

Sturgeon Industrial Park – Transportations, Water, Sanitary, and Stormwater Systems Levy Assessment

Sturgeon County

The Sturgeon Industrial Park (SIP) is a mature industrial subdivision established in the late 1970's. The Park covers an area of about 1,660 ha and is located near the southern boundary of Sturgeon County's portion of Alberta's Industrial Heartland. The potential rapid pace of industrial development within the Sturgeon Industrial Park places immense pressure on municipality to develop appropriate levy bylaws in a timely manner. The County has thus embarked on a process which is aimed at streamlining bylaw development for the Park while still ensuring that it remains a consultative process which offers all of the stakeholders an opportunity to provide input.



Location

Sturgeon County, AB

Client Contact

John Dugas

Off-site levies were identified as a key funding source for the construction of arterial roadways, water distribution system, sanitary collection and stormwater management. The County commissioned Sameng to examine the potential of an off-site levy bylaw to implement the required infrastructure upgrades.

The levies development process is comprised of several key steps:

1. Identification and Prioritization of Needs;
2. Review of Possible Assessment Methodologies;
3. Methodology Selection;
4. Stakeholder Consultation;
5. Refinement of Assessment Methodology; and
6. Development of Levy Rate.

Sameng calculated the Levy rates based on total net assessable area and estimated costs of proposed infrastructure. Levies shall be assessed concurrent with municipal, provincial and federal approval processes. Under this methodology, no landowners



within the Industrial Park would be assessed a levy until such time that they choose to develop their existing parcel. A condition of development approval is that the developer must enter into a development agreement with the County. The specific terms of the development agreement would be negotiated by the two parties and shall address mutual obligations and payment structure.