



Aquatera Infrastructure Charge

POLICY NO: 310

APPROVAL DATE: June 9, 2005

TITLE: Aquatera Infrastructure Charge

REVISION DATE: January 1, 2017

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. The funds collected contribute to only a portion of the total growth related infrastructure costs.
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. Upgrades to the Water Utility are necessitated by new development and the Water Charge relating to new or newly serviced development will be uniform.
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 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. The Infrastructure Charge is payable upon application to connect or re-connect to the water and/or wastewater system.
- 9. 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	To December 31, 2016 (\$)	Effective January 1, 2017 (\$)
¾"	4,027	4,148
1"	7,159	7,374
1¼"	11,186	11,522
1½"	16,108	16,592
2"	28,636	29,497
2½"	44,744	46,089
3"	64,432	66,368
4"	114,546	117,988
6"	257,728	265,472
8"	458,183	471,950

Table 2 Wastewater Charge

Water Service Size	To December 31, 2016 (\$)	Effective January 1, 2017 (\$)
¾"	6,092	6,275
1"	10,830	11,156
1¼"	16,922	17,431
1½"	24,368	25,100
2"	43,321	44,622
2½"	67,689	69,722
3"	97,472	100,400
4"	173,284	178,489
6"	389,888	401,600
8"	693,134	713,956

- 10. 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.
- 11. The Infrastructure Charge amount shall not be based on a water service size that is larger than the size of the water service between the water main and the property line.
- 12. The water meter may not exceed the water service size on which the infrastructure charge is based.

Aquatera Infrastructure Charge

13. If the water service size is other than that which is shown in Tables 1 & 2, the Infrastructure Charge will be calculated by Aquatera using the same formulas used to calculate the tabulated values.
14. The Infrastructure Charge will be payable to Aquatera upon application to connect or re-connect to the water and/or wastewater system. The Infrastructure Charge in effect at the time of payment will apply.
15. 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.
16. The minimum Charge for each type of land use will be based on the service line sizes shown in Table 3.

Table 3 Water Service Line Size Used to Determine the Minimum Infrastructure Charge

Land Use	Minimum Water Service Size
Single Family Residential	3/4"
Other*	1"

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

17. Where the service line size is not known at the time of payment, the Charge will be based on the land use and the corresponding minimum service line size shown in Table 3. If a larger service line is installed after payment, 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.
18. 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.
19. Where it can be demonstrated that the water service size must be increased beyond the minimum outlined in Table 3 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 3. Approval for this must be obtained from Aquatera in advance of the water service line being installed.
20. 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.

Over-sizing cost recovery

21. 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 450mm or larger.
22. 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.
23. Over-sizing cost recovery will be identified at the Servicing / Development Agreement stage by Aquatera.
24. A Recovery Agreement between the Developer and Aquatera outlines eligible amounts and recovery / repayment mechanisms. Recovery agreements cannot result in additional borrowing or debt by Aquatera. Recovery disbursements relating to all monies owed pursuant to recovery agreements with developers and other parties will not exceed 50% of the Infrastructure Charge revenue generated in any given year. Interest will not accrue to recovery amounts.
25. New Over-sizing reimbursement is limited to those projects identified in the first five years of Aquatera's current Capital Plan.

Transparency

26. A summary of this Policy, its purpose and the applicable Charges will be posted on the Aquatera web site.
27. Infrastructure Charge funds collected will 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.
28. Six per cent (6%) of all infrastructure charge proceeds collected will be used to contribute to Aquatera Engineering operating costs related to new development.
29. 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.
30. 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

31. The Effective Date of the Infrastructure Charge was August 1, 2005.
32. The effective date of this revision is January 1, 2017.
33. The Charge will increase at a rate of 3% for each calendar year thereafter, until a positive cash flow has been achieved.
34. 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 Wastewater System
Capital Construction Costs Allocated to New Development**

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Wastewater Treatment Plant Upgrades Phase 2	2011	4,194,000
2	Wastewater Treatment Plant Upgrades Phase 2	2012	5,978,000
3	116 St Trunk Sewer	2012	254,000
4	Wastewater Treatment Plant Upgrades Phase 2	2013	18,512,000
5	116 St Trunk Sewer	2013	32,000
6	Wastewater Treatment Plant Upgrades Phase 2	2014	14,738,000
7	Grande Prairie Sewer Trunk Over-sizing	2014	304,000
8	116 St Trunk Sewer	2014	37,000
9	Grande Prairie Sewer Trunk Over-sizing	2015	500,000
10	Wastewater Treatment Plant Upgrades Phase 2	2015	16,058,000
11	116 St Trunk Sewer	2016	12,317,000
12	Wastewater Treatment Plant Upgrades Phase 2	2016	300,000
13	Grande Prairie Sewer Trunk Over-sizing	2016	750,000
14	Grande Prairie Sewer Trunk Over-sizing	2017	750,000
15	Grande Prairie Sewer Trunk Over-sizing	2018	750,000
16	Grande Prairie Sewer Trunk Over-sizing	2019	750,000
17	Grande Prairie Sewer Trunk Over-sizing	2020	750,000
18	Grande Prairie Sewer Trunk Over-sizing	2021	750,000
19	Grande Prairie Sewer Trunk Over-sizing	2022	750,000
20	Grande Prairie Sewer Trunk Over-sizing	2023	750,000
21	Grande Prairie Sewer Trunk Over-sizing	2024	500,000
22	Grande Prairie Sewer Trunk Over-sizing	2025	500,000
23	Grande Prairie Sewer Trunk Over-sizing	2026	500,000
24	Grande Prairie Sewer Trunk Over-sizing	2027	500,000
25	Grande Prairie Sewer Trunk Over-sizing	2028	500,000
26	Grande Prairie Sewer Trunk Over-sizing	2029	500,000
27	Grande Prairie Sewer Trunk Over-sizing	2030	500,000
Total Grande Prairie Wastewater System			\$82,724,000

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

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Clairmont Lagoon Discharge	2015	399,000
2	Clairmont Regional Lift Station, Force Main & Trunks	2015	532,000
3	Clairmont Lagoon Discharge	2016	86,000
4	Clairmont Regional Lift Station, Force Main & Trunks	2016	470,000
5	4 Mile Corner Lift Station Pump Upgrade	2016	1,295,000
6	Clairmont Regional Lift Station, Force Main & Trunks	2017	12,113,000
7	Clairmont Lagoon Discharge	2017	14,600,000
8	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2020	4,048,000
9	Crossroads N Highway Crossing Upgrade	2020	467,000
10	Clairmont Regional Lift Station, Force Main & Trunks	2020	4,995,000
11	4 Mile Corner Force Main Twinning	2021	6,353,000
12	Clairmont Lagoon Discharge	2022	10,148,000
13	Clairmont Regional Lift Station, Force Main & Trunks	2025	6,532,000
14	Trunk Sewer Lines – Crossroads	2025	2,751,000
15	Lift Station #6 & Force Main	2025	9,934,000
16	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2025	1,759,000
17	Lift Station #5 Upgrade & Second Force Main	2025	9,572,000
18	Trunk Sewer Lines – Crossroads	2026	568,000
19	Trunk Sewer Lines – Crossroads	2027	585,000
20	Trunk Sewer Lines – Crossroads	2028	602,000
21	Trunk Sewer Lines – Crossroads	2029	620,000
22	Trunk Sewer Lines – Crossroads	2030	639,000
23	Trunk Sewer Lines – Northridge/Lakeside/B-Hodges	2030	1,942,000
24	Clairmont Trunks – Ferguson/116 St	2030	7,204,000
25	West Clairmont Phase 2 – Lift Station 10/Trunk	2030	8,584,000
26	4 Mile Corner Lift Station Twinning	2030	5,533,000
27	Trunk Sewer Lines – Crossroads	2030+	3,493,000
28	Clairmont Trunks – Ferguson/116 St	2030+	3,736,000
29	Clairmont Lift Station 9/Force Main	2030+	11,894,000
30	West Clairmont Phase 2 – Lift Station 10/Trunk	2030+	4,148,000
Total Clairmont Wastewater System			\$135,602,000

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

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	Heritage Park Lift Station Upgrade	2014	33,000
2	Heritage Park Lift Station Upgrade	2015	810,000
3	Lift Station (LS N20) & Force Main	2017	120,000
4	Lift Station (LS N20) & Force Main	2018	2,280,000
5	Heritage Park Lift Station Upgrade – New Gen Set	2020	160,000
6	Lift Station (LS N04) & Force Main	2020	250,000
7	Lift Station (LS N04) & Force Main	2021	4,850,000
8	Heritage Park Lift Station Force Main Twinning Stg.1	2021	432,000
9	Heritage Park Lift Station Force Main Twinning Stg.2	2026	760,000
10	Sexsmith Sewage Lagoon Upgrades	2027	3,054,000
Total Town of Sexsmith Wastewater System			\$12,749,000

Water System

Capital Construction Costs Allocated to New Development

Project #	Project Description	Year of Estimate	Cost in Year of Estimates (\$)
1	River Bank Protection/Intakes/Storage	2012	25,000
2	West End/Airport Transmission	2012	78,000
3	River Bank Protection/Intakes/Storage	2013	15,000
4	West Transmission Trunk	2013	18,000
5	West End/Airport Transmission	2013	131,000
6	River Bank Protection/Intakes/Storage	2014	15,000
7	West Transmission Trunk	2014	28,000
8	West End/Airport Transmission	2014	19,000
9	West End/Airport Transmission	2015	1,791,000
10	River Bank Protection/Intakes/Storage	2015	145,000
11	Clairmont Pump House, Reservoir & Transmission	2016	249,000
12	West End/Airport Transmission	2016	260,000
13	River Bank Protection/Intakes/Storage	2016	100,000
14	River Bank Protection/Intakes/Storage	2017	250,000
15	West Transmission Trunk	2017	206,000
16	Second Raw Water Transmission Line	2017	100,000
17	Clairmont Pump House, Reservoir & Transmission	2018	8,751,000
18	River Bank Protection/Intakes/Storage	2018	19,095,000
19	West Transmission Trunk	2018	4,142,000
20	Second Raw Water Transmission Line	2018	900,000
21	15ML Reservoir	2018	500,000
22	15ML Reservoir	2019	15,000,000
23	Clairmont Pump House, Reservoir & Transmission	2019	39,000
24	Sexsmith Pump Station Upgrades	2019	2,400,000
25	Water Treatment Plant Membrane Filtration	2019	250,000
26	Regional Water Line Twinning	2019	250,000
27	Clairmont Pump House, Reservoir & Transmission	2020	5,400,000
28	Water Treatment Plant Membrane Filtration	2020	10,000,000
29	Regional Transmission Line Twinning	2021	10,000,000
30	Water Treatment Plant Membrane Filtration	2025	5,000,000
31	Zone III Reservoir Expansion	2025	4,100,000
32	Zone III Transmission Line	2025	16,470,000
33	Clairmont Pump House, Reservoir & Transmission	2030	11,253,000
Total Water System			\$116,980,000