



Aquatera Infrastructure Charge

POLICY NO: 310	APPROVAL DATE: June 9 th , 2005
TITLE: Aquatera Infrastructure Charge	REVISION DATE: December 8, 2010
SECTION: Financial	AUTHORITY: Board of Directors

PURPOSE

This policy confirms the contributions from new development towards the Infrastructure funding needed to accommodate growth; in accordance with the Aquatera Principle of Balancing Profitability and Affordability.

Infrastructure Charge Fund Application & Use:

1. The Aquatera Infrastructure Charge (the Charge) will apply as a contribution by new or newly serviced development towards the Water and Wastewater Infrastructure needed to accommodate growth.
2. Funds collected by the Charge will apply to the infrastructure upgrades needed to accommodate growth identified in the Aquatera Capital Plan as amended from time to time. Eligible projects are the upgrading of water and wastewater treatment and related facilities, water transmission facilities (including pump stations and reservoirs) and Sanitary Trunk Mains or over-sizing of Lift Stations.
3. The growth related infrastructure upgrades that form the basis of this Policy are shown in the Appendix as a reference.
4. The proportionate share of the Charge is based on the water demand of a development. Water demand is based on the proportionate flow available for various water service sizes. The wastewater demand is directly proportional to the water demand.
5. The Water Utility is a single system that benefits all users. All upgrades to the Water Utility benefits the entire system. The Water Charge is uniform for all users.
6. The Wastewater Utility systems in Grande Prairie, Clairmont and Sexsmith function independently. The cost to upgrade these systems and the benefiting area varies. The Wastewater Charge for each of these systems may differ.
7. The water service line size is based on the nominal size (diameter) of the water service pipe which is specified by the pipe manufacturer and is not necessarily equivalent to the inside diameter.

Infrastructure Charge Administration

8. The Water Charge for the smallest water service line size (3/4") will be \$3,474 effective January 1, 2011. The Wastewater Charge for each of the separate wastewater utilities are shown in Table 2 and Table 3. The Wastewater Charge will be the same for all systems effective January 1, 2012.
9. The Charge will apply to developments connecting to the water and / or wastewater systems in or from the City of Grande Prairie, the County of Grande Prairie, the Hamlet of Clairmont and the Town of Sexsmith. For existing development, the Infrastructure Charge is payable after the water and sewer systems to which the connection is being made are in service and under the operation and control of Aquatera.
10. The Infrastructure Charge for other land uses will be based on the nominal water service size in accordance with the following tables:

Table 1 Water Charge

Water Service Size	Water Charge (\$) To December 31, 2010	Water Charge (\$) Effective January 1, 2011	Water Charge (\$) Effective January 1, 2012
¾"	3,373	3,474	3,578
1"	5,996	6,176	6,361
1-½"	13,492	13,896	14,312
2"	23,986	24,704	25,444
3"	53,968	55,584	57,248
4"	95,943	98,816	101,774
6"	215,872	222,336	228,992

Table 2 Wastewater Charge – Grande Prairie System

Water Service Size	To December 31, 2010 (\$)	Effective January 1 – June 30, 2011 (\$)	Effective July 1, 2011 (\$)	Effective January 1, 2012 (\$)
¾"	2,600	2,678	3,967	5,414
1"	4,622	4,761	7,052	9,625
1-½"	10,400	10,712	15,868	21,656
2"	18,489	19,044	28,210	38,500
3"	41,600	42,848	63,472	86,624
4"	73,956	76,174	112,839	153,998
6"	166,400	171,392	253,888	346,496

Table 3 Wastewater Charge – Clairmont and Sexsmith Systems

Water Service Size	To December 31, 2010 (\$)	Effective January 1, 2011	Effective January 1, 2012
¾"	5,103	5,256	5,414
1"	9,072	9,344	9,625
1-½"	20,412	21,024	21,656
2"	36,288	37,376	38,500
3"	81,648	84,096	86,624
4"	145,152	149,504	153,998
6"	326,592	336,384	346,496

11. The Water Service Size will be determined by the maximum size of the water service line from property line to the meter; excluding the component required for the building fire suppression system as determined by Aquatera.
12. If the service size is other than that which is shown in Tables 1, 2 and 3, the Infrastructure Charge will be calculated by Aquatera using the same formulas used to calculate the tabulated values.
13. Payment of the Infrastructure Charge to Aquatera will apply as a condition of a Development Permit issued by the Municipality. The Infrastructure Charge in effect at the time of payment will apply.
14. The Charge will apply to new development created by subdivision or intensified redevelopment requiring a new or larger water service. Where an increase in the size of an existing water service is required, a Charge equal to the difference in the Charge from the old to the new water service size will apply. Upsizing the water service will result in the appropriate adjustment to the wastewater Charge whether or not there is any change in size to the wastewater service line.
15. The minimum Charge for each type of land use will be based on the service line sizes shown in Table 4. Where the final water service size is not known at the time of Development Permit, the Charge will be paid in accordance with the following table:

Table 4 Water Service Line Size Used to Determine the Minimum Infrastructure Charge

Land Use	Minimum Water Service Size
Single Family Residential	¾"
Other*	1"

* Other Land Uses include Commercial, Industrial, Multi-Family and High Density Residential and Institutional (Schools, Hospitals ...).

16. Where the service line size is not known at the time of Development Permit, the Charge will be based on the land use and the corresponding minimum service line size shown in Table 4. If a larger service line is installed after the Development Permit is issued, the applicant will, upon demand by Aquatera, pay the additional Infrastructure Charge

based upon the Infrastructure Charge in effect at the time of installation of the water meter.

17. For developments with multiple buildings and/or buildings with multiple units, each building or each unit within a building that has its own water service to the exterior of the building or unit is subject to the Charge. This includes but is not limited to Duplexes, Multi-attached Dwellings, Semi-Detached Dwellings, Manufactured Home Parks, Condominiums and Commercial and/or Industrial buildings with multiple units. It does not include apartment buildings or apartment style condominium units that are typically a single building with a single water service to the exterior of the building. A Water Charge will apply to separately metered irrigation systems.
18. Where it can be demonstrated that the water service size must be increased beyond the minimum outlined in Table 4 in order to overcome unacceptable levels of pressure loss resulting from an unusually long service line and/or a low pressure system, the Infrastructure Charge will be based on the land use and the corresponding minimum water service size shown in Table 4. Approval for this must be obtained from Aquatera in advance of the water service line being installed.
19. The minimum water service line size used to determine the minimum Infrastructure Charge for a single family residence located on a farm is 3/4 inch.

Recovery of Investments by Others

20. Funds collected may be used to recover Developer costs associated with Over-sizing for Sanitary Trunk Mains or Lift Stations. Sanitary Trunk Over-sizing are the costs associated with the increase in diameter or depth of a Trunk Main requirement beyond what would have been required to serve the development and can include off-site components. A Sanitary Trunk Main has a diameter of 18 inches or larger.
21. Lift Station Over-sizing are the costs of increased storage and/ or pumping capacity and associated land beyond what would have been required to serve the development and can include off-site components. Over-sizing cost recovery will be identified at the Servicing / Development Agreement stage by Aquatera.
22. Aquatera and others may invest in Sanitary Trunk and Lift Station over-sizing and be eligible for recovery of invested amounts.
23. Where eligible Over-sizing cost recovery exceeds available funds in the Wastewater component of the Infrastructure Charge Fund, disbursements of available funds will be made annually to those eligible for recovery, proportionate to the amount owed. In any case, recovery agreements cannot result in additional borrowing or debt by Aquatera. Recovery disbursements will not exceed 50% of the Infrastructure Charge revenue generated in any given year. Interest will not accrue to recovery amounts.
24. New Over-sizing reimbursement is limited to those projects identified in the first five years of Aquatera's current Capital Plan.

Transparency

25. A summary of this Policy, its purpose and the applicable Charges will be posted on the Aquatera web site.
26. Infrastructure Charge funds collected will only be used for the eligible projects identified in the Aquatera Capital Plan as amended from time to time and for related over-sizing and investment recovery.
27. Funds collected for Water and Wastewater projects will be separately accounted for. Funds collected for separate Wastewater systems will also be separately accounted for. Funds will not be used to cross-subsidize each other.

28. Disbursement of Funds collected will be recorded by Aquatera and include: the eligible project, the amount, the recipient and any remaining Funds owed.

Charge Effective Date, Annual Increases and Review

29. The Effective Date of the Infrastructure Charge was August 1, 2005.

30. The effective date of this revision is December 8, 2010.

31. The Charge will increase at a rate of 3% for each calendar year thereafter, until a positive cash flow has been achieved.

32. Infrastructure Charges will be reviewed with Stakeholder input (municipalities affected, local Developers and Home Builders) at least every three years and adjusted as appropriate.

**Grande Prairie System- Wastewater
Capital Construction Costs Allocated to New Development**

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Effluent & Storage Pond Upgrades	2010	981,000
2	Wastewater Treatment Plant Upgrades Phase 2	2010	150,000
3	116 Street Trunk Sewer - 68 Ave, 100 – 108 Street	2010	3,305,000
4	Grande Prairie Sewer Trunk Over-sizing	2010	1,053,000
5	Wastewater Treatment Plant Upgrades Phase 2	2011	7,350,000
6	Grande Prairie Sewer Trunk Over-sizing	2011	461,000
7	Wastewater Treatment Plant Upgrades Phase 2	2012	17,500,000
8	Grande Prairie Sewer Trunk Over-sizing	2012	461,000
9	Wastewater Treatment Plant Upgrades Phase 2	2013	17,500,000
10	Grande Prairie Sewer Trunk Over-sizing	2013	474,000
11	Wastewater Treatment Plant Upgrades Phase 2	2014	2,500,000
12	Grande Prairie Sewer Trunk Over-sizing	2014	488,000
13	Grande Prairie Sewer Trunk Over-sizing	2015	503,000
14	Grande Prairie Sewer Trunk Over-sizing	2016	518,000
15	Grande Prairie Sewer Trunk Over-sizing	2017	534,000
16	Grande Prairie Sewer Trunk Over-sizing	2018	550,000
17	Grande Prairie Sewer Trunk Over-sizing	2019	566,000
18	Grande Prairie Sewer Trunk Over-sizing	2020	583,000
19	Grande Prairie Sewer Trunk Over-sizing	2021	601,000
20	Grande Prairie Sewer Trunk Over-sizing	2022	619,000
21	Grande Prairie Sewer Trunk Over-sizing	2023	637,000
22	Digestion Expansion	2023	1,238,000
23	Grande Prairie Sewer Trunk Over-sizing	2024	656,000
24	Digestion Expansion	2024	6,594,000
25	Grande Prairie Sewer Trunk Over-sizing	2025	676,000
26	Digestion Expansion	2025	6,312,000
27	Grande Prairie Sewer Trunk Over-sizing	2026	697,000
28	Grande Prairie Sewer Trunk Over-sizing	2027	718,000
29	Grande Prairie Sewer Trunk Over-sizing	2028	739,000
30	Grande Prairie Sewer Trunk Over-sizing	2029	762,000
31	Grande Prairie Sewer Trunk Over-sizing	2030	785,000
32	Grande Prairie Sewer Trunk Over-sizing	2031	808,000
33	Grande Prairie Sewer Trunk Over-sizing	2032	832,000
34	Grande Prairie Sewer Trunk Over-sizing	2033	857,000
35	Grande Prairie Sewer Trunk Over-sizing	2034	883,000
36	Grande Prairie Sewer Trunk Over-sizing	2035	909,000
37	Grande Prairie Sewer Trunk Over-sizing	2036	937,000
38	Grande Prairie Sewer Trunk Over-sizing	2037	965,000
39	Grande Prairie Sewer Trunk Over-sizing	2038	994,000

**Grande Prairie System- Wastewater
Capital Construction Costs Allocated to New Development**

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
40	Grande Prairie Sewer Trunk Over-sizing	2039	1,024,000
41	Grande Prairie Sewer Trunk Over-sizing	2040	899,000
Total Grande Prairie System - Wastewater			\$85,619,000

* Grant funding received.

** Future grant application.

**Clairmont System – Wastewater
Capital Construction Costs Allocated to New Development**

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Sewage Lagoon Upgrade	2010	*400,000
2	Sewage Lagoon Upgrade	2010	186,000
3	Regional Lift Station, Force Main & Trunks	2010	1,228,000
4	Regional Lift Station, Force Main & Trunks	2010	*1,756,000
5	Trunk Sewer Lines – CCS Energy Phase 1	2011	191,000
6	Trunk Sewer Lines – Crossroads South	2012	246,000
7	Regional Lift Station, Force Main & Trunks	2018	5,148,000
8	Regional Lift Station, Force Main & Trunks	2018	**5,148,000
9	Regional Lift Station, Force Main & Trunks	2020	1,371,000
10	Regional Lift Station, Force Main & Trunks	2020	**2,055,000
11	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2020	4,048,000
12	Crossroads N Highway Crossing Upgrade	2020	467,000
13	116 St Discharge, Clairmont Lagoon to GP WWTP	2021	11,769,000
14	116 St Discharge, Clairmont Lagoon to GP WWTP	2021	**17,653,000
15	Regional Lift Station, Force Main & Trunks	2023	2,032,000
16	Regional Lift Station, Force Main & Trunks	2023	**2,518,000
17	Trunk Sewer Lines – Crossroads N & S	2025	2,751,000
18	Lift Station #6 & Force Main	2025	9,934,000
19	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2025	1,759,000
20	Lift Station #5 Upgrade & Second Force Main	2025	9,572,000
21	116 St Discharge, Clairmont Lagoon to GP WWTP	2025	**673,000
22	116 St Discharge, Clairmont Lagoon to GP WWTP	2025	449,000
23	Trunk Sewer Lines – Crossroads N & S	2026	568,000
24	Trunk Sewer Lines – Crossroads N & S	2027	585,000
25	Trunk Sewer Lines – Crossroads N & S	2028	602,000
26	Trunk Sewer Lines – Crossroads N & S	2029	620,000
27	Trunk Sewer Lines – Crossroads N & S	2030	639,000
28	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2030	1,942,000
29	Trunk Sewer Lines – Ferguson Lake & 116 Street	2030	7,204,000
30	Lift Station #10 & Trunk Sewer – West Clairmont	2030	8,584,000
31	Trunk Sewer Lines – Crossroads N & S	2031	658,000
32	Trunk Sewer Lines – Crossroads N & S	2032	678,000
33	Trunk Sewer Lines – Crossroads N & S	2033	698,000
34	Trunk Sewer Lines – Crossroads N & S	2034	719,000
35	Trunk Sewer Lines – Crossroads N & S	2035	740,000
36	Trunk Sewer Lines – Ferguson Lake & 116 Street	2035	3,736,000
37	Lift Station #9 & Force Main (116 Street)	2035	11,894,000
38	Lift Station #10 & Trunk Sewer – West Clairmont	2035	4,148,000
Total Clairmont System Wastewater			\$125,369,000

* Grant funding received (\$2,156,000).

** Future grant application (\$28,047,000).

**Town of Sexsmith System – Wastewater
Capital Construction Costs Allocated to New Development**

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Lift Station (LS N04) & Force Main	2013	1,984,000
2	Lift Station (LS N20) & Force Main	2013	1,700,000
3	Heritage Park Lift Station Upgrade	2013	92,000
4	Heritage Park Lift Station Upgrade	2013	**140,000
5	Sexsmith Sewage Lagoon Upgrades	2027	1,527,000
6	Sexsmith Sewage Lagoon Upgrades	2027	**1,527,000
Total Sexsmith System Wastewater			\$6,970,000

* Grant funding received.

** Future grant application (\$1,667,000).

Water System

Capital Construction Costs Allocated to New Development

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Raw Water Transfer Upgrades	2010	1,415,000
2	Clairmont Pump Station – Pumping Upgrade	2012	125,000
3	West End Water – Dedicated Transmission Line	2014	2,875,000
4	Raw Water Trunk Line Phase VII	2018	1,000,000
5	River Intakes	2018	4,000,000
6	Water Treatment Plant Membrane Filtration	2019	250,000
7	Clairmont Pump House, Reservoir & Transmission	2019	369,000
8	Water Treatment Plant Membrane Filtration	2020	10,000,000
9	Clairmont Pump House, Reservoir & Transmission	2020	9,626,000
10	Clairmont Pump House, Reservoir & Transmission	2020	**5,196,000
11	Zone I to Zone III Transmission Line	2020	14,823,000
12	Zone I to Zone III Transmission Line	2020	**1,647,000
13	Regional Transmission Line – 400mm Twinning	2021	5,880,000
14	Regional Transmission Line – 400mm Twinning	2021	**4,120,000
15	Water Treatment Plant Membrane Filtration	2025	5,000,000
16	Zone III Reservoir 2.5 ML Expansion	2025	4,100,000
17	Sexsmith Pump Station Upgrades	2025	277,000
18	Clairmont Pump House, Reservoir & Transmission	2030	4,501,000
19	Clairmont Pump House, Reservoir & Transmission	2030	**6,752,000
Total Water System			\$81,956,000

* Grant funding received.

** Future grant application (\$17,715,000).