



March 19, 2025

City Council  
City of Fort Saskatchewan  
10005 102 Street  
Fort Saskatchewan, AB  
T8L 2C5

**RE: New Fire Hall and Levy – Fire Station Scope Study**

Dear Mayor Katchur and Members of City Council:

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

Our membership has some concerns regarding the recommendation of Concept 3 for the City of Fort Saskatchewan's Fire Station Scope Study. After reviewing the proposal and hearing the discussion during the March 11 Council meeting, we want to provide some input and context based on other experiences before City Council makes a formal decision.

The projected budget for Concept 3, the recommended concept, totaling \$24,484,500, is significantly higher than the alternatives, with an operational cost estimate of \$101,643.96 per year. This proposal represents the most expensive option. The facility was presented as a combination of fire station and Emergency Coordination Centre, as well as providing other community engagement opportunities.

BILD Edmonton Metro would like to clarify that our membership is not opposed to off-site levies that fund fire stations. There is benefit to an off-site levy and its accompanying benefit of providing fire protection for new neighborhoods, and ensuring that standards for response times can be met, particularly in rapidly growing areas such as Fort Saskatchewan.

However, any off-site levy must adhere to the requirements set out in the Municipal Government Act. BILD Edmonton Metro will be looking for the following items, in



particular, to ensure that a new charge to the development industry is transparent and fair:

- A clear benefiting area must be delineated, whereby the geographic boundary is defined in terms of where fire response is targeted
- Off-site levies can only be applied once, and tied to a specific development activity (i.e. subdivision, development permit, etc.)
- The methodology for determining the amount of a levy charge must be transparent and fair
- The items subject to an off-site levy for a new facility must be clearly defined and related to the capital cost

Of note, Municipal Affairs is in the process of reviewing aspects of the Municipal Government Act, and off-site levies are one of the key sections under review.

We support Council's wise decision to refer this item to the March 25, 2025, regular council meeting, and encourage further research and deliberation regarding the optimal solution for the City's fire services needs. Administration should prepare a comprehensive report outlining the implications of each design, and provide a roadmap for engagement and consultation with the development industry if an off-site levy is to be considered.

BILD Edmonton Metro remains committed to supporting the City of Fort Saskatchewan in its efforts to maintain community safety and enhance its facilities. However, a measured approach is necessary to ensure that the project meets both fiscal responsibility and community needs effectively.

Thank you for considering our input. We look forward to continued dialogue on this important issue.

Sincerely,



Lindsey Butterfield, RPP, MCIP  
VP, Government Relations & Policy  
BILD Edmonton Metro

Copy: Office of the City Clerk

City of Fort Saskatchewan



Troy Fleming, City Manager  
Craig Thomas, Director of Planning &  
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Kalen Anderson, CEO  
Reanna Rehman, Chair, Regional Committee  
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