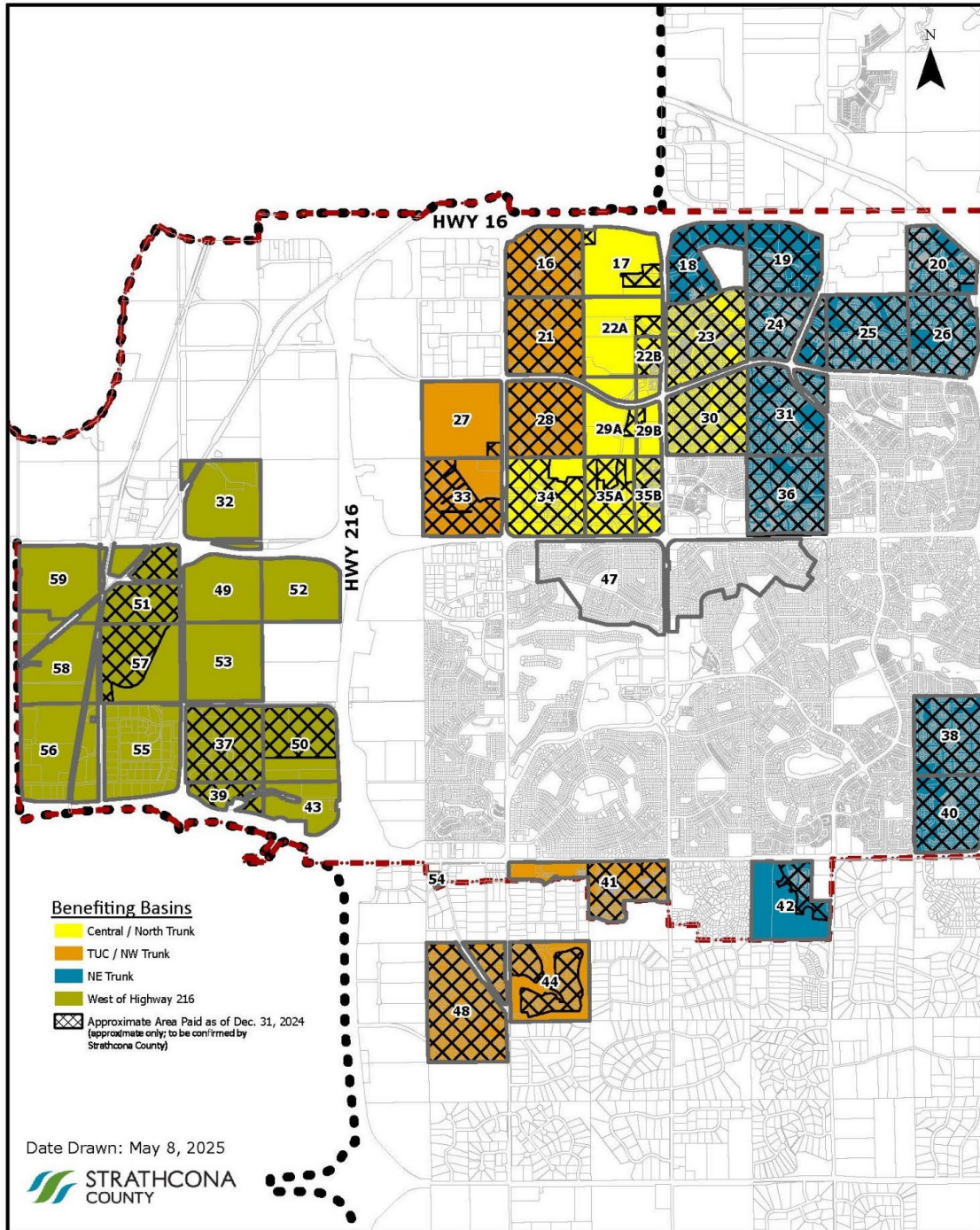
Table 1. Summary of Remaining Development Lands (in hectares) – Urban Service Area

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
2,307.7		172.7		2,135.0		1,466.1		668.9

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

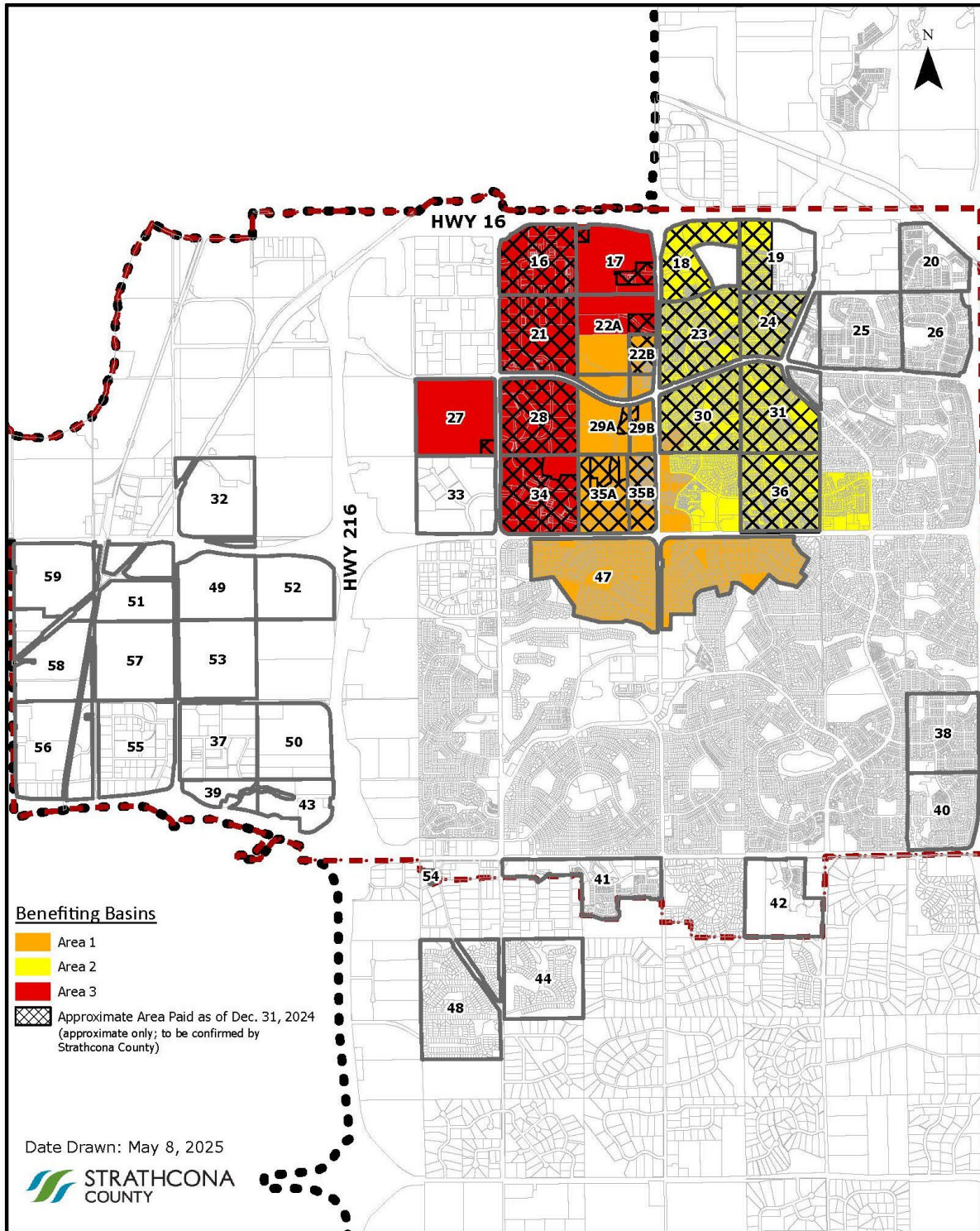
Figures 1 to 5 are maps of Development Lands and Benefiting Basins for each type of Leviaible Infrastructure in the Urban Service Area.

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



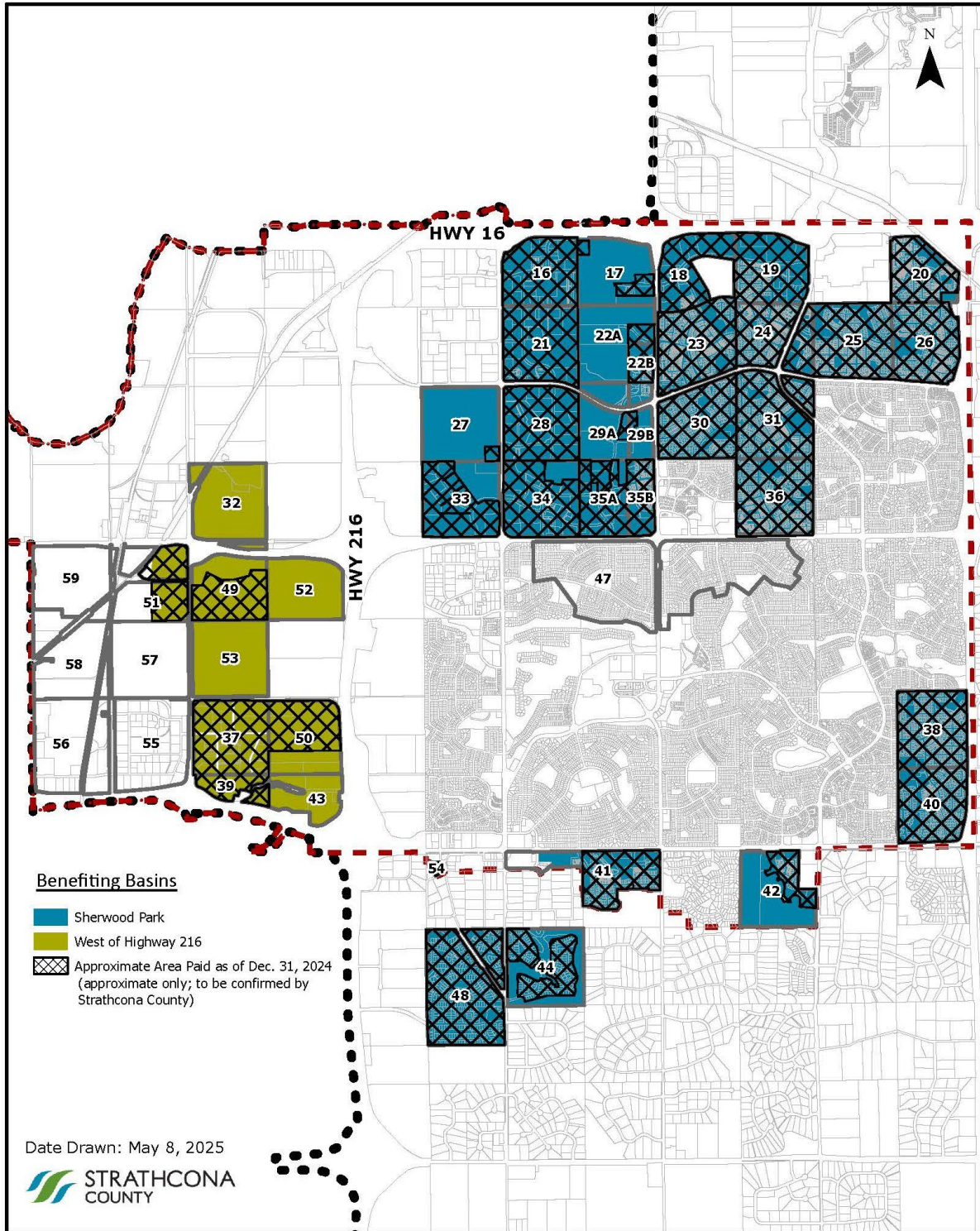
Source: Planning & Development Services, Strathcona County

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



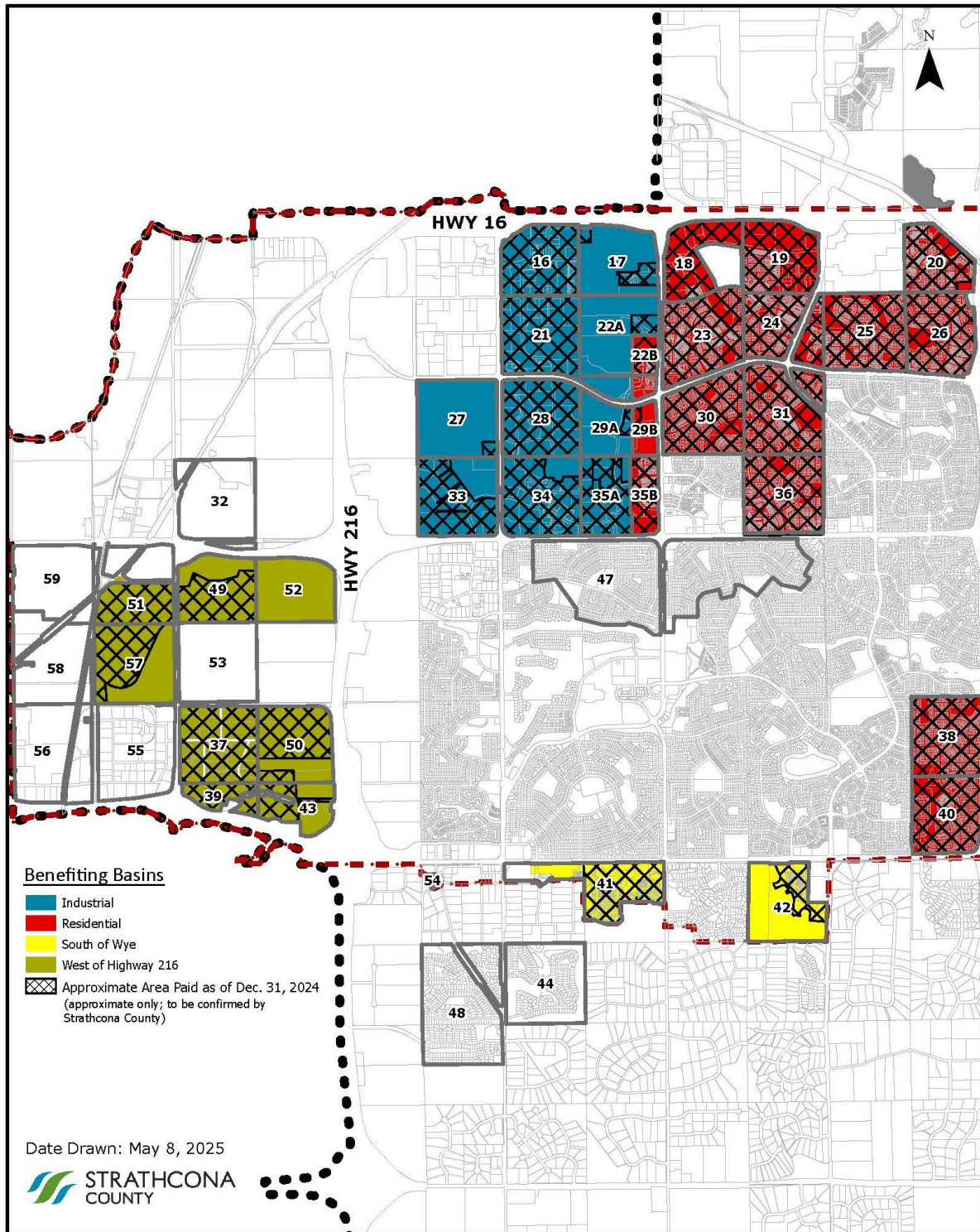
Source: Planning & Development Services, Strathcona County

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



Source: Planning & Development Services, Strathcona County

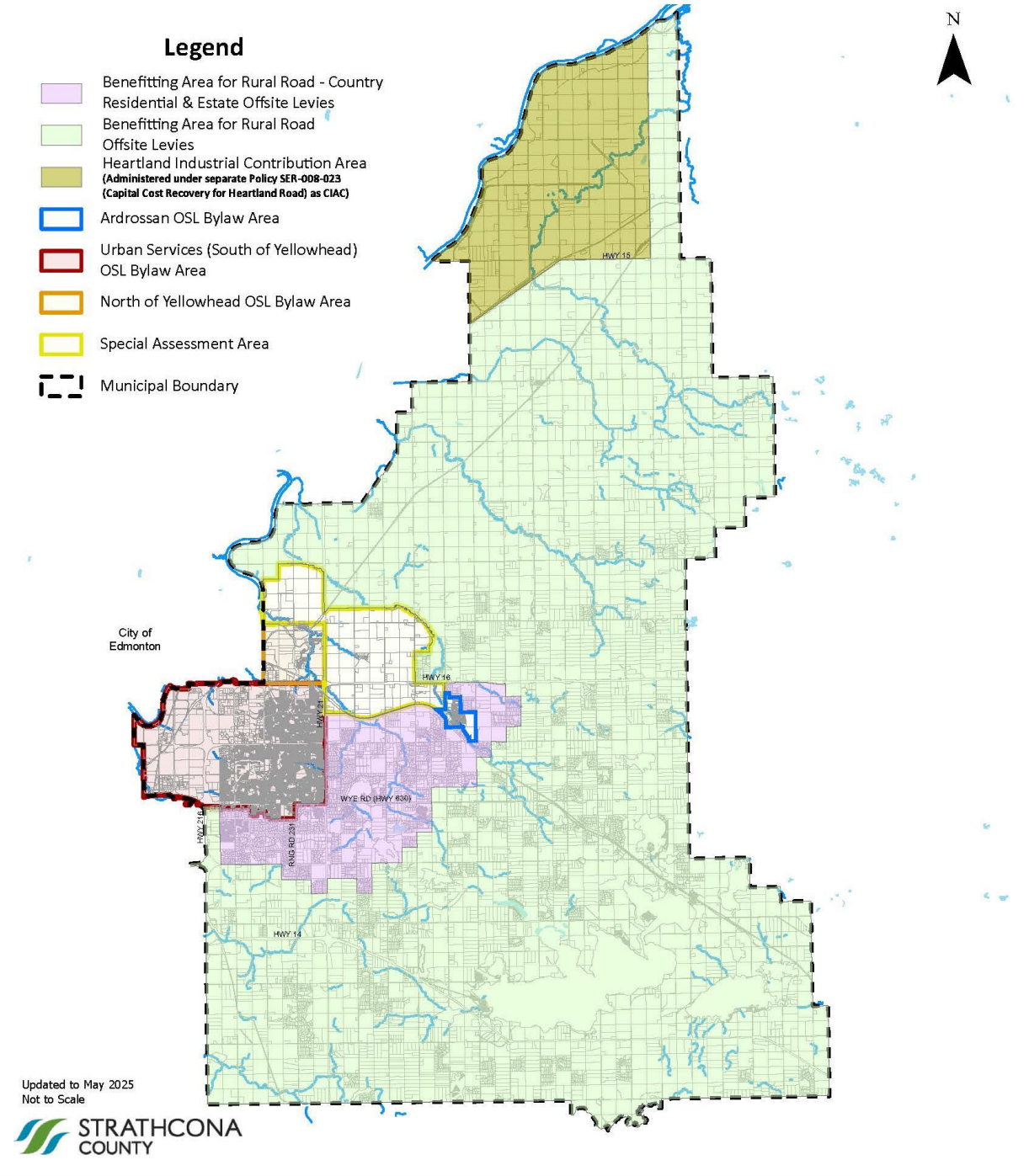
Figure 4. Map of Development Lands areas and Benefiting Basins for Transportation (Arterial Roads) Leviaible Infrastructure in the Urban Service Area



Source: Planning & Development Services, Strathcona County

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

The following map illustrates the geographic areas and Development Regions within the Rural Services Area of the County. Despite any changes made to grades or changes to natural drainage courses that might occur, the levies will be imposed according to the Development Regions indicated on this map.



Source: Planning & Development Services, Strathcona County

Subdivision and Development Agreements

Over the past five years, a total of 33 Subdivision and Development Agreements with leviable components were approved in the Urban Service Area. This includes 17 agreements for levies charged on a per hectare basis and 16 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 basis (Table 3).

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					
	2020	2021	2022	2023	2024	Total
Number of Agreements	-	4	8	1	4	17
Area (ha.)	-	22.1	37.3	7.3	20.4	87.1

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					
	2020	2021	2022	2023	2024	Total
Number of Agreements/ Sub Files	3	2	1	2	8	16
Number of Lots	5	16	46	2	19	88

Off-Site Development Levy Receipts

In 2024, the receipts for all Off-Site Development Levies in the Urban Service Area totaled \$783,127.

The receipts for Off-Site Development Levies charged on a per hectare basis (Arterial Roads, Water, Wastewater, and Stormwater Drainage) totaled \$595,902.

Table 4. 2024 Off-site Development Levy receipts for levies charged on a per hectare basis (Arterial Roads, Water, Sanitary, and Storm Drainage)

Area Ref. #	Area Developed (ha.)	2024 Off-site Development Levy Receipts (in \$000s)				
		Sanitary	Storm	Water	Arterial Roads	Total
41	2.7	3	-	45	75	123
51	13.6	241	-	172	-	413
20	3.5	-	-	49	-	49
26	0.6	3	-	8	-	11
TOTAL	20.4	247	-	274	75	596

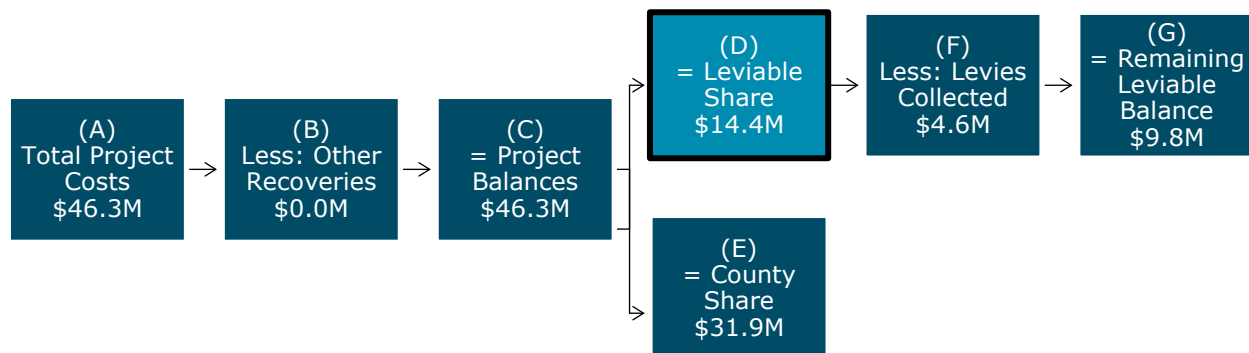
The receipts for Off-Site Development Levies charged on a per lot basis (Rural, Country and Estate Residential) were received for 19 lots totaling \$187,225.

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 Appendix 3A for project cost and allocation details.

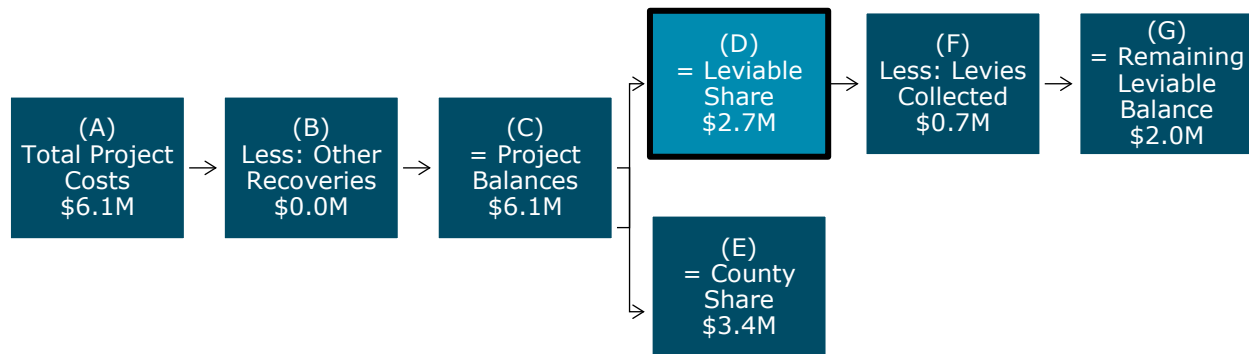
Figure 6. Wastewater project costs and funding – Urban Service Area



Stormwater Infrastructure

Stormwater projects in the Urban Service Area are related to infrastructure required to implement the drainage plan for Northwest Sherwood Park. Please Appendix 3B for project cost and allocation details.

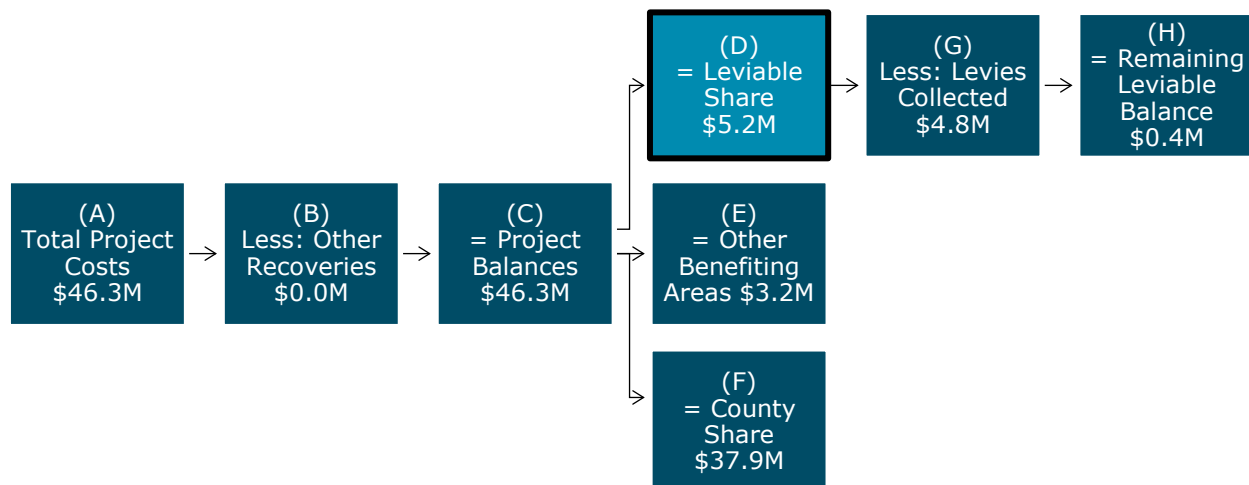
Figure 7. Stormwater project costs and funding – Urban Service Area



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 Appendix 3C for project cost and allocation details.

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

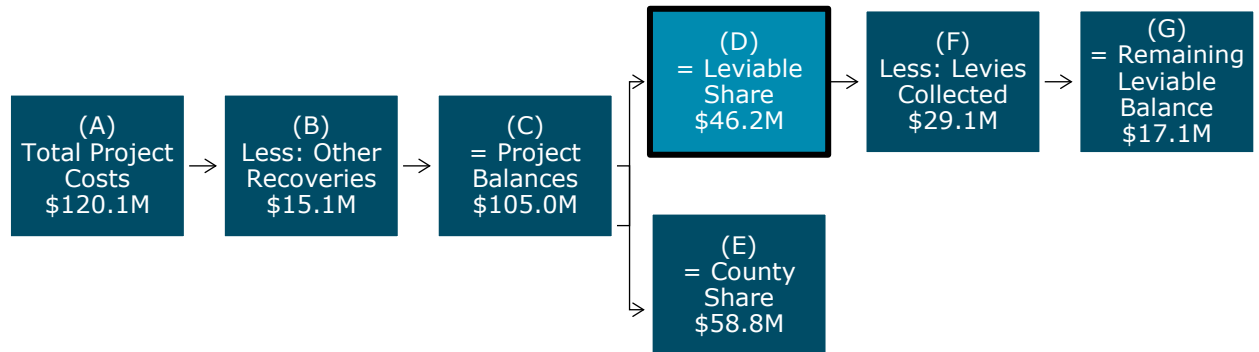


Other Benefiting Areas is comprised of the proportionate allocation of costs to North of Yellowhead for the Strathcona County Water Supply System.

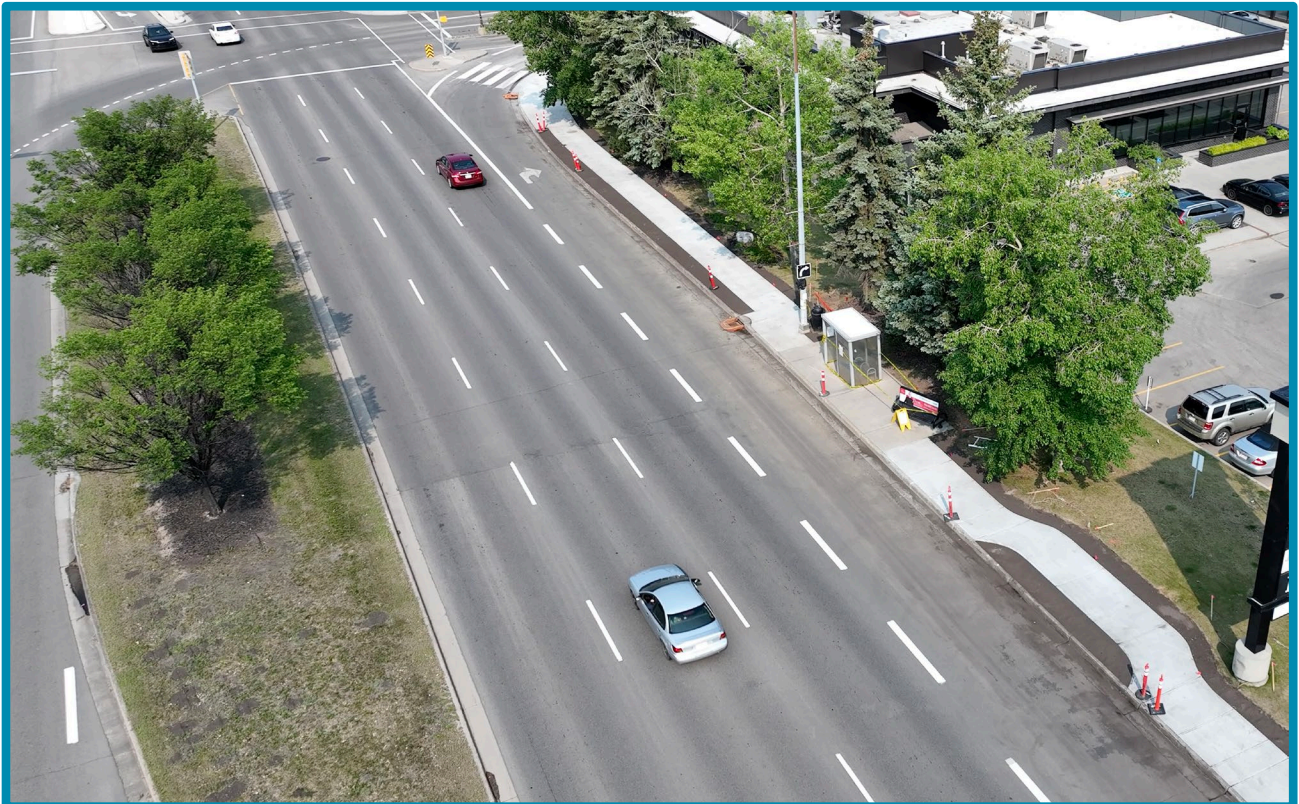
Arterial Road Infrastructure

Arterial Road projects in the Urban Service Area include road expansion, upgrades, and new infrastructure, including noise attenuation where warranted. Please Appendix 3D for project cost and allocation details.

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 Engineering and Operations, Strathcona County
Baseline Road

Off-Site Development Levy Funding

In 2024, the County spent \$289,347 of existing Off-Site Development Levy account balances for the Urban Service Area.

\$277,845 of the funding came from existing funds from levy receipts. The remaining \$11,502 of funding was made through levy-supported debt.

The following table provides 2024 Off-Site Development Levy funding detail for each type of Leviaible Infrastructure in the Urban Service Area.

Table 5. 2024 Off-Site Development Levy funding – Urban Service Area

	2024 Off-Site Development Levy Funding (in \$000s)					
	Waste-water	Storm-water	Water	Arterial Roads	Rural Roads	Total
Projects Funded:						
Wye Road - Brentwood Blvd to Estate Dr	-	-	-	53	-	53
Wye Road - Estate Dr. to Nottingham Way	-	-	-	95	-	95
Wye Road - Nottingham Way - Clover Bar Rd.				51		51
Rge Rd 231, Wye to Hillshire Blvd	-	-	-	44	-	44
Rge Rd 233, Ash Street to Balmoral Way (Land)	-	-	-	-	35	35
Subtotal	-	-	-	243	35	278
Debt Payments						
Rural Roads	-	-	-	-	11	11
Total	-	-	-	243	46	289

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2024 for each Leviable Infrastructure type in the Urban Service Area.

Table 6. 2024 Off-Site Development Levy account activity – Urban Service Area

(in \$000s)	Opening Balance Jan. 1, 2024	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2024
Wastewater	6,374	247	287	-	6,908
Stormwater	(1,023)	-	(44)	-	(1,067)
Water	(5,296)	274	(221)	-	(5,243)
Arterial Roads	7,247	75	311	(243)	7,390
Rural Roads	8,048	187	352	(46)	8,541
Total	15,350	783	685	(289)	16,529

The December 31, 2024, balance of \$16,528,721 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 due to 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 region. 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 region 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 513.9 hectares of remaining Development Lands within North of Yellowhead as of December 31, 2024.

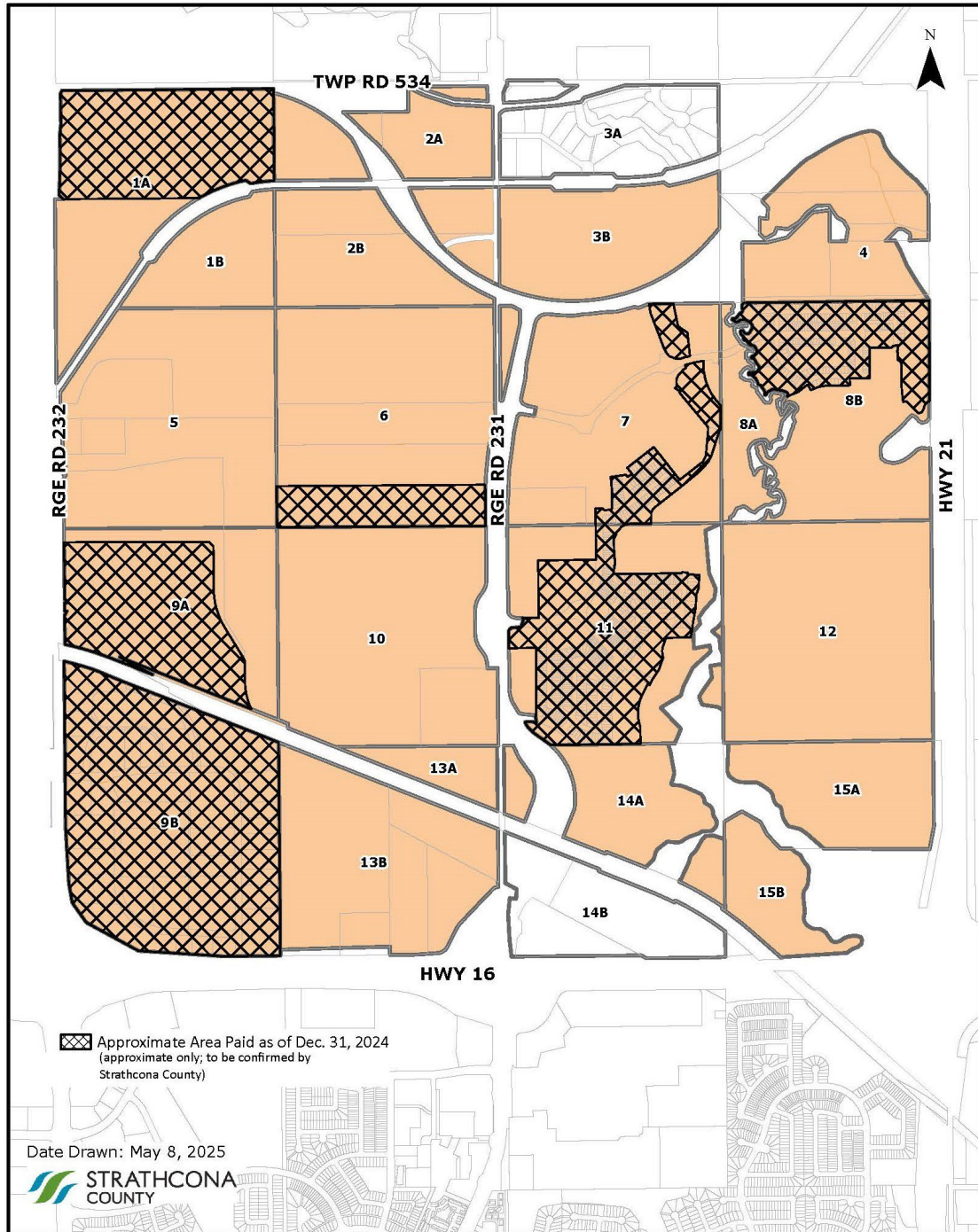
Table 7. Summary of Remaining Development Lands (in hectares) – North of Yellowhead

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
881.1		142.4		738.7		224.8		513.9

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

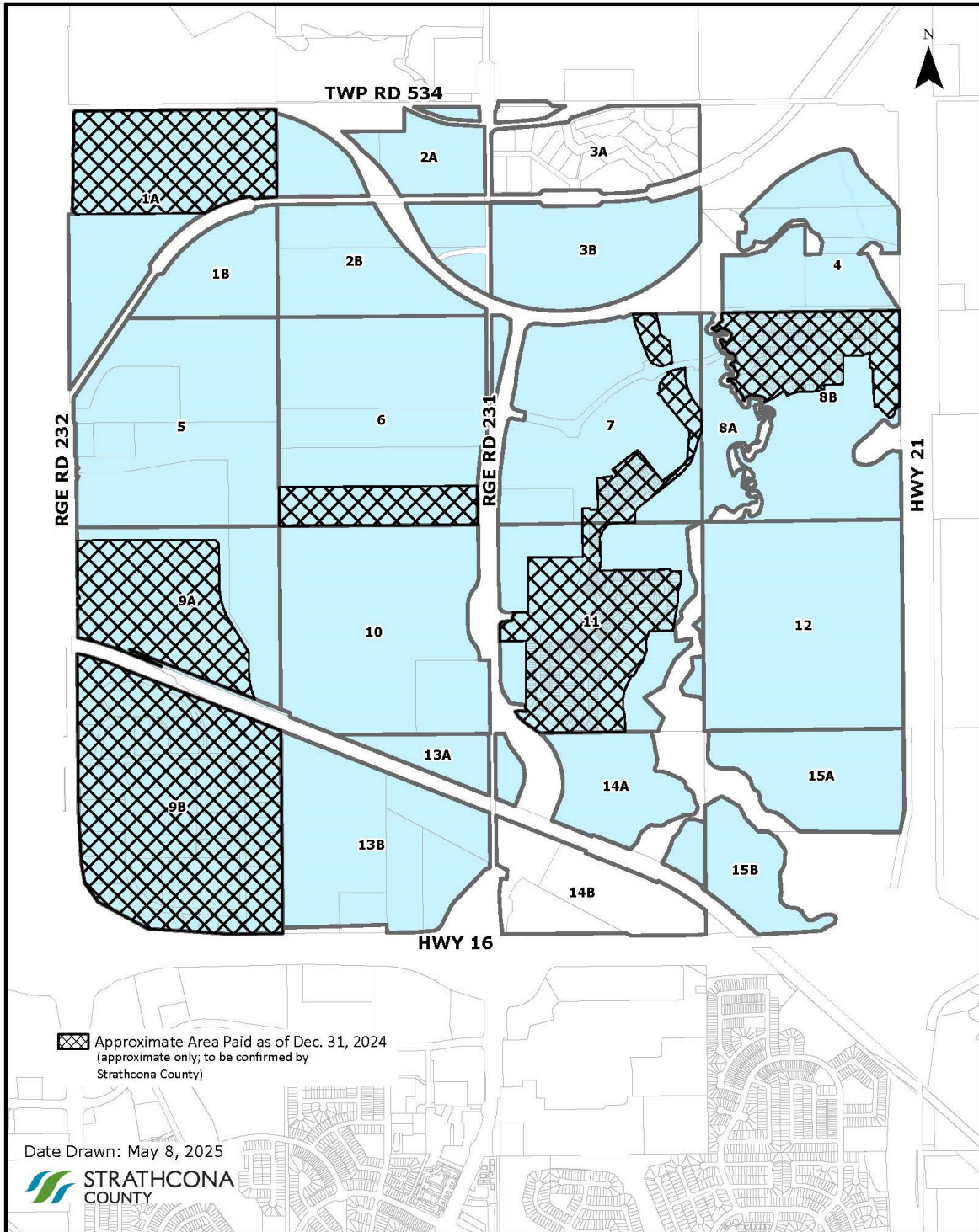
Figures 10 to 12 are maps of Development Lands and Benefiting Basins for each type of Leviaible Infrastructure in North of Yellowhead.

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



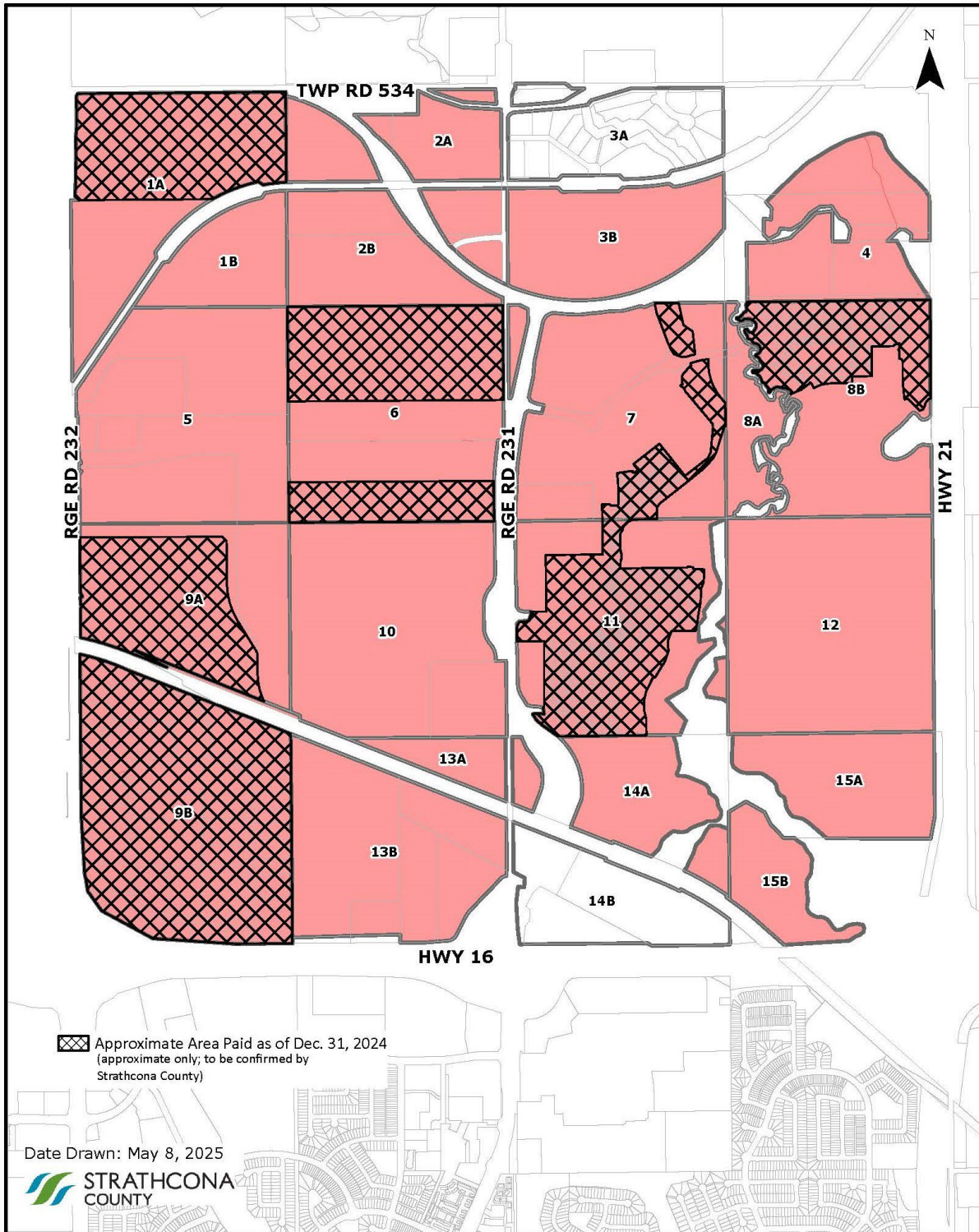
Source: Planning & Development Services, Strathcona County

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



Source: Planning & Development Services, Strathcona County

Figure 12. Map of Development Lands areas and Benefiting Basins for Transportation Leviable Infrastructure in North of Yellowhead



Source: Planning & Development Services, Strathcona County

Subdivision and Development Agreements

Over the past five years, 12 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 (Transportation, Wastewater, Water)

	Development Agreements					
	2020	2021	2022	2023	2024	Total
Number of Agreements	-	-	3	1	8	12
Area (ha.)	-	-	22.3	0.0	21.9	44.2

Off-Site Development Levy Receipts

In 2024, the receipts for all Off-Site Development Levies in North of Yellowhead totaled \$7,440,680.

Table 9. 2024 Off-Site Development Levy receipts for levies charged in North of Yellowhead on a per hectare basis (Arterial Roads, Water, and Wastewater)

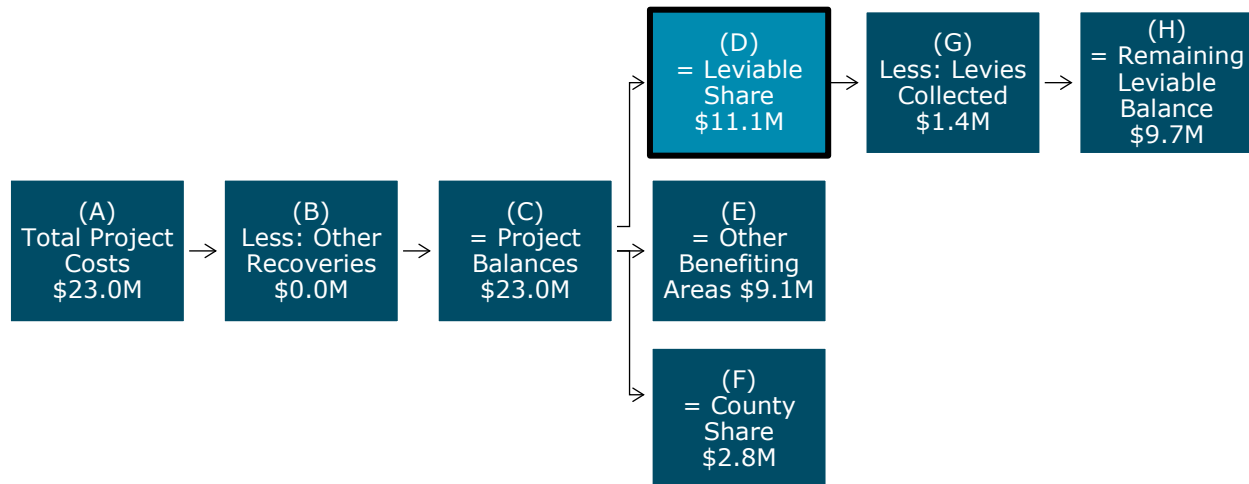
Area Ref. #	Area Developed (ha.)	2024 Off-Site Development Levy Receipts (in \$000s)			
		Wastewater	Water	Transportation	Total
11	4.9	72	133	1,453	1,658
11	2.0	29	53	580	662
7	1.7	26	47	521	594
7	1.2	18	33	367	418
7	2.5	36	67	736	839
11	2.2	32	58	644	734
11	3.5	52	96	1,051	1,199
8B	3.9	58	106	1,173	1,337
TOTAL	21.9	323	593	6,525	7,441

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 Appendix 4A for project cost and allocation details.

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



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

Stormwater Infrastructure

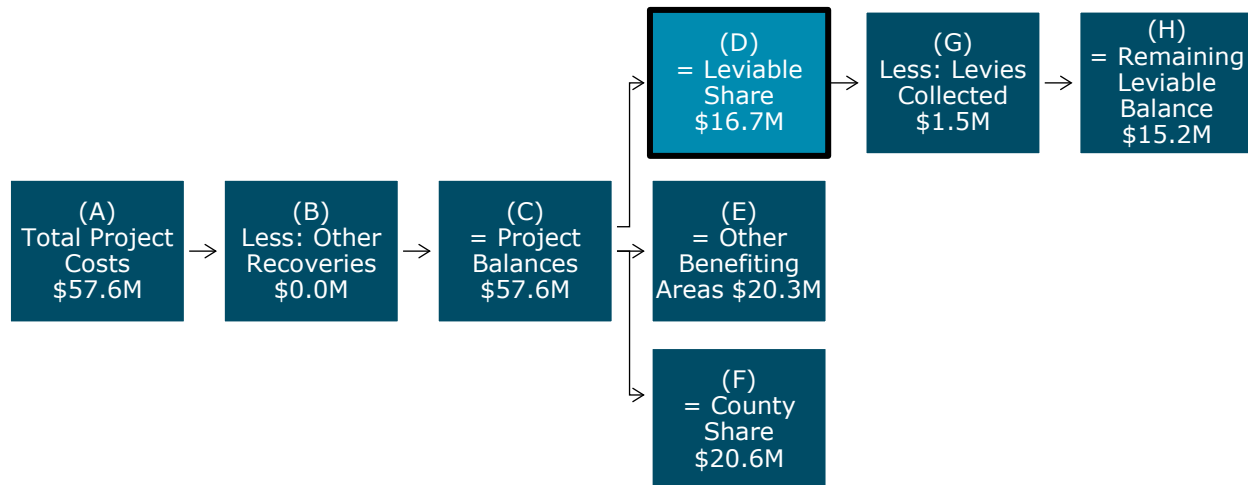
All stormwater management to accommodate runoff from development within North of Yellowhead is designed and constructed as on-site infrastructure, without any associated Off-Site Levies being applicable at this time.

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 Appendix 4B for project cost and allocation details.

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

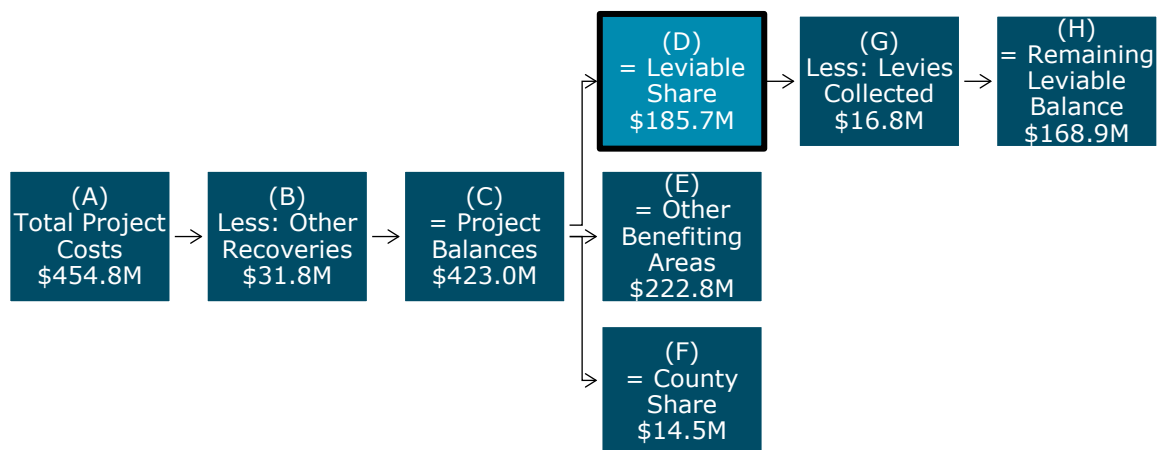


Other Benefiting Areas are comprised of the proportionate allocation of costs to the Urban Services Area for the Strathcona County Water Supply System.

Transportation Infrastructure

Arterial Road projects include road expansion, upgrades, and new infrastructure including waterway and grade separated rail crossings. Please Appendix 4C for project cost and allocation details.

Figure 15. Transportation project costs and funding – North of Yellowhead



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



*Source: Strathcona County
Hearthstone*

Off-Site Development Levy Funding

In 2024, the County spent \$815,396 of existing Off-Site Development Levy account balances for North of Yellowhead. All of the funding came from existing funds from levy receipts.

The following table provides 2024 Off-Site Development Levy funding detail for each type of Leviaible Infrastructure in North of Yellowhead.

Table 10. 2024 Off-Site Development Levy funding – North of Yellowhead

	2024 Off-Site Development Levy Funding (in \$000s)				
	Waste-water	Storm-water	Water	Arterial Roads	Total
Projects Funded:					
North of Yellowhead - Design	1	12	13	-	26
North of Yellowhead - Phase 1	2	-	12	-	14
Range Rd 231 - CNR Railway Overpass	-	-	-	325	325
Range Rd 231 - HWY 16 to TWP 534 - 4 lanes	-	-	-	417	417
Stage 1A - Township Road 534 - Highway 21 interim at grade signals	-	-	-	33	33
Total	3	12	25	775	815

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2024 for each Leviable Infrastructure type in North of Yellowhead.

Table 11. 2024 Off-Site Development Levy account activity – North of Yellowhead

(in \$000s)	Opening Balance Jan. 1, 2024	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2024
Wastewater	633	323	35	(3)	988
Stormwater	(908)	-	(40)	(12)	(960)
Water	(1,451)	593	(49)	(25)	(932)
Transportation	(9,092)	6,525	(225)	(775)	(3,567)
Total	(10,818)	7,441	(279)	(815)	(4,471)

The closing balances represent the funds available to finance projects and service debt related to Leviable Infrastructure. The December 31, 2024, negative balance of \$(4,470,928) has occurred due to 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 region. 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 Ardrossan development region contains all lands located within the boundaries of the hamlet of Ardrossan. Development Lands in Ardrossan are broken into various areas as identified on the maps in Figures 16 to 18.

Table 12 below provides a summary of the 67.0 hectares of remaining Development Lands within the County as of December 31, 2024.

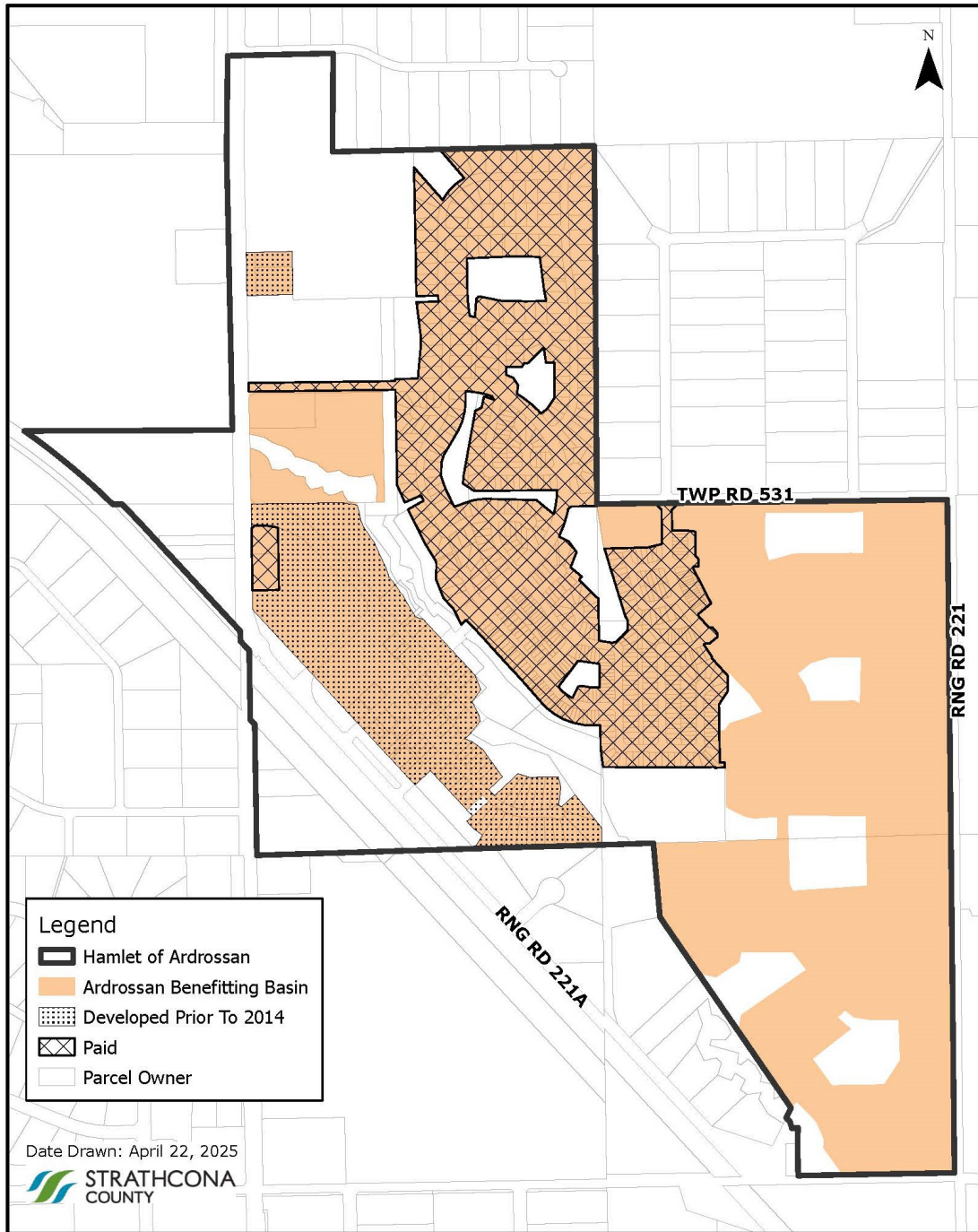
Table 12. Summary of Remaining Development Lands (in hectares) – Ardrossan

Total Area	-	Reserves, Arterial Roadways, etc.	=	Gross Assessable Area	-	Developed Area	=	Remaining Developable Area
248.3		105.4		142.9		75.9		67.0

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

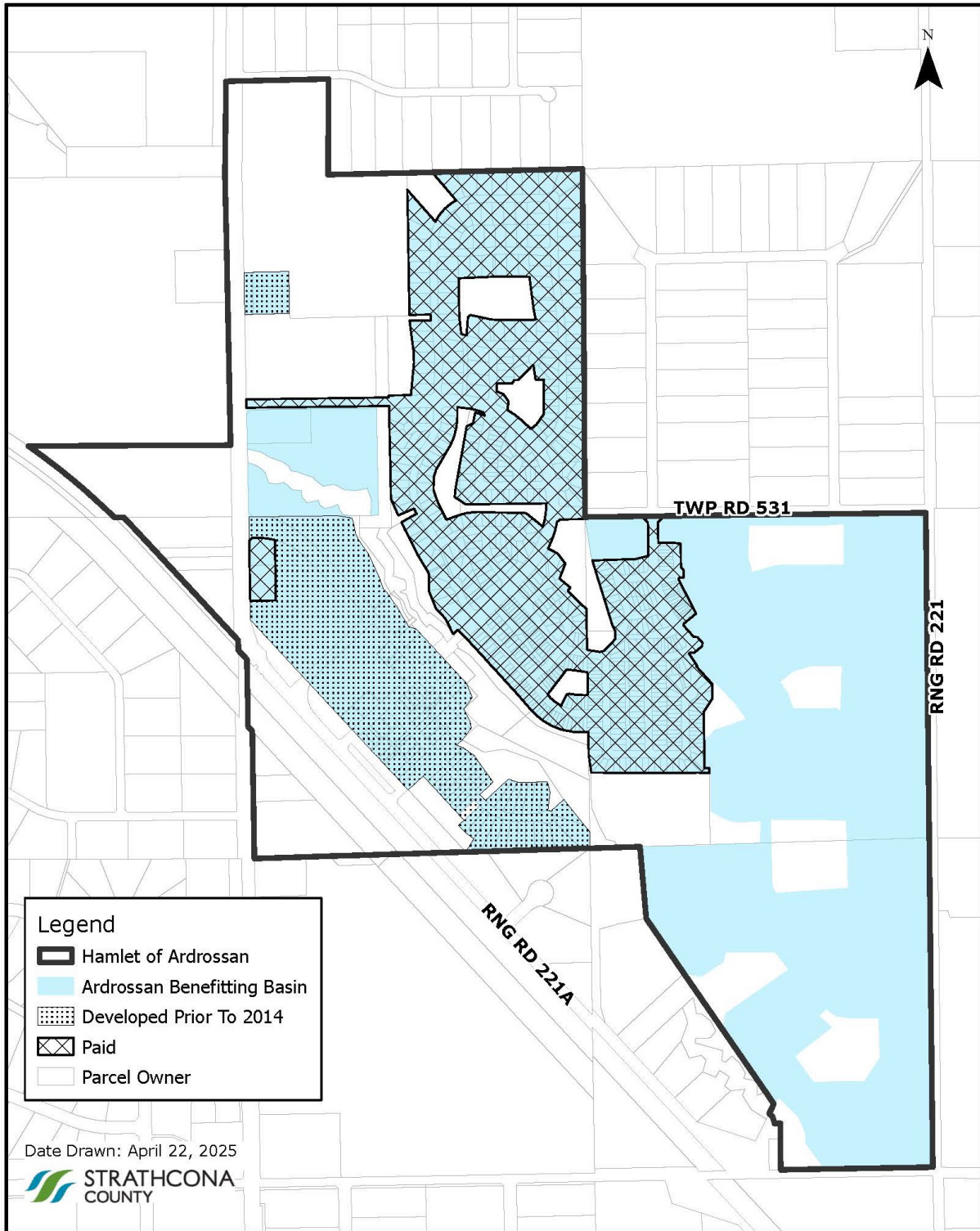
Figures 16 to 18 are maps of Development Lands and Benefiting Basins for each type of Leviaible Infrastructure in Ardrossan.

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



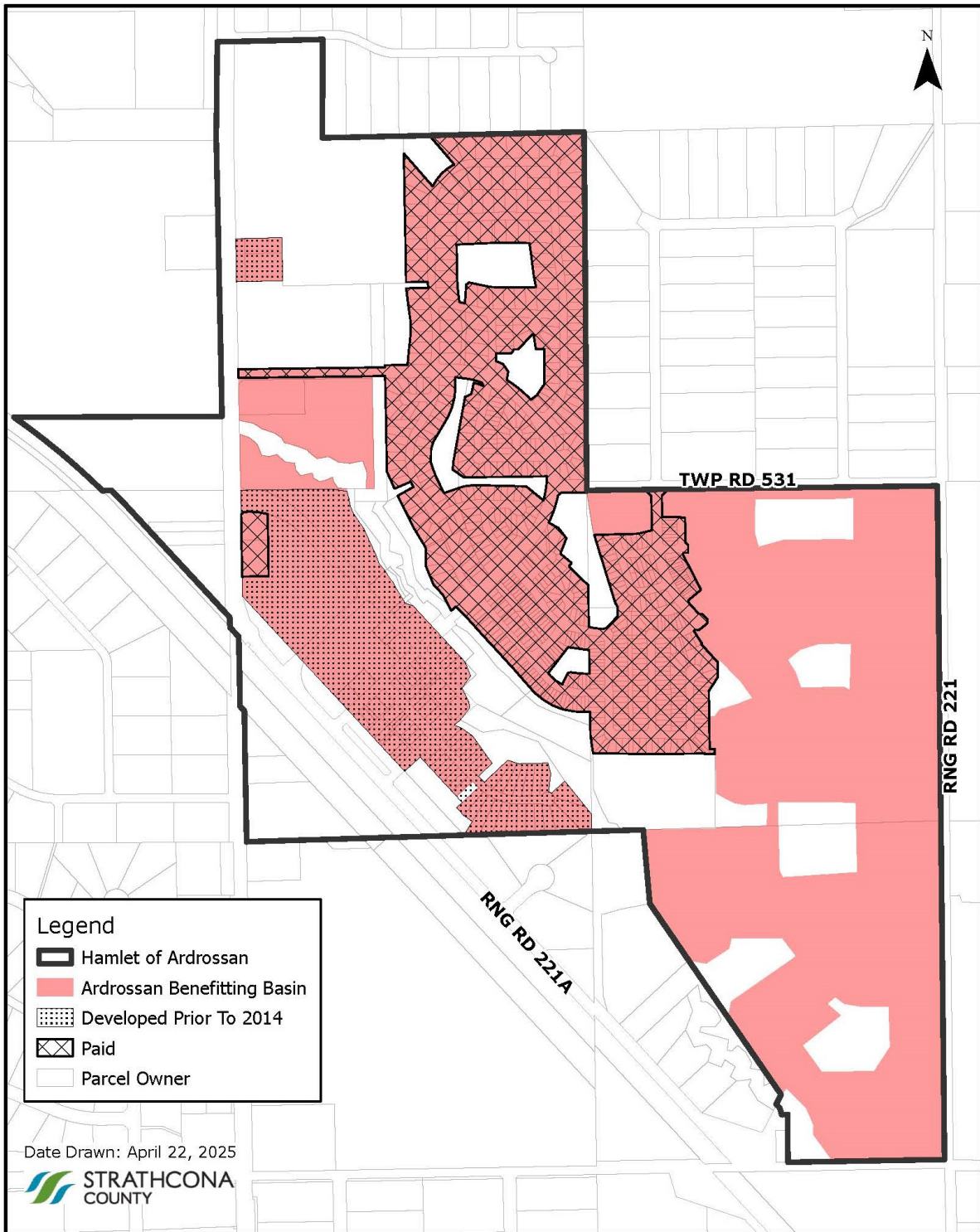
Source: Planning & Development Services, Strathcona County

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, eight 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 13. 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					
	2020	2021	2022	2023	2024	Total
Number of Agreements	1	3	4	0	2	10
Area (ha.)	1.3	9.8	11.4	0.0	6.3	28.8

Off-Site Development Levy Receipts

In 2024, the receipts for all Off-Site Development Levies in Ardrossan totaled \$1,479,996.

Table 14. 2024 Off-Site Development Levy receipts for levies charged in Ardrossan on a per hectare basis (Transportation, Water, and Wastewater)

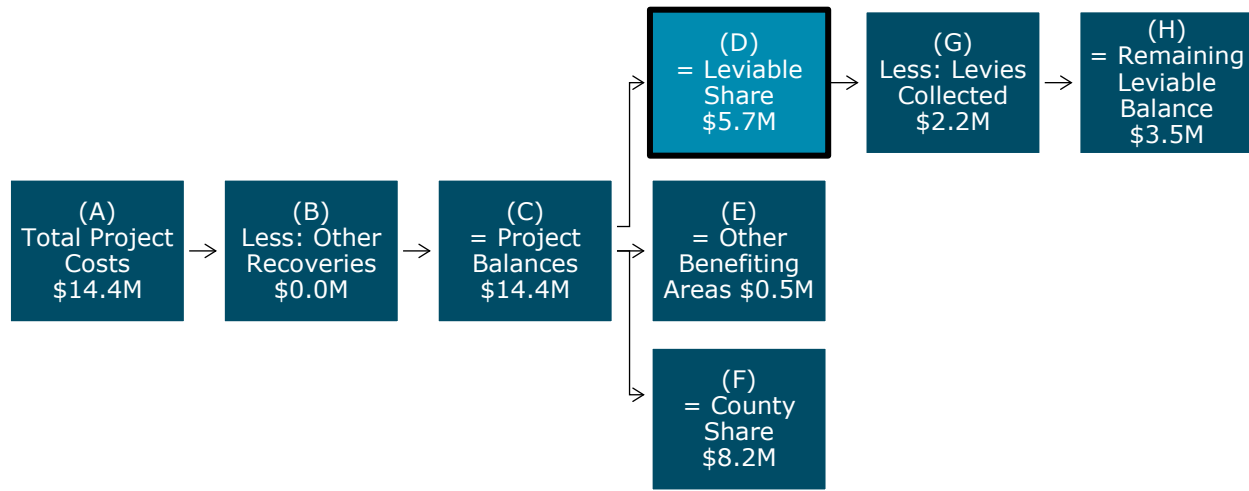
Area Ref. #	Area Developed (ha.)	2024 Off-Site Development Levy Receipts (in \$000s)			
		Wastewater	Water	Transportation	Total
5	2.3	149	200	202	551
5	3.9	250	339	340	929
TOTAL	6.2	399	539	542	1,480

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 Appendix 5A for project cost and allocation details.

Figure 19. Wastewater project costs and funding - Ardrossan



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

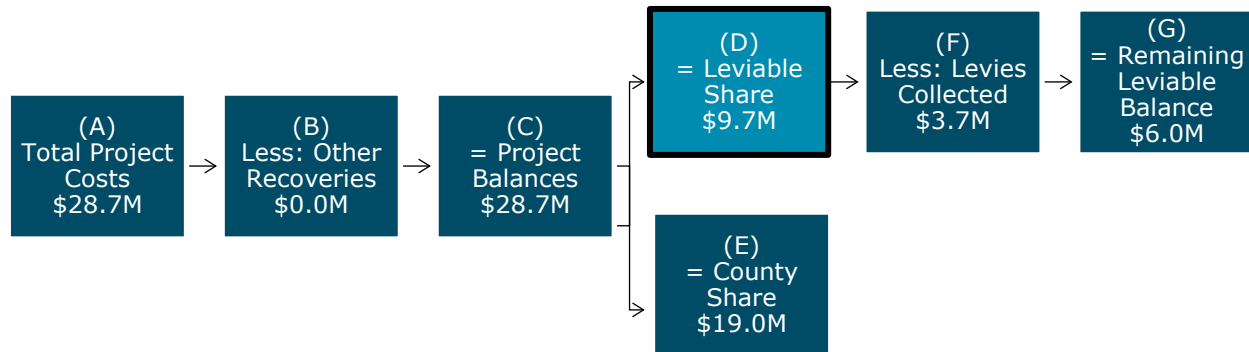
Stormwater Infrastructure

All stormwater management within the Hamlet of Ardrossan is to be designed and constructed as on-site 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 Appendix 5B for project cost and allocation details.

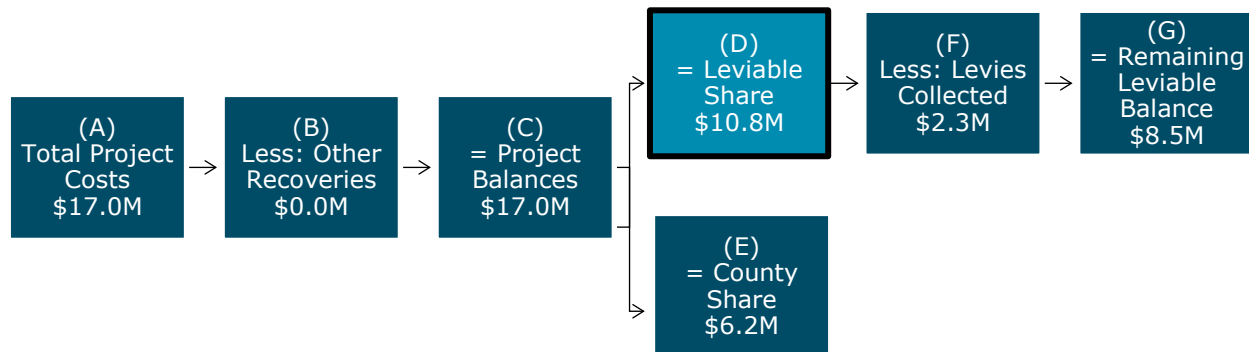
Figure 20. Water project costs and funding – Ardrossan



Transportation Infrastructure

Transportation projects include road expansion, upgrades, and new infrastructure. Please Appendix 5C for project cost and allocation details.

Figure 21. Transportation project costs and funding – Ardrossan



Off-Site Development Levy Funding

In 2024, there was no funding from the Off-Site Development Levy account balances for Ardrossan.

Off-Site Development Levy Account Balances

The following table summarizes account activity in 2024 for each Leviable Infrastructure type in Ardrossan.

Table 15. 2024 Off-Site Development Levy account activity – Ardrossan

(in \$000s)	Opening Balance Jan. 1, 2024	Levies Collected	Interest Earned / (Expense)	Levies Spent	Closing Balance Dec. 31, 2024
Wastewater	(3,197)	399	(133)	-	(2,931)
Water	877	539	47	-	1,463
Transportation	2,474	542	104	-	3,120
Total	154	1,480	18	-	1,652

The December 31, 2024, balance of \$1,651,536 represents the account balance that would be available to finance projects and service debt related to Leviable Infrastructure in Ardrossan. The negative account balance in Wastewater Infrastructure has occurred due to 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.

Appendix 1: Glossary of Terms

Benefiting Basin – A total of all Development Lands that benefit from the design or construction of the respective Leviable 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-leviable 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 Leviable 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.

Leviable Infrastructure – Road, water, sanitary 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 Leviable Infrastructure costs associated with growth. Off-Site Development Levies transparently and equitably allocate Leviable 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 Leviable 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.

Appendix 2: Summary of Remaining Development Lands

(in hectares)

Urban Service Area (Appendix 2A)

Urban Service Area						
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	-	
19A	52.6	5.3	47.3	47.3	-	
20	40.4	-	40.4	38.8	1.6	
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	-	
24A	50.0	5.0	45.0	45.0	-	
25	63.7	6.4	57.3	57.3	-	
26	55.3	0.9	54.4	53.8	0.6	
27A	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	-	
31A	67.4	6.8	60.6	60.6	-	
32	60.0	-	60.0	60.0	-	
33A	62.6	6.2	56.4	41.0	15.4	
34	62.4	6.3	56.1	49.2	6.9	
35A	39.7	8.7	31.0	29.0	2.0	
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	54.0	5.4	48.6	48.6	-	
41	52.8	9.3	43.5	43.5	-	
42	54.4	1.6	52.8	14.0	38.8	
43	32.1	2.1	30.0	13.8	16.2	
44	64.0	8.2	55.8	55.8	-	
47	1.0	-	1.0	1.0	-	
48	91.5	9.4	82.1	82.1	-	
49	53.0	0.7	52.3	29.4	22.9	

2024 Off-Site Development Levies

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Urban Service Area						
Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area	
50	56.8	-	56.8	42.8	14.0	
51	54.4	0.4	54.0	37.2	16.8	
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	
56	68.2	-	68.2	-	68.2	
57	64.1	-	64.1	31.5	32.6	
58	61.7	-	61.7	-	61.7	
59	56.7	-	56.7	-	56.7	
TOTAL	2,307.7	172.7	2,135.0	1,466.1	668.9	

North of Yellowhead (Appendix 2B)

North of Yellowhead					
Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
1A	45.8	5.7	40.1	40.1	-
1B	16.6	-	16.6	-	16.6
2A	20.5	6.0	14.5	-	14.5
2B	34.9	4.2	30.7	-	30.7
3A	25.9	2.6	23.3	23.3	-
3B	29.3	2.9	26.4	-	26.4
4	30.5	3.0	27.5	-	27.5
5	60.2	2.1	58.1	11.7	46.4
6	63.7	0.7	63.0	11.9	51.1
7	60.7	10.2	50.5	7.6	42.9
8A	10.2	4.1	6.1	-	6.1
8B	45.7	12.8	32.9	12.8	20.1
9A	43.4	-	43.4	28.0	15.4
9B	70.4	7.0	63.4	63.4	-
10	63.4	9.4	54.0	-	54.0
11	62.3	18.2	44.1	26.0	18.1
12	62.0	14.0	48.0	-	48.0
13A	7.1	0.7	6.4	-	6.4
13B	45.6	4.2	41.4	-	41.4
14A	23.3	2.3	21.0	-	21.0
14B	22.2	22.2	-	-	-
15A	24.3	4.8	19.5	-	19.5
15B	13.1	5.3	7.8	-	7.8
TOTAL	881.1	142.4	738.7	224.8	513.9

Ardrossan (Appendix 2C)

Ardrossan					
Area Ref. #	Total Area	- Reserves, Arterial Roadways, etc.	= Gross Assessable Area	- Developed Area	= Remaining Developable Area
1	52.5	15.0	37.5	37.5	-
2	16.7	16.7	-	-	-
3	8.0	3.8	4.2	1.2	3.0
4	25.1	-	25.1	25.1	-
5	98.7	22.6	76.1	12.1	64.0
6	47.3	47.3	-	-	-
TOTAL	248.3	105.4	142.9	75.9	67.0

Appendix 3: Urban Service Area

Project Cost and Allocation Details

As at December 31, 2024 (in thousands of dollars).

Note: Some totals in the following appendices may not add due to rounding.

Negative levy 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.

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

Urban Service Area - Wastewater										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
34th Street Sanitary Trunk Upgrading - Phase 1A	325	-	325	-	325	166	-	159	56	103
34th Street Sanitary Trunk Upgrading - Phase 2	-	6,267	6,267	-	6,267	3,196	-	3,071	730	2,341

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Urban Service Area - Wastewater										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
34th Street Sanitary Trunk Upgrading - Phase 3	-	731	731	-	731	373	-	358	80	278
34th Street Sanitary Trunk Upgrading - Phase 4	-	2,089	2,089	-	2,089	1,065	-	1,024	239	785
34th Street Sanitary Trunk Upgrading - Phase 5	-	8,147	8,147	-	8,147	4,155	-	3,992	936	3,056
TUC Upgrade - Phase 2	-	1,008	1,008	-	1,008	877	-	131	84	47
TUC Upgrade - Phase 3	-	2,004	2,004	-	2,004	1,743	-	261	167	94
LOS Wastewater Storage - Design	-	-	-	(215)	215	-	-	215	215	-
LOS Wastewater Storage - Construction	-	-	-	(1,826)	1,826	-	-	1,826	1,826	0
NE Sanitary Sewer Line Emerald Hills	174	-	174	-	174	-	-	174	150	24
Central Sanitary Trunk Upgrade - Phase 1	2	-	2	-	2	1	-	1	1	0
ARROW Wet Weather Management - Northwest Trunk	-	8,878	8,878	640	8,238	7,773	-	465	95	370
ARROW Wet Weather Management - North/Central Trunk	-	7,834	7,834	433	7,401	5,143	-	2,258	-	2,258
ARROW Wet Weather Management - Northeast Trunk	-	8,878	8,878	968	7,910	7,471	-	439	18	421
TOTAL	501	45,836	46,337	-	46,337	31,963	-	14,374	4,597	9,777
			(A)	(B)	(C)	(E)		(D)	(F)	(G)

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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

Urban Service Area - Stormwater										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
NW Sherwood Park Drainage - Phase 3	5,650	-	5,650	-	5,650	3,051	-	2,599	660	1,939
NW Sherwood Park Drainage - Phase 2	440	-	440	-	440	343	-	97	78	19
NW Sherwood Park Drainage - Phase 1	9	-	9	-	9	7	-	2	9	(7)
TOTAL	6,099	-	6,099	-	6,099	3,401	-	2,698	747	1,951
			(A)	(B)	(C)	(E)		(D)	(F)	(G)

2024 Off-Site Development Levies

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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

Urban Service Area - Water										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Sherwood Drive North Watermain - Phase 2 Palisades to Emerald Drive	783	-	783	-	783	-	-	783	717	66
Strathcona County Water Supply System - Phase 1 & 2 (34th & 17th Infrastructure)	33,214	-	33,214	-	33,214	33,214	-	-	-	-
Strathcona County Water Supply System Phase 1A Fill Line to Bison Way	10,914	-	10,914	-	10,914	4,366	3,208	3,340	3,035	305
Lakeland Reservoir / Pumphouse Design	337	-	337	-	337	337	-	-	9	(9)
Clover Bar Road Watermain Phase 2	195	-	195	-	195	-	-	195	170	25
Lakeland Drive Watermain Phase 2	856	-	856	-	856	-	-	856	853	3
TOTAL	46,299	-	46,299	-	46,299	37,917	3,208	5,174	4,784	390
			(A)	(B)	(C)	(F)	(E)	(D)	(G)	(H)

2024 Off-Site Development Levies

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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

Urban Service Area – Arterial Roads										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Clover Bar Road - 200m N of Dawson Dr. to Hwy 16 - 2nd Phase	438	-	438	-	438	-	-	438	1,539	(1,101)
Clover Bar Road - Dawson Dr. to Hwy 16 - 2nd Phase	1,935	-	1,935	462	1,473	-	-	1,473	898	575
Clover Bar Road - Dawson Dr. to Hwy 16 Final Lift	435	-	435	304	131	-	-	131	178	(47)
Lakeland Drive - Palisades Blvd to Sherwood Dr. - Add 2 lanes	1,666	-	1,666	-	1,666	-	-	1,666	896	770
Lakeland Drive - Sherwood Dr. to Clover Bar Rd - complete to 4 lanes	7,657	-	7,657	1,742	5,915	-	-	5,915	5,554	361
Lakeland Drive – Clover Bar Rd to Hwy 21 - 2 lane phase	4,134	-	4,134	-	4,134	-	-	4,134	2,703	1,431
Lakeland Drive – Clover Bar Rd to Hwy 21 - complete to 4 lanes plus final lift	3,194	-	3,194	590	2,604	-	-	2,604	1,760	844
Lakeland Drive - Palisades Blvd to Clover Bar Rd - Final Lift	608	-	608	92	516	-	-	516	511	5
Lakeland Drive - Highway 21 Interchange Land (NW Quadrant)	637	-	637	-	637	-	-	637	365	272

2024 Off-Site Development Levies

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Urban Service Area – Arterial Roads										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Sherwood Drive - Cranford Way to Lakeland Dr. Final Lift (residential portion)	475	-	475	24	451	-	-	451	95	356
Sherwood Drive - Lakeland Dr to Hwy 16 - add 2 lanes (residential portion)	5,809	1,200	7,009	1,397	5,612	-	-	5,612	3,075	2,537
Sherwood Drive - Lakeland Dr to Hwy 16 - Final Lift (residential portion)	784	25	809	293	516	-	-	516	237	279
U\G Power Bury - Sherwood Dr. - Centennial Pk to Hwy 16 (residential portion)	406	-	406	-	406	-	-	406	240	166
Signals at Collector / Arterial Intersections	-	450	450	-	450	-	-	450	1,376	(926)
Petroleum Way - Hwy 216 to 800m East	598	4,320	4,918	204	4,714	-	-	4,714	1,412	3,302
Petroleum Way - 800m East of Hwy 16A to W. of Broadmoor Blvd.	295	2,160	2,455	424	2,031	-	-	2,031	908	1,123
Lakeland Drive - Broadmoor Blvd. To Palisades Blvd. - Add 2 lanes	1,792	-	1,792	467	1,325	-	-	1,325	518	807
Lakeland Drive - Broadmoor Blvd. To Palisades Blvd. - Final Lift	471	-	471	71	400	-	-	400	191	209
Broadmoor Boulevard - Baseline Rd. to Hwy 16 - Trees	-	725	725	-	725	-	-	725	243	482
Sherwood Drive - Cranford Way to Lakeland Dr. - Final Lift (Industrial portion)	97	-	97	5	92	-	-	92	12	80
Sherwood Drive - Lakeland Dr. to Hwy. 16 - Add 2 lanes (Industrial portion)	1,190	250	1,440	286	1,154	-	-	1,154	441	713

2024 Off-Site Development Levies

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Urban Service Area – Arterial Roads										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Sherwood Drive - Lakeland Dr. to Hwy. 16 - Final Lift (Industrial portion)	161	5	166	60	106	-	-	106	25	81
U\G Power Bury - Sherwood Dr. - Centennial Pk to Hwy 16 (Industrial portion)	83	-	83	-	83	-	-	83	24	59
U\G Power Bury - Broadmoor Blvd. - Baseline Rd. to Hwy 16	-	833	833	-	833	-	-	833	190	643
Baseline Road - Remove Access at RR231	80	-	80	-	80	-	-	80	50	30
Baseline Road Noise Attenuation - Broadmoor Blvd. To Hwy 21 (S. Side)	-	887	887	-	887	355	-	532	309	223
Baseline Rd Noise Attenuation – Clover Bar Rd. to Hwy 21 (N. Side)	-	722	722	-	722	310	-	412	239	173
U\G Power Bury - Baseline Rd. - Clarkdale Blvd to Hwy 21 (N. Side)	-	271	271	-	271	-	-	271	88	183
Wye Road – Ash Street - Wye Rd to Green St./Wallace Drive	5,074	-	5,074	-	5,074	4,390	-	684	404	280
Wye Road - Ordze Rd. to Sherwood Drive	-	7,263	7,263	2,190	5,073	4,976	-	97	69	28
Wye Road - Sherwood Dr. to Ash St.	3,332	-	3,332	683	2,649	2,432	-	217	142	75
Wye Road - Ash St. to Hawthorne St.	4,346	-	4,346	890	3,456	2,903	-	553	360	193
Wye Road - Hawthorne St. to Commercial Access	2,330	-	2,330	617	1,713	1,410	-	303	306	(3)
Wye Road - Commercial Access to Brentwood Blvd	2,316	85	2,401	669	1,732	1,266	-	466	329	137
Wye Road - Brentwood Blvd to Estate Dr	5,278	155	5,433	471	4,962	3,836	-	1,126	640	486

2024 Off-Site Development Levies

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Urban Service Area – Arterial Roads										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Wye Road - Estate Dr. to Nottingham Way	4,353	206	4,559	565	3,994	3,095	-	899	572	327
Wye Road - Nottingham Way - Clover Bar Rd.	2,805	2,887	5,692	338	5,354	3,919	-	1,435	601	834
Range Rd 232 - Wye Road to South Property Line Development	419	6,283	6,702	1,071	5,631	4,544	-	1,087	519	568
17th Street Upgrade	-	22,200	22,200	-	22,200	22,200	-	-	-	-
Sherwood Dr - Cranford to Centennial Park (residential portion)	1,168	-	1,168	-	1,168	-	-	1,168	852	316
Broadmoor Blvd. Improvements - Adjacent to Buckingham Business Park S4	144	-	144	-	144	-	-	144	6	138
Range Road 231 – Wye Road to Hillshire Blvd	167	4,470	4,637	1,200	3,437	3,083	-	354	242	112
TOTAL	64,677	55,397	120,074	15,115	104,959	58,719	-	46,240	29,119	17,121
			(A)	(B)	(C)	(E)		(D)	(F)	(G)

Appendix 4: North of Yellowhead

Project Cost and Allocation Details

As at December 31, 2024 (in thousands of dollars).

Note: Some totals in the following appendices may not add due to rounding.

Negative levy 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.

Wastewater (Appendix 4A)

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

	North of Yellowhead
	Combination of Benefiting Areas

North of Yellowhead - Wastewater										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
North of Yellowhead Wastewater - Design	1,399	-	1,399	-	1,399	294	-	1,105	116	989
North of Yellowhead Wastewater - Phase 1	8,899	-	8,899	-	8,899	1,869	-	7,030	982	6,048
North of Yellowhead Wastewater - Phase 2	-	3,133	3,133	-	3,133	658	-	2,475	235	2,240
Lagoon/Forcemain/Gravity main (Ardrossan)	9,521	-	9,521	-	9,521	-	9,049	472	46	426
TOTAL	19,819	3,133	22,952	-	22,952	2,821	9,049	11,082	1,379	9,703
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)		

2024 Off-Site Development Levies

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Water (Appendix 4B)

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

	North of Yellowhead
	Combination of Benefiting Areas

North of Yellowhead - Water										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
North of Yellowhead - Design	1,519	50	1,569	-	1,569	-	-	1,569	115	1,454
North of Yellowhead - Phase 1	11,893	-	11,894	-	11,894	-	-	11,894	1,095	10,799
Strathcona County Water Supply System - Phase 1 and 2 (34th & 17th St. Infrastructure)	33,214	-	33,214	-	33,214	16,275	16,939	-	-	-
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	10,914	-	10,914	-	10,914	4,366	3,340	3,209	301	2,908
TOTAL	57,541	51	57,591	-	57,591	20,641	20,279	16,671	1,511	15,160
			(A)	(B)	(C)	(F)	(E)	(D)	(G)	(H)

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Transportation (Appendix 4C)

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

	North of Yellowhead
	Combination of Benefitting Areas

North of Yellowhead - Transportation										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Range Rd 232 - Hwy 16 to Turbo Access - Add 2 lanes	-	3,220	3,220	-	3,220	-	3,220	-	32	(32)
Range Rd 232 - Turbo Access to CP Railway Crossing - Add 2 lanes	867	12,083	12,950	725	12,225	-	12,225	-	55	(55)
Range Rd 232 - CPR Railway Crossing to TWP 534 - 4 lanes	3,659	31,498	35,157	4,515	30,642	-	26,295	4,348	593	3,755
Range Rd 231 - HWY 16 to TWP 534 - 4 lanes	49,963	28,555	78,518	11,851	66,667	4,000	-	62,667	5,049	57,618
Range Rd 231 - CNR Railway Overpass	21,679	6,540	28,219	8,061	20,159	3,427	-	16,732	2,363	14,368
Township Rd 534 - RR232 to RR231 - 4 lanes	12,091	39,668	51,759	1,100	50,659	-	9,538	41,121	4,092	37,029
Township Rd 534 - RR231 to Hwy 21 - 4 lanes	290	27,822	28,112	2,210	25,902	-	7,666	18,235	1,894	16,341
Township Rd 534 - Oldman Creek Bridge (4 Lane Structure)	98	10,205	10,302	-	10,302	-	4,368	5,934	461	5,473
Township Rd 534 - TWP 534 CPR Railway Overpass	316	21,634	21,950	3,293	18,658	1,866	12,594	4,198	175	4,023
Stage 1 - Township Road 534 - Highway 21 interim at grade signals	-	4,405	4,405	-	4,405	-	4,405	-	-	-
Stage 5 - Township Road 534 - Highway 21 interchange	-	134,250	134,250	-	134,250	4,158	114,448	15,643	1,140	14,504
Stage 6 - Township Road 534 - Highway 21 interchange	-	30,115	30,115	-	30,115	1,016	25,279	3,821	278	3,542

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North of Yellowhead - Transportation										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Stage 1A - Township Road 534 - Highway 21 interim at grade signals	2,518	100	2,618	-	2,618	-	-	2,618	210	2,408
Stage 2 - Township Road 534 - Highway 21 interim at grade signals	-	1,843	1,843	-	1,843	-	1,843	-	-	-
Stage 3 - Township Road 534 - Highway 21 interim at grade signals	-	5,519	5,519	-	5,519	-	735	4,784	313	4,471
Stage 4 - Township Road 534 - Highway 21 interim at grade signals	-	2,412	2,412	-	2,412	-	176	2,235	146	2,089
North of Yellowhead - Transportation Over Expenditure Interest	2,704	-	2,704	-	2,704	-	-	2,704	-	2,704
North of Yellowhead - Transportation Debenture Interest	231	447	678	-	678	-	-	678	32	646
TOTAL	94,417	360,314	454,731	31,754	422,977	14,467	222,792	185,719	16,835	168,884
			(A)	(B)	(C)	(F)	(E)	(D)	(G)	(H)

Appendix 5: Ardrossan

Project Cost and Allocation Details

As at December 31, 2024 (in thousands of dollars).

Note: Some totals in the following appendices may not add due to rounding. Negative levy 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.

Wastewater (Appendix 5A)

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

	Ardrossan
	Combination of Benefiting Areas

Ardrossan - Wastewater										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Lagoon/Forcemain/Gravity main	9,521	-	9,521	-	9,521	7,415	473	1,633	1,163	470
Gravity Transmission Main/Lift Station to Lagoon & Additional pump	3,708	-	3,708	-	3,708	754	-	2,954	753	2,201
Main Street Pipe Upgrades (Incl Trunk to Hwy 824)	-	746	746	-	746	-	-	746	183	563
Additional Lift Station Pump	-	197	197	-	197	41	-	156	38	118
Wastewater Debenture Interest	59	127	187	-	187	-	-	187	33	153
TOTAL	13,288	1,070	14,358	-	14,358	8,210	473	5,676	2,172	3,505
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)		

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Water (Appendix 5B)

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

	Ardrossan
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Ardrossan - Water										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Watermain Supply Interim Extension	259	-	259	-	259	-	-	259	74	184
Ardrossan Reservoir Expansion (Non Leviable - Engineering)	900	-	900	-	900	900	-	-	-	-
Ardrossan Reservoir Expansion (Non-Leviable - Engineering/Construction)	7,466	-	7,466	-	7,466	7,466	-	-	-	-
Ardrossan Reservoir Expansion (Non-Leviable – Site Servicing)	357	-	357	-	357	357	-	-	-	-
ARD East Transmission Main Engineering/Construction	-	2,611	2,611	-	2,611	-	-	2,611	670	1,941
ARD Water Supply Main and Truckfill Improvements (Leviable)	-	8,500	8,500	-	8,500	3,749	-	4,752	1,199	3,552
ARD East Reservoir Expansion	-	3,656	3,656	-	3,656	3,656	-	-	-	-
Offsite Transmission Main North (Engineering/Construction)	2,549	-	2,549	-	2,549	533	-	2,016	1,742	274
ARD Water Supply Main and Truckfill Improvements (Non-Leviable Truckfill)	-	2,350	2,350	-	2,350	2,350	-	-	-	-
Water Debenture Interest	10	20	31	-	31	-	-	31	6	25
TOTAL	11,540	17,137	28,678	-	28,678	19,010	-	9,668	3,692	5,976
	(A)	(B)	(C)	(D)	(E)	(F)	(G)			

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Transportation (Appendix 5C)

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

	Ardrossan
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Ardrossan - Transportation										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Rge Rd 222, Third Ave to Main St	-	2,454	2,454	-	2,454	1,519	-	935	195	740
Rge Rd 222 Streetlights (Third Ave to Main St)	54	-	54	-	54	34	-	21	46	(26)
Rge Rd 222, Main St to North Boundary of Ardrossan	-	585	585	-	585	217	-	368	77	291
Rge Rd 222 Streetlights (Main St to North Boundary of Ardrossan)	22	-	22	-	22	8	-	14	20	(6)
Rge Rd 222 & Main St Streetlights	-	65	65	-	65	22	-	43	9	34
Rge Rd 222 & Main St Roundabout	-	2,007	2,007	-	2,007	678	-	1,329	211	1,118
Twp Rd 530 & Rge Rd 222 Roundabout	-	2,504	2,504	-	2,504	1,069	-	1,435	232	1,202
Twp Rd 530 & Rge Rd 221 Roundabout	-	2,404	2,404	-	2,404	548	-	1,856	308	1,548
Rge Rd 221A, South Boundary of Ardrossan to Twp Rd 530	-	1,417	1,417	-	1,417	816	-	601	127	474
Rge Rd 221, Twp Rd 530 to Collector Rd A	-	567	567	-	567	17	-	550	115	435
Rge Rd 221, Collector Rd A to Collector Rd B	-	2,267	2,267	-	2,267	363	-	1,905	398	1,507
Twp Rd 531, Main St to Collector Rd A	-	850	850	-	850	46	-	804	116	688
Rge Rd 221A, Main St to King St	-	407	407	-	407	209	-	198	41	156

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Ardrossan - Transportation										
Project Description	Project Cost					Cost Allocation			Levy Balance	
	Completed Work	Remaining Work	Total Cost	Other Recoveries	Project Balance	County	Other	Leviable	Collected	Balance
Rge Rd 221A, King St to South Boundary of Ardrossan	-	451	451	-	451	247	-	204	43	162
Rge Rd 221A & Main St and Rge Rd 221A & King St Intersections	-	615	615	-	615	320	-	295	62	234
Rge Rd 222 & Main St Intersection Upgrades Interim	338	-	338	-	338	114	-	223	311	(88)
TOTAL	414	16,593	17,007	-	17,007	6,227	-	10,780	2,313	8,467
			(A)	(B)	(C)	(E)		(D)	(F)	(G)