



May 12, 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.

We previously wrote to you to express our concerns regarding the recommendation of Concept 3 for the City of Fort Saskatchewan's Fire Station Scope Study as well as the use of off-site levies as a funding mechanism. We acknowledge that meaningful engagement is planned and we look forward to the opportunity to learn more about the proposed levies.

After reviewing the agenda package for the May 13th council meeting, and in particular Attachment #8, BILD Edmonton Metro wants to reiterate its concerns before Council makes a formal decision. In the previous letter, the following items were shared, to ensure that any new development charges are 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 a levy charge must be transparent and fair
- The capital costs subject to an off-site levy for a new facility must be clearly defined

According to the Municipal Government Act (MGA), levy calculations must be clear, understandable, and reproducible. Based on the figures in Attachment 8, the current levy figures cannot be reproduced. A detailed explanation of how the percentage allocations for benefiting areas were determined is essential for Council to have a reasonable level of confidence in the figures presented.



As proposed, the catchment areas and benefit attributed to new growth are not rationalized. Clarification and full transparency in the methodology is needed.

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 cities such as Fort Saskatchewan.

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,

A handwritten signature in black ink, appearing to read "L. Butterfield".

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

Copy: Office of the City Clerk
Troy Fleming, City Manager
Craig Thomas, Director of Planning &
Development
Kalen Anderson, CEO
Reanna Rehman, Chair, Regional Committee
Kyle Watkins, Chair, Fort Saskatchewan
Regional Working Group

City of Fort Saskatchewan
City of Fort Saskatchewan
City of Fort Saskatchewan

BILD Edmonton Metro
BILD Edmonton Metro
BILD Edmonton Metro