

## BYLAW 3631/2019

Being a Bylaw of the City of Red Deer to provide for the imposition of an off-site levy on land to be subdivided or developed within the City of Red Deer.

WHEREAS Section 648 of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, empowers Council to pass a bylaw to:

- (a) provide for the imposition and payment of a levy to be known as an "off-site levy" in respect of land within the city that is to be developed or subdivided, and
- (b) authorize an agreement to be entered into in respect of the payment of the levy

AND WHEREAS the *Municipal Government Act* provides that an off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:

- (a) new or expanded facilities for the storage, transmission, treatment, or supplying of water;
- (b) new or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
- (c) new or expanded storm sewer drainage facilities;
- (d) new or expanded roads required for or impacted by a subdivision or development;
- (e) land required for or in connection with any facilities described in clauses (a) to (d).

NOW THEREFORE COUNCIL OF THE CITY OF RED DEER, ALBERTA ENACTS AS FOLLOWS:

### Short Title

1. This bylaw may be cited as the "**Off-Site Levy Bylaw**".

### Purpose

2. The purpose of this Bylaw is provide for the imposition of off-site levies for water, storm sewer, sanitary sewer and road way infrastructure on land within the City that is developed or subdivided in accordance with the provisions and requirements of the *Municipal Government Act*.

### Definitions:

3. In this Bylaw, the following definitions shall apply.
  - (a) "**Applicant**" means the person who applies for subdivision or development approval and against whom the Levy shall be imposed.
  - (b) "**Development**" means:
    - (i) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

- (ii) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.
- (c) “**Basin**” means one of the benefitting areas shown on the map attached as Appendix “A” to this Bylaw.
- (d) “**City**” means the City of Red Deer.
- (e) “**Council**” means the municipal council of the City.
- (f) “**Gross Development Area**” means each and every hectare or part thereof as shown on a plan for a development which has been approved by the Development Authority, or on a Plan of Subdivision which has been approved by the Subdivision Authority, including any area which may be dedicated or used for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
- (g) “**Levy**” means the Off-Site Levy for any of water, sanitary sewage, storm sewer drainage or roadways imposed and collected pursuant to this Bylaw.
- (h) “**Net Development Area**” means the area remaining after the deletion of the following lands from the Gross Development Area:
  - (i) previously developed lands for which off-site levies have already been paid;
  - (ii) road rights-of-way for expressways and arterial roadways as designated by the City;
  - (iii) Environmental Reserves as defined in the *Municipal Government Act*;
  - (iv) Oil and gas pipeline rights-of-way and facilities necessary for the operation of the pipeline; and
  - (v) Railway rights-of-way.
- (i) “**Sanitary Sewer Off-Site Infrastructure**” means the new or expanded facilities for the storage, transmission, treatment or disposal of sanitary sewage identified in Appendix “C” of this Bylaw for which a Sanitary Sewer Off-Site Levy shall be imposed.
- (j) “**Sanitary Sewer Off-Site Levy Rate**” means the per hectare rate to be used to determine the Sanitary Sewer Off-Site Levy to be imposed and collected from land being developed or subdivided in each basin for the Sanitary Sewer Off-Site Infrastructure.
- (k) “**Storm Sewer Off-Site Infrastructure**” means the new or expanded storm sewer drainage facilities identified in Appendix “C” of this Bylaw for which a Storm Sewer Off-Site Levy shall be imposed.

- (l) **"Storm Sewer Off-Site Levy Rate"** means the per hectare rate to be used to determine the Sanitary Sewer Off-Site Levy to be imposed and collected from land being developed or subdivided in each basin for the Sanitary Sewer Off-Site Infrastructure.
- (m) **"Transportation Off-Site Infrastructure"** means the new or expanded expressways and divided or undivided arterial roadways identified in Appendix "C" of this Bylaw for which a Transportation Off-Site Levy shall be imposed.
- (n) **"Transportation Off-site Levy Rate"** means the per hectare rate to be used to determine the Transportation Off-Site Levy to be imposed and collected from land being developed or subdivided in each basin for the Transportation Off-Site Infrastructure.
- (o) **"Water Off-Site Infrastructure"** means the new or expanded facilities for the storage, transmission, treatment or supply of water identified in Appendix "C" of this Bylaw for which a Water Off-Site Levy shall be imposed.
- (p) **"Water Off-Site Levy Rate"** means the per hectare rate to be used to determine the water off-site levy to be imposed and collected from land being developed or subdivided in each basin for the Sanitary Sewer Off-Site Infrastructure.

#### **Basins / Rates**

- 4. For the purposes of calculating and imposing Off-Site Levies the City shall be divided into 19 Basins as shown in Appendix "A".
- 5. The Off-Site Levy Rates (Appendix "B") for each category of Off-Site Levy Infrastructure for each Basin shall be calculated based on the costs of the Off-Site Levy Infrastructure that benefit that Basin.
- 6. The Off-Site Levy Rates (Appendix "B") will be reviewed periodically to ensure that the Rates accurately reflect actual construction costs and are adjusted for inflationary increases.
- 7. The Net Development Area (Appendix "E") will be reviewed periodically to ensure the Rates accurately reflect the available developable area.

#### **Agreements for Payment**

- 8. The City may enter into agreements in respect of the payment of Off-Site Levies.

### **Imposition of Levy**

9. An Off-Site Levy shall be imposed on each hectare of net development area within the City at the time an approval is given for the subdivision of the land or on the date a Development Permit is approved for development on the land.
10. Levies are deemed to have been imposed whether or not the imposition of the Levies is made a specific condition of the subdivision approval or development permit.

### **General**

11. Nothing in this Bylaw precludes the City from imposing further or different levies, duly enacted by bylaw on any portion of the Lands within the Basin in respect of which the City has not collected Off-Site Levies.
12. Documents used to determine infrastructure requirements are listed in Appendix "D".

### **Transition**

13. This Bylaw applies to any:
  - (a) subdivision approved on or after the date this Bylaw comes into force; and
  - (b) development where the issuance of the development permit occurs on or after the date this bylaw comes into force.

### **Severability**

14. If any portion of this Bylaw is declared or held to be invalid for any reason the remaining provisions of the Bylaw shall continue to be in full force and effect.

### **Repeal**

15. Bylaw 3549/2015 is hereby repealed.
16. Any off-site levies imposed under previous bylaws but not yet paid shall continue to be imposed and collected as though the bylaw under which they were enacted was never repealed.

**Effective Date**

**17.** This Bylaw shall take effect and come into force as of the date the Bylaw is signed by the Mayor and City Clerk.

READ A FIRST TIME IN OPEN COUNCIL this 28 day of October 2019.

READ A SECOND TIME IN OPEN COUNCIL this 25 day of November 2019.

READ A THIRD TIME IN OPEN COUNCIL this 25 day of November 2019.

AND SIGNED BY THE MAYOR AND CLERK this 25 day of November 2019.

“Mayor Tara Veer”

\_\_\_\_\_  
MAYOR

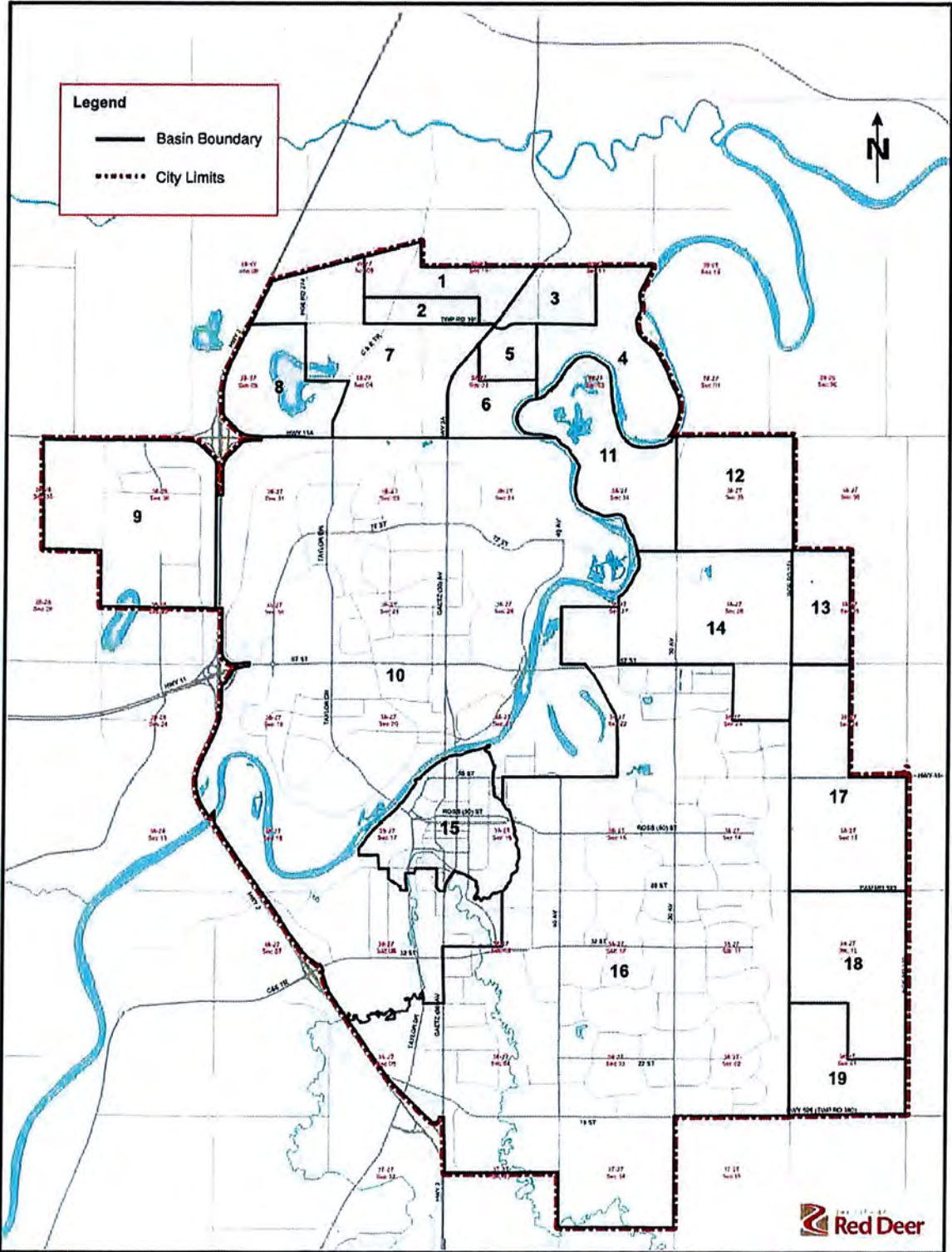
“Frieda McDougall”

\_\_\_\_\_  
CITY CLERK

# **Appendix A**

**Offsite Levy Map and Basins**

### Offsite Levy Basins



# Appendix B

Levy Rates



### Levy Rates per Hectare

Levy Area	Transportation (\$/ha)	Water (\$/ha)	Sanitary (\$/ha)	Storm (\$/ha)	Total (\$/ha)
1	\$ 67,941	\$ 53,959	\$ 49,308	\$ 65,710	\$ 236,915
2	\$ 67,941	\$ 53,959	\$ 49,308	\$ 38,458	\$ 209,663
3	\$ 67,941	\$ 53,951	\$ 84,493	\$ 65,710	\$ 272,096
4	\$ 67,941	\$ 53,951	\$ 84,493	\$ 18,484	\$ 224,869
5	\$ 67,941	\$ 53,951	\$ 7,526	\$ 18,484	\$ 147,903
6	\$ 67,941	\$ 53,951	\$ 4,115	\$ 38,458	\$ 164,466
7	\$ 67,941	\$ 53,956	\$ 56,288	\$ 38,458	\$ 216,643
8	\$ 67,941	\$ 53,956	\$ 84,673	\$ 38,458	\$ 245,027
9	\$ 67,941	\$ 40,347	\$ 5,306	\$ 40,590	\$ 154,185
10	\$ 67,941	\$ 1,215	\$ 4,255	\$ 3,118	\$ 76,529
11	\$ 67,941	\$ 33,529	\$ 1,916	\$ 23,836	\$ 127,221
12	\$ 67,941	\$ 33,529	\$ 31,762	\$ 23,836	\$ 157,068
13	\$ 67,941	\$ 33,529	\$ 26,464	\$ 110,580	\$ 238,514
14	\$ 67,941	\$ 33,529	\$ 1,916	\$ 30,572	\$ 133,958
15	-	-	-	-	-
16	\$ 67,941	\$ 42,828	\$ 4,255	\$ 6,573	\$ 121,596
17	\$ 67,941	\$ 49,140	\$ 26,464	\$ 110,580	\$ 254,125
18	\$ 67,941	\$ 49,140	\$ 77,866	\$ 114,010	\$ 308,956
19	\$ 67,941	\$ 42,828	\$ 77,866	\$ 114,010	\$ 302,644

# **Appendix C**

**Off-Site Infrastructures**

## Transportation

Bylaw No.3631/2019

October 15, 2019

Page 1 of 6

Project Name	Total Cost	Developer Share	Benefitting Basins
West QEII Business Park (SE35) Phase 4 - Divided arterial roadway construction (N to S)	\$4,479,222	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
2016 Hwy 11A N - Functional Study	\$611,000	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Northland Dr from Hwy 2 to Taylor Dr - 4 lanes (Design)	\$5,028,212	2%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 6: Ross Street from 20 Ave to 10 Ave first 2 lanes in 2018-East 580 m & 2029+ construct balance of rdwy East to 10 Ave (1000 m)	\$8,900,210	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Road 6: Taylor Drive / Hwy 11A Intersection Improvements in 2025. Construction of Interchange (2029+)	\$54,252,775	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
32 St (Daines Ave - 20 Ave) 4 Lanes	\$2,671,335	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
West QEII Business Park (SE35/SW36) Phase 5 - Undivided arterial roadway construction (E to W)	\$4,103,909	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
West QEII Business Park (NE25) Phase 6 - Undivided arterial roadway construction (N to S)	\$3,288,058	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
West QEII Business Park (SE35) Phase 7 - Undivided arterial roadway construction (E to W)	\$4,049,105	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
West QEII Business Park (NW25) Phase 8 - Divided arterial roadway construction (N to S)	\$4,992,977	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
67 St from Quarter Line to 20 Ave - 2 lane (upgrade 2 lane rural cross section to 2 lane urban cross section) includes intersectional upgrades west of quarter line.	\$1,428,824	50%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
67 St from Quarter Line to 20 Ave - upgrade 2 lane urban cross section to 4 lane arterial	\$2,531,381	50%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
19 Street (30 Ave to 20 Ave) - 4 Lane - Quarter line to 20 Ave in 2028	\$7,002,346	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
19 St / 30 Avenue Intersection Improvements - Design & Const in 2028	\$8,524,595	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Northland Drive - Gaetz Ave to 49 Ave	\$1,038,361	0%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
CN & River Bridges	\$32,732,169	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Northland Drive - 2 lane 49 Ave to 78 St Crescent	\$6,156,646	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Northland Drive - 2 lane 78 St Crescent to 30 Ave	\$14,438,484	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
30 Avenue from Northland Drive to 67 Street - upgrade 2 lane urban to 4 lane	\$6,136,201	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19

## Transportation

Bylaw No.3631/2019

October 15, 2019

Page 2 of 6

Project Name	Total Cost	Developer Share	Benefitting Basins
CP Rail Overpass (Hwy 11A between Taylor Dr & Gaetz Avenue)	\$12,978,473	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
20 Avenue from 55 St to 32 St - 2 lanes	\$11,576,271	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
20 Avenue from 67 St to 400 m North of 55 St - 2 lanes	\$4,595,610	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
20 Avenue 400 m North of 55 Street to 55 Street - 2 lanes	\$3,900,721	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
20 Avenue from 32 St to 19 St - 2 lanes	\$17,753,690	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Northland Drive - (30 Ave to 20 Ave) - 2 lanes	\$9,274,464	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 1: Taylor Drive (Hwy 11A to stn 0+600) - 4 lane arterial	\$4,532,853	48%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 1: Taylor Drive (stn 0+600 to stn 1+000) - 4 lane arterial	\$3,281,611	48%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 2: Taylor Drive (stn 1+000 to 1+600) - 4 lane arterial	\$4,983,187	48%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 2: Taylor Drive (stn 1+600 to 2+000) - 2 lane arterial	\$1,836,095	48%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 3: Southern East / West Arterial - 4 lanes (1.2 km)	\$9,180,476	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 3: Future Northern East / West Arterial - 4 lanes (1.8 km)	\$16,457,278	48%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Road 7: Hwy 2A Interchange (North side) (2029+)	\$45,211,434	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 2: 30 Avenue North of Northland Drive (NLD) - 2 lanes	\$3,748,572	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 4: 67 Street East of 20 Ave - 4 lanes (400 m)	\$3,288,058	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 5: NLD from Gaetz Ave to 67 St - 2 to 4 lanes	\$62,671,706	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 8: 32 Street from 20 Ave to East quarter line first 2 lanes (900 m) (2029+)	\$4,561,194	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 8: 20 Avenue from 67 St to 32 St - 2 to 4 lanes (4000 m) (2029+)	\$13,683,583	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 9: 32 Street from East quarter line to 10 Ave - 2 lanes (900 m) (2029+)	\$4,652,418	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 10: 22 Street from 20 Ave to East quarter line - 2 lanes (900 m) (2029+)	\$4,745,467	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 10: 20 Avenue from 32 St to 19 St - 2 to 4 lanes (2029+)	\$8,210,150	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 10: 19 Street from 20 Ave to 400 m East - 4 lanes (2029+)	\$2,109,096	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 11: 22 Street from East quarter to 10 Ave - 2 lanes (900 m) (2029+)	\$5,136,646	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 12: 19 Street from 400 m East of 20 Ave for 800 m - 4 lanes (2029+)	\$4,657,225	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19

## Transportation

Bylaw No.3631/2019

October 15, 2019

Page 3 of 6

Project Name	Total Cost	Developer Share	Benefiting Basins
NLD Drive - Gaetz Ave to 67 St - 6 lanes (5600 m) (2029+)	\$23,073,444	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
NLD Drive - 67 St to 39 St - 6 lanes (3200 m) (2029+)	\$13,794,896	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
NLD Drive - 39 St to 19 St - 6 lanes (3200 m) (2029+)	\$13,794,896	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Interchanges at 32 Street and 19 Street (2029+)	\$103,867,453	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Interchange at Gaetz Ave / Hwy 11 A (Not included as part of North of 11A) (2029+)	\$45,211,434	25%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19

**Water**

Project Name	Total Cost	Developer's Share	Benefiting Basins
Water Model Update	\$273,367	100%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Queens Business Park(QBP) (SW36) - Water Trunk	\$1,524,454	100%	9,
Area 1: Hwy 11A (51-21) - (SE5 & SW4)	\$4,374,227	100%	9,
Area 1: Taylor Drive Trunk (SW4) (stn 0+000 to 0+600)	\$954,151	100%	1, 2, 7, 8,
Area 2: Taylor Drive Trunk (NW4) (stn 0+600 to 1+1400)	\$1,552,097	100%	1, 2, 7, 8,
Area 2: Trunk - Twp Road 391 from Central Pk to RR 274 (800m) (East/West Leg)	\$1,508,584	100%	1, 2, 7, 8,
Northland Dr (Gaetz Avenue to 67 St) Supply Line - includes 600mm tie in for Chiles Area	\$25,464,810	40%	1, 2, 3, 4, 5, 6, 7, 8, 9,
Area 3 (SE4 & SW4): 750/600mm Trunk from Pump Station to C&E Trail. (Includes 400mm North/South Trunk)	\$3,763,595	100%	1, 2, 7, 8,
Reservoir N of 11A	\$16,544,976	57%	1, 2, 3, 4, 5, 6, 7, 8,
Queens Supply Line (Hwy 11A) (750mm) from Pump Station to tie-in East of Hwy 2. (Includes cost of Booster Pump)	\$5,514,992	26%	1, 2, 7, 8, 9,
Hwy 2A Trunk (600/450mm) from Pump Station to Twp Rd 391- East. (Includes East/West leg at the end)	\$4,546,323	100%	3, 4, 5, 6,
Area 2: Water Trunk (SE8) (500mm) along Rge Rd 274 from Twp Rd 391 to CP Rail (City Limits)	\$1,455,383	100%	1, 2, 7, 8,
Area 1: Supply line (WTP-38 & 39 to 42)	\$19,125,992	67%	11, 12, 13, 14, 16, 17, 18, 19
Area 1: East Hill Pump Station & Reservoir	\$24,301,260	67%	11, 12, 13, 14, 16, 17, 18, 19
Water Treatment Plant Pumps Upgrades - upgrade high lift pumps from 350hp to 900hp	\$2,984,802	67%	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 3 (SW25): 20 Avenue Trunk Mains from 67 St to 800m North of 20 Ave	\$1,575,082	100%	11, 12, 13, 14, 16, 17,
Area 3 (NW25): 20 Avenue Trunk Mains from 800m north of 20 Ave to 1600m north	\$1,575,082	100%	11, 12, 13, 14, 16, 17,
Area 1 & Area 2 (SE35 & SW35): 750mm Trunk	\$2,070,259	100%	11, 12, 13, 14, 16, 17,
Area 3 (SW25 & NW25): 600/450mm Trunk	\$2,856,957	100%	11, 12, 13, 14, 16, 17,
Area 3 (SW25 & NW25): 500mm Trunk	\$2,484,311	100%	18, 19
Development East of Pump Station & East of Area 4	\$708,029	100%	18, 19
Area 4 (NW24): 600mm East Trunk from Pump Station plus 500mm North/South Trunk	\$2,435,599	100%	18, 19
Area 5, 6 & 7 (SW24, NW13 & SW 13): 20 Ave Trunk	\$3,027,839	100%	18, 19
Area 6 (NE13): 500/400mm Trunks	\$1,687,588	100%	18, 19
Area 10 & Area 12 (SE11 & SW11): 400/500mm Trunks	\$2,504,552	100%	16, 17,
Area 11 (NE11): 450/500 Trunks	\$2,183,074	100%	18, 19

# Sanitary

Bylaw No.3631/2019

October 15, 2019

Page 5 of 6

Project Name	Total Cost	Developer's Share	Benefiting Basins
Hwy 11A Sani Trunk 59-60	\$5,023,010	100%	8,
NRDRWWSC Oversizing Regional Sewer	\$3,132,091	100%	1, 2, 3 ,4, 5, 6, 7,
Area 1: Sanitary Trunk (SE5) (800m)	\$1,249,109	100%	8,
Sanitary Model Update	\$273,367	100%	1, 2, 3 ,4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19
Area 2: Sanitary Trunk (North 1/2 of 3 & NE4)	\$6,053,413	100%	7,
Area 3: Sanitary Trunk (NE 4) (400 m)	\$2,029,666	100%	7,
Sanitary Trunk (NE3) - adjacent to Hwy 2A, connecting shared Regional Line to the area (City Snow Site)	\$1,351,194	100%	1, 2, 3 ,4, 5, 7,
Area 1: Trunk Mains from 20 Ave to 30 Ave	\$4,500,233	100%	12, 13, 18, 19
Area 2: Lift Station & Trunk Mains from Northland Drive North (1600m)	\$3,150,163	100%	12,
Area 3: Trunk Mains from Northland Drive to 67 St	\$3,027,839	100%	13, 18, 19
Area 4: Trunk Mains from 67 St to South Quarter Line (800m)	\$1,730,194	100%	13, 18, 19
Area 5: Trunk Mains from Quarter Line to 55 St	\$1,730,194	100%	13, 18, 19
Area 6: Trunk Mains from 55 St to Ross St	\$1,730,194	100%	13, 18, 19
Area 7: Trunk Mains from Ross St to 39 St	\$1,730,194	100%	13, 18, 19
Area 8: Lift Station, Trunk Mains and temporary tie-in to SRD Force Main	\$3,294,196	100%	19
Area 10: Lift Station, Trunk Mains and temporary tie-in to SRD Force Main	\$4,481,830	100%	19
Force Main from 19 St to 39 St and tie-in to Lift Station in Area 8 & Area 10	\$6,334,992	100%	19
Forcemain (NE3 & SE10) (1450m)	\$1,080,000	100%	1, 2, 3 ,4,
Lift Station (SE10)	\$4,000,000	100%	1, 2, 3 ,4,
Trunkmain (S ½ 10) (1200m)	\$1,650,000	100%	1, 2,
Lift Station (SE2 & SW1)	\$4,000,000	100%	3 ,4,
Forcemain (SW11 & N ½ 2)	\$1,635,000	100%	3 ,4, 19

# Storm

Bylaw No. 3631/2019

October 15, 2019

Page 6 of 6

Project Name	Total Cost	Developer's Share	Benefiting Basins
Hazlett Lake Storm Management Plan	\$223,285	100%	2, 6, 7, 8, 9,
Area 1: Hazlett Lake - Overflow Drainage Route Improvements	\$3,204,498	100%	2, 4, 5, 6, 7, 8, 9,
QBP NE35 Pond I3	\$2,567,000	100%	9,
QBP SE36 Pond I4	\$1,955,000	100%	9,
QBP SE36 Trunk 92B-94	\$713,000	100%	9,
EHN - SW26 - POND H2	\$2,690,000	100%	14,
Area 2/3: Hazlett Lake Trunk & Outfall at Red Deer River (2400m)	\$5,702,253	100%	2, 6, 7, 8, 9,
AREA 6 (N13) STORM PONDS PROJECT	\$1,937,000	100%	13, 18,
AREA 6 (N13) 20 AVE TRUNK MAIN	\$2,402,000	100%	13, 18,
Queens Business Park (QBP) (NW25) Trunk (94-95)	\$316,038	100%	9,
(QBP) (SW36) - Trunk (96-Pond I5) & Pond I5	\$105,755	100%	9,
East Hill North (EHN) - (NE 27) Trunk (79-80)	\$167,544	100%	11, 12,
EHN - North of 67 St. (SW27) - Trunk (76-84)	\$1,721,339	100%	14,
EHN - (NW26) Northland Dr - Trunks (81-83)	\$5,617,416	100%	11, 12, 13, 14, 18,
EHN - (SW 26) 71 St. - Trunks (84-85) & (85-86)	\$1,125,058	100%	14,
Sunnybrook (SE4) - Trunks (46 - 47)	\$319,090	100%	16, 17,
Sunnybrook (NE4) Bower quarter - Trunks (41-40)	\$64,442	100%	16, 17,
Sunnybrook (NE4) Bower quarter - Trunks (42-43)	\$100,820	100%	16, 17,
Area 2 (NW4 & SE9): Trunks East of Hazlett Lake (800m)	\$2,922,718	100%	2, 6, 7, 8,
Area 3 (SE & NE4): Trunk (700m)	\$2,757,496	100%	2, 6, 7, 8,
Area 2 (SW9 & SE8): Trunk (800m)	\$2,922,718	100%	2, 6, 7, 8,
Phase 2 (SW10): Trunk (800m)	\$3,497,172	100%	1, 3, 4, 5,
Area 1 (S35): Trunk Mains	\$7,775,278	100%	11, 12, 13, 18,
Area 2 (E34 & W35): Outfall & Trunk Mains	\$112,506	100%	11, 12,
Area 3 (W25): 20 Ave Trunk Mains	\$8,284,930	100%	13, 18,
Area 3 (W25): East/West Trunk Mains	\$755,230	100%	13, 18,
Area 4 (NW24): 20 Ave Trunk Mains	\$5,232,884	100%	13, 18,
Area 4 (NW24): 67 St Trunk Mains	\$380,100	100%	13, 18,
Area 5 (SW24): 20 Ave Trunk Mains	\$4,701,923	100%	13, 18,
Area 5 (SW24): 55 St/Hwy 11 Trunk Mains	\$481,031	100%	13, 18,
Area 7 (S13): 20 Ave Trunk Mains	\$3,454,980	100%	13, 18,
Area 7 (S13): 39 St Trunk Mains	\$2,655,138	100%	13, 18,
Area 8 (W12): 20 Ave Trunk Mains	\$5,749,924	100%	19
Area 8 (W12): 19 St Trunk Mains	\$25,176,526	100%	19
Area 8 (W12): Pond Trunk Mains	\$3,969,315	100%	19
Area 9 (E12): Trunk Mains	\$856,108	100%	19
Area 10 (W1): Trunk Mains	\$1,867,868	100%	19
Area 12 (SE1): Trunk Mains	\$1,088,626	100%	19
Trunkmain (N ½ 9) (2200m)	\$7,500,000	59%	1, 3 ,
Trunkmain (SW10) ( 550m)	\$2,050,000	59%	1, 3 ,
Trunkmain (E ½ 10) (1700m)	\$640,000	59%	1, 3 ,



# **Appendix D**

**Infrastructure Requirements Documents**

## Master Plans

The key strategic documents used to develop the City of Red Deer's Infrastructure plan.

1. *East Hill Major Area Structure Plan (3499/A-2018)*
2. *North of 11A Major Area Structure Plan (3554/B-2018)*
3. *Northwest Area Structure Plan (3213/A-2018)*
4. *West QE2 Major Area Structure Plan (3398/A-2009)*
5. *Allnorth – 19 Street Corridor Functional Design Report (2017)*
6. *Stantec – Southeast Sector Traffic Study Report (2006)*
7. *Stantec – City of Red Deer 2003/2004 Transportation Plan Update (2004)*
8. *Watt Consulting Group – Long Term Transportation Network Review of Highway 11A (2014)*
9. *Multimodal Transportation Plan (2017)\*
10. *Stantec – Northland Drive/20 Avenue Functional Planning Study Report (2008)*
11. *Stantec – City of Red Deer 2013 Water Distribution System Study (2015)*
12. *Stantec – City of Red Deer 2013 Wastewater System Study: Computer Model Update, Recalibration and system Evaluation (2015)*
13. *Matric Solutions Inc. – Revised Greater East Hill Area Master Drainage Plan (2017)*
14. *Associated Engineering – Master Drainage Plan North of Highway 11A (2018)*
15. *Associated Engineering – North of Highway 11A Servicing Study (2016)*

# **Appendix E**

**Developable Area**

## Developable Area

Basin	Total Area (ha)	Area to be Developed (ha)
1	133.33	91.43
2	61.61	45.96
3	91.76	42.41
4	254.25	110.46
5	60.57	35.91
6	105.81	16.95
7	431.08	234.69
8	205.39	104.68
9	510.46	273.68
10	3383.73	58.57
11	298.38	48.78
12	268.2	191.39
13	133.08	96.63
14	448.34	314.65
15	287.31	0
16	3096.41	160.51
17	397.84	296.99
18	326.55	243.88
19	195.62	144.79