



June 18, 2025

Grant Schaffer C.E.T.
Director, Fleet, Facilities and Engineering
City of Fort Saskatchewan
10005 102 Street
Fort Saskatchewan, AB, T8L 2C5

Dear Mr. Schaffer,

RE: Proposed Off-Site Levies

BILD Edmonton Metro (BILD-EM) is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed, and recognize their role, in partnership with the municipality, to shaping our region and developing lands in ways that create beautiful neighborhoods where more people and businesses choose to live, invest, and thrive.

Thank you for the additional information you provided on June 9th. Our members appreciate the opportunity for continued collaboration regarding changes to Fort Saskatchewan's off-site levies. BILD EM respectfully submits the following feedback to support a transparent, fair and legislatively sound approach.

Pedestrian Crossings

BILD EM acknowledges the 2023 Annexation Area Servicing Design Brief mentions a potential grade-separated pedestrian crossing; however, this infrastructure is not part of the council-approved Point Aux Pins & Roseburn Area Structure Plans. Furthermore, there are no design guidelines or standards for these, nor are they included in any current capital plan. The pedestrian crossing idea therefore does not meet the threshold to charge an off-site levy as defined by the Municipal Government Act (MGA). We recommend that the pedestrian crossings be removed from the current off-site levy bylaw until those details and approvals are in place, at which time we welcome the opportunity to engage in good faith consultation on this infrastructure and its potential inclusion in the bylaw in subsequent years.

Arena

Similarly, while the 2020 Indoor Recreation Facility Planning Report describes the need for an arena, like the pedestrian crossing, there is no approved location, design or budget; therefore, it does not meet the threshold defined by the MGA for inclusion in the off-site levy bylaw. As before, we recommend that this infrastructure be omitted from the bylaw until the details of the project are determined, including the benefiting area.

cont



Fire Hall

BILD Edmonton Metro fundamentally disagrees that training towers and emergency coordination centers are leviabile infrastructure under Section 648(2.1)(b). Given this difference of opinion, it's recommended that engagement continue prior to including this infrastructure in an off-site levy so that both industry and administration can properly speak to this item when council considers its inclusion in the bylaw.

Aquatic Facility

BILD Edmonton Metro understands that pending Council's approval of the new aquatic facility, the threshold may be met for immediate inclusion of an off-site levy for that piece of infrastructure, if that is the desire of council, our members look forward to additional good faith engagement by the city to understand the relevant calculations.

BILD Edmonton Metro remains grateful to the City of Fort Saskatchewan for the time and effort invested in updating the off-site levies for 2025. While our members are looking forward to continued collaboration and engagement to ensure that off-site levy rates are fair, transparent, and beneficial for new growth, it must be highlighted that, our members are also committed to exploring all options under the MGA to ensure that all of the included infrastructure meets the thresholds described therein. We are still of the view that it is in everyone's best interest to ensure that the rates are calculated and applied according to the legislation to support the long-term viability of future development.

Sincerely,



Lindsey Butterfield, RPP
VP, Government Relations and Policy
BILD Edmonton Metro

CC: Troy Fleming, City Manager
Kalen Anderson, CEO, BILD Edmonton Metro
Reanna Rehman, Chair, BILD Edmonton Metro Regional Committee
Kyle Watkins, Chair, BILD Edmonton Metro Fort Saskatchewan Sub Committee