



"2015 Off-Site Levies Report"

Prepared for Town of Blackfalds
Final Report



File #: 113929303

March 2, 2016

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1.0 Introduction

1.1 BACKGROUND

The purpose of this report is to provide a basis for the Town of Blackfalds to update the existing Off-site Levies Bylaw (2005/2008) to reflect the recommendations for future growth and development. The Town of Blackfalds first established an off-site levies bylaw in 1989 and have since updated the bylaw on six occasions: 1992, 1999, 2001, 2005, 2008, and 2014.

The study objectives include the following:

- Review the Master Plan to determine the recommended improvements to which off-site levies should be applied. Off-site levies are only to be applied to capital costs for construction likely to be completed by the Town, as opposed to a developer.
- Provide a preliminary estimate of the cost of the recommended improvements and determine the areas – existing and future - that benefit from each improvement.
- Incorporate the Lacombe County Joint Economic Area into the levies.
- Calculate the appropriate off-site levies to be applied to the various development areas.
- Review the Town of Blackfalds 2005 Off-site Levies Report (2008 Update). Determine which improvements identified in the report can still be included as new or expanded facilities as per the Municipal Government Act of the Province of Alberta. Determine the areas that benefit from each improvement and calculate appropriate off-site levies to be applied to the various development areas.
- Present the report findings to the Town of Blackfalds for incorporation into their Off-site Levies Bylaw.

1.2 IMPOSITION OF OFF-SITE LEVIES

An off-site levy is a tool intended to assist a Municipality in the recovery of capital costs incurred for infrastructure improvements undertaken to accommodate new development. Off-site levies can only be imposed once on a parcel of land and cannot be imposed on existing development.

Section 648 of the *Province of Alberta Municipal Government Act*, dated December 17, 2014 allows for the imposition of an off-site levy in respect of land to be developed to pay for all or part of the capital cost for new or expanded facilities in one or more of the following categories:

- New or expanded facilities for the storage, transmission, treatment or supplying of water;
- New or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- New or expanded storm sewer drainage facilities;

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- New or expanded roads required for or impacted by a subdivision or development;
- Land required for or in connection with any facilities described in clauses (a) to (c.1).

In order for the cost of such facilities to be recoverable through off-site levies, the facilities must be “new or expanded.” The Municipal Government Act does not state specifically the length of time for which a completed new facility or facility expansion may be considered “new” or “expanded.” Therefore, Stantec has adopted the following guidelines to assist in determining if off-site levies should be assessed to previously completed improvements:

- If an area is assessed an off-site levy for new construction to replace an existing facility, then that area should not be assessed any levies related to construction of the existing facility.
- The maintenance of infrastructure nearing the end of its design life, or requiring repairs, should be considered as *maintenance* of the infrastructure and not as *expansion*. Thus, no off-site levy should be imposed in such instances.

1.3 STUDY AREA

The study area for the off-site levies review includes the existing Town of Blackfalds and several adjoining areas, which may be annexed in the future to accommodate growth, as shown in Figure 1.0. The figure was developed in accordance with the Town’s most current Land Use Plan, available Area Structure Plans, Outline Plans, and legal cadastral.

This report analyzes only the growth and undeveloped areas as identified in the Master Plan, i.e. future development areas. The total future development area is 1010 Ha. The growth areas include:

- 705 Ha of residential land;
- 245 Ha of industrial land; and
- 60 Ha of commercial land.

In consultation with the Town, there were areas identified as “Green Space” on Figure 1.0 that are not considered developable due to natural constraints, such as wetlands. As such, those areas have been excluded from the developable areas. The CPR tracks, Highway 2A, and other known road rights-of-way are also not included in the areas.

The northeast area parcels (NE2, NE3, C11, and C12) were identified as “*Long Term Development Horizon*” lands. NE1 is now considered an intermediate term. Although they are within the Town’s current Land Use Plans, the development of these parcels is so far in the future such that they cannot be expected to contribute to major short and medium term infrastructure improvements. If they were to be included, the levy costs would be “diluted” and may not be recovered by the Town at the time the recoveries will be needed.

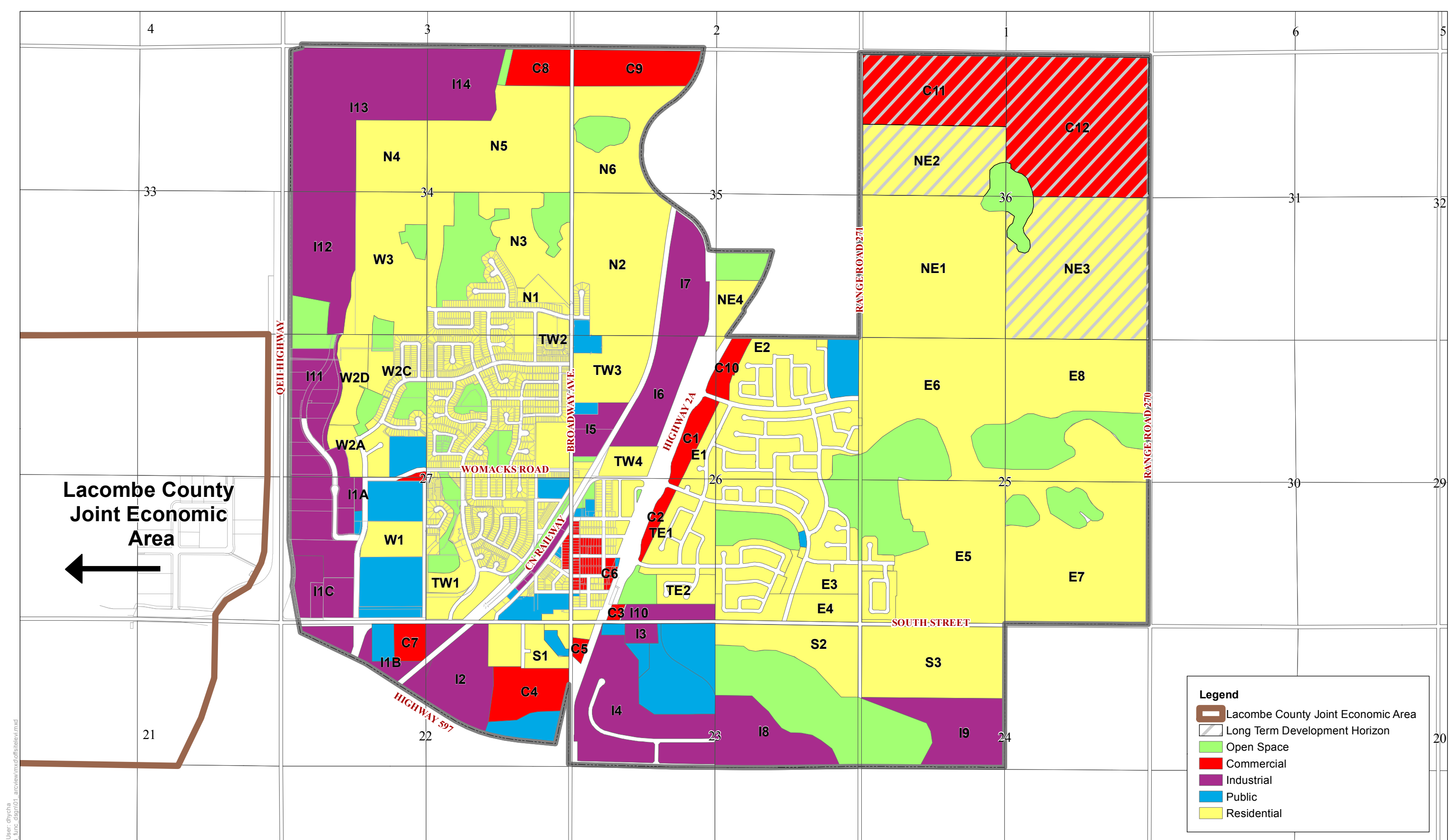
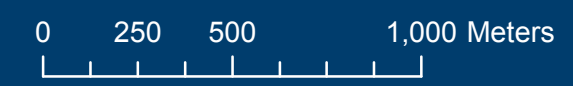


Figure 1.0 Off-site Levies Areas
 Town of Blackfalds - 2013 Offsite Levies Report



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Previously Completed Improvements
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The identification coding for the developable parcels of land shown in Figure 1.0 was redeveloped based on the expanded areas and areas that have been developed since the last update.

2.0 Previously Completed Improvements

The previously completed water, sanitary, and stormwater management improvements as identified in the “*Blackfalds Master Plan Update for Annexation Application*” report by Stantec in 2008 were reviewed and have been added to the list of previously completed work. Tables 2.1 through 2.3 below summarize those previously completed improvements for which off-site levies should be assessed.

Table 2.1 - Previously Completed Water Improvements

Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.1.3	Brentwood Ext.- Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	\$ 42,934	102.3	\$ 420
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 511
2.1.5	Brentwood Ext.- CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 236,428	102.3	\$ 2,311
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1009.9	\$ 3,466
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006/Future	\$ 6,000,000	1009.9	\$ 5,941
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7,W1	2011	\$ 300,299	120.2	\$ 2,498
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 1,964

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Previously Completed Improvements
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Table 2.2 - Previously Completed Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707
2.2.4	Upgrade Stanley LS	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	2000	\$ 142,479	153.7	\$ 810
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,745
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695
2.2.7	Abandon Womacks LS	I11	2001	\$ 6,380	9.2	\$ 693
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,999
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, 35% of W3	2005	\$ 167,438	35.8	\$ 2,696
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	\$ 70,000	64.8	\$ 1,080
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	\$ 269,981	149.8	\$ 1,802
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	\$ 425,001	220.0	\$ 1,932
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	\$ 147,112	148.9	\$ 988
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E5, E6, E7, E8, S2, S3, I8, I9, N4, NE1	2013	\$ 260,585	324.7	\$ 803

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Table 2.3 - Previously Completed Stormwater Management Improvements

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$734,896	67.1	\$ 10,952
2.3.2	Broadway / Womacks Ext.	I 5	2002	\$228,460	13.1	\$ 17,440
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	\$293,121	53.1	\$ 5,520

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3.0 Future Improvements

Future water, sanitary, and stormwater management improvements as identified in the “*Blackfalds Master Plan Update for Annexation Application*” report by Stantec in 2008 were reviewed and have been added to the list of previously completed work. Tables 3.1 through 3.3 below summarize those previously completed improvements for which off-site levies should be assessed. The improvements do not include those to be completed solely at the expense of the developer as part of a development agreement. All improvement costs include a 5% Administration Fee to cover the cost of the Town’s administration and engineering review of the improvements. Unless noted, no assumed Provincial and Federal grants are included in the estimates.

Table 3.1- Future Water Improvements

Item	Water Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	\$ 246,561	154.4	\$ 1,597
4.1.4	Future East Area Reservoir and Booster Station	ALL	\$ 5,550,000	1009.9	\$ 5,199
4.1.5	Water Supply Line (300mm Twinning)	ALL	\$ 700,000	1009.9	\$ 693

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Future Improvements
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Table 3.2 - Future Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.2.1	WWTP Upgrades	ALL	\$ 1,744,339	1009.9	\$ 1,727
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, 35% of W3, I11	\$ 97,662	132.1	\$ 739
3.2.4	Aurora Lift Station	N2, N3, I7, 65% of N5, N6, C8, C9	\$ 2,500,000	144.9	\$ 17,256
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	\$ 625,000	173.5	\$ 3,602
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	35% of W3, N1, N2, N3, TW3, I5, TW4, I6, I7	\$ 1,000,000	171.5	\$ 5,831
3.2.9	Regional Forcemain to Red Deer	ALL	\$ 6,000,000	1009.9	\$ 5,941
4.2.4	McKay Ridge (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	\$ 2,500,000	268.2	\$ 9,321
4.2.6	I2 and C4 Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	\$ 1,600,000	216.2	\$ 7,401
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	\$ 2,500,000	93.4	\$ 26,761
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	\$ 2,500,000	139.7	\$ 17,894
4.2.9	NW Area Lift Station Pump Upgrade	65% of W3, W2A, W2D, W2C	\$ 250,000	35.8	\$ 6,982
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	\$1,500,000	70.1	\$ 21,398
4.2.11	Broadway/Aurora Trunk	C8, C9, N6, 65% of N5, N2, N3, I7	\$1,800,000	140.9	\$ 12,424
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	\$ 500,000	160.7	\$ 3,111

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Table 3.3 - Future Stormwater Management Improvements

Item	Storm Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	\$ 500,000	47.6	\$ 10,504
4.3.2	I12 Lift Station and Force Main	I11, I12	\$ 800,000	33.2	\$ 24,096
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	\$ 7,000,000	281.6	\$ 24,860
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	\$ 3,603,200	225.2	\$ 16,000

4.0 Incorporation of Transportation Levies

The transportation network illustrated in the “*Town of Blackfalds Transportation Master Plan*” report, which was completed by Stantec in 2015, formed the basis for the development of the transportation levies. The levies will cover the four lane urban arterial roadways as well as improvements within the Downtown area. More specifically, the improvements which will be funded by the road off-site levies include:

- The widening of the existing Broadway Avenue from Gregg Street to the south end of SE-34-39-37-W4M;
- The extension of Broadway Avenue from the south end of SE-34-39-37-W4M to the north end of SE-34-39-37-W4M;
- Gregg Street improvements from Highway 2A to Broadway Avenue, including the railway crossing relocation;
- The construction of Vista Trail;
- The construction of the Southeast arterial road from Hwy 597 to South Street;
- The construction of the East Arterial Road on the Town Limits;
- The construction of the Arterial by McKay Ranch, extending from South Street to Cottonwood Drive;
- The construction of the Northwest Arterial on the Town Limit;
- Various intersection improvements.

The costs were developed based on actual costs of recent similar projects within the Town of Blackfalds.

The northeast arterial roads proposed to border the outer limits of the area identified as the “Long Term Development Horizon” on Figure 1.0 were not included.

The levy amounts were based on the cost structure in which the Town will pay 25% of the cost to build the roads. Therefore, the Town would collect 75% of the cost of constructing the new arterial roads and upgrades to key existing roads from developers.

For the future arterial roadways along the Town annexation limits, i.e. where the road will also accommodate future development outside of the limits, it is assumed that the levies in the future area will cover half the cost of the road. Therefore, for the cost recovery of those roadways, 37.5% (half of 75%) will be recovered within the annexation limits and the other 37.5% will be recovered as part of future annexation plans.

The Transportation Master Plan recommended considerable upgrades along the Highway 2A corridor. The costs for these upgrades, which are significant, are not included in the levies because Alberta

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Incorporation of Transportation Levies
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Transportation is the owner of the infrastructure and the Town cannot collect levies for something it does not own. Please refer to Appendix B for details on the Transportation Master Plan recommended improvements.

Table 4.1 – Transportation Costs

Total Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
\$30,039,750	1009.9	\$29,745

Through the developer consultation process, it was identified that the increase in the transportation levies to \$29,745 is too difficult to absorb for short term development. Combined with a weak economic outlook at the time of this report, the increase of the transportation levies will be phased over a three year span as shown in Table 4.2 below.

Table 4.2 – Phased Annual Transportation Levies

Year	Cost per Hectare (\$/Ha)
2016	\$22,000
2017	\$27,000
2018	\$29,745

5.0 Overall Off-Site Levies by Area

The costs of the improvements noted in Sections 2, 3 and 4 were assigned to their respective benefiting areas to determine the appropriate total off-site levies for each area. Tables 5.1A, 5.1B, 5.2A, and 5.2B present the cost components of each levy, including the transportation levy, and summarize the total levies for each area.

It should be noted that there is a significant variance in the calculated off-site levies for the development areas. This variance is due primarily to the following reasons:

- Some development areas will require few off-site improvements, due to topography and proximity to existing development.
- In certain areas, the topography of the Town makes servicing very costly. Particularly in the case of the northwest industrial areas, the Town may want to consider examining these estimated costs compared to the recommendations of the Master Plan to determine if land is best suited to be developed as partially-serviced or unserviced.
- Some off-site levy improvements are very costly, and benefit only small areas in certain cases. The Lift Station and Foremain for the I13 area is an example of this situation.

The total calculated 2016 off-site levies for each development area are displayed in Tables 5.1A, 5.1B, 5.2A, and 5.2B. As discussed in Section 4, the levies for 2017 and 2018 will increase annually to phase in the transportation levies. The future Tables 5.1A through 5.2B can be found in Appendices C and D, respectively.



2016 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



							WATER LEVIES																
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10					
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1					
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2001	\$ 42,934	102.3	\$ 419.69																	
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52																	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2004	\$ 236,428	102.3	\$ 2,311.12																	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25		
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1009.9	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69		
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18		
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	\$ 246,561	154.4	\$ 1,596.90																	
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 300,299	120.2	\$ 2,498.33	\$ 2,498.33				\$ 2,498.33							\$ 2,498.33					
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018.06	\$ 2,018.06				\$ 2,018.06							\$ 2,018.06					
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 1,963.61	\$ 1,963.61				\$ 1,963.61							\$ 1,963.61					
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 5,250,000	1009.9	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53		
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	\$ 700,000	1009.9	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14		
TOTAL OFF-SITE WATER LEVIES							\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79

							SANITARY LEVIES																
Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10					
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1					
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31																	
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	\$ 193,322	238.8	\$ 809.54												\$ 809.54	\$ 809.54				
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56																	
2.2.6	NW Area LS Force Main - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12																	
2.2.7	Abandon Womacks LS	I11	2001	\$ 6,380	9.2	\$ 693.47																	
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,998.62																	
3.2.11	NW Area LS force main - final phase	W2A, W2C, W2D, 35% of W3	2005	\$ 96,540	35.8	\$ 2,696.26																	
3.2.1	WWTP Upgrades	ALL	Future	\$ 1,744,339	1009.9	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24		
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40												\$ 424.40	\$ 424.40				
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66												\$ 17,255.66	\$ 17,255.66				
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38		
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	\$ 625,000	258.6	\$ 2,416.81												\$ 2,416.81	\$ 2,416.81				
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	\$ 1,000,000	256.6	\$ 3,897.12												\$ 3,897.12	\$ 3,897.12				
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	\$ 70,000	64.8	\$ 1,080.16																	
3.2.9	Regional Force Main to Red Deer	ALL	Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18		
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	\$ 269,981	149.8	\$ 1,802.10	\$ 1,802.10	\$ 1,802.10															
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	\$ 425,001	220.0	\$ 1,931.87	\$ 1,931.87	\$ 1,931.87										\$ 1,931.87					
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	\$ 147,112	148.9	\$ 987.89	\$ 987.89	\$ 987.89															
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	\$ 2,500,000	268.2	\$ 9,321.40																	
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	\$ 260,585	337.4	\$ 772.33																	
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	189.4	\$ 8,446.84	\$ 8,446.84	\$ 8,446.84			\$ 8,446.84							\$ 8,446.84					
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	\$ 2,500,000	115.7	\$ 21,604.80	\$ 21,604.80	\$ 21,604.80															
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	\$ 2,500,000	139.7	\$ 17,893.57	\$ 17,893.57	\$ 17,893.57															
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2C, W2D	Future	\$ 250,000	35.8	\$ 6,982.27																	
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	\$ 1,500,000	70.1	\$ 21,398.00																	
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 600,000	144.88	\$ 4,141.36												\$ 4,141.36	\$ 4,141.36				
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	\$ 1,200,000	70.68	\$ 16,977.93												\$ 16,977.93	\$ 16,977.93				
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	\$ 500,000	160.7	\$ 3,111.39																	
TOTAL OFF-SITE SANITARY LEVIES							\$ 29,857,546	1009.9	\$ 29,564.85	\$ 63,163.87	\$ 63,163.87	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 18,943.64	\$ 10,496.80	\$ 10,496.80	\$ 20,875.51	\$ 56,419.61	\$ 56,419.61	\$ 10,496.80		

							STORM LEVIES																
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10					
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1					
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25			\$ 10,952.25	\$ 10,952.25					\$ 10,952.25	\$ 10,952.25							
2.3.2	Broadway/Womacks Ext.	I5	2002	\$ 228,460	13.1	\$ 17,439.69																	
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	\$ 500,000	47.6	\$ 10,504.20																	
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	\$ 293,121	53.1	\$ 5,520.17												\$ 5,520.17					
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	\$ 800,000	33.2	\$ 24,096.39																	
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	\$ 7,000,000	281.6	\$ 24,860.00			\$ 24,860.00												\$ 24,860.00		
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	\$ 3,603,200	225.2	\$ 16,000.00		\$ 16,000.00										\$ 16,000.00	\$ 16,000.00				
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 16,000.00	\$ 35,812.25	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 16,472.42	\$ 16,000.00	\$ 16,000.00	\$ 24,860.00		

							TRANSPORTATION LEVIES											
Item	Transportation Improvements (2017) - To be increased to \$27,000/Ha in 2017 and \$29,745/Ha in 2018	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1

Comparison with Surrounding Communities
 March 2, 2016

6.0 Comparison with Surrounding Communities

Table 6.1 below summarizes the historical levy rates for other communities in Central Alberta

Table 6.1 - Levies in Other Central Alberta Communities

Community		Total
Town of Blackfalds (2015)		\$90,124/Ha
Town of Devon (2014)		\$98,687/Ha
City of Lacombe (2014)		\$18,874 to \$123,485/Ha
Town of Sylvan Lake (2007)		~\$133,000/Ha
Lacombe County Joint Economic Area (2014)		~\$80,000/Ha (Wat. and San. Only)
City of Red Deer (2013)		\$197,379/Ha
City of Camrose (2008)		\$61,997/Ha
Town of Rocky Mountain House	Residential	\$33,631/Ha
	Commercial	\$28,855/Ha
Town of Penhold (2012)		~\$65,000/Ha
City of Wetaskiwin (2005)		~\$30,510/Ha

“2015 OFF-SITE LEVIES REPORT”



Comparison with Surrounding Communities
March 2, 2016

6.1 HISTORICAL LEVIES RATES

The Town of Blackfalds' historical Off-Site Levies rates and approximate average annual increases are summarized in Table 6.2 below.

Table 6.2 - Historical Levies Rates

Year	Off-Site Levy Rate (\$/Ha)	Average Annual Increase (%)
2001	\$16,185/Ha	-
2005	\$30,610/Ha	+17.3%
2007	\$43,012/Ha	+18.6%
2008	\$51,236/Ha	+19.1%
2013	\$71,950/Ha	+7.1%
2014	\$72,458/Ha	+6.8%
2015	\$90,124/Ha	+24.4%

APPENDIX A – DEEP UTILITIES LEVIES

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Water Improvement	Item	Cost
2.1.3	Brentwood Extension - Womacks to Brentwood	2008 Rate to Remain Unchanged	\$ 42,934
2.1.4	Braodway Extension	2008 Rate to Remain Unchanged	\$ 98,684
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	\$ 236,428
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	\$ 79,025
2.1.7	Regional Water Line	Construction (Total Cost to Town including Grants GST (0%))	\$ 3,500,000 \$ - Total \$ 3,500,000
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	New Reservoir/Pump Station including engineering & contingency(2006) Land Acquisition (2006) Twin Reservoir - Phase 2 (2020) Upgrade Pumps for Twinning of Reservoir (2020) Contingency for 2020 upgrade (10%) Engineering for 2020 upgrade (15%) Assumed Grant (44.07%) Administration Fee (5%) GST (0%)	\$ 7,650,179 \$ 80,000 \$ 1,625,000 \$ 68,750 \$ 169,375 \$ 254,063 \$ (4,339,734) \$ 492,368 \$ - Total \$ 6,000,000
3.1.2	Womacks Rd./Gregg Street Trunk Main	Construction Contingency (10%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 187,856 \$ 18,786 \$ 28,178 \$ 11,741 \$ - Total \$ 246,561
4.1.1	Vista Trail Water Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 248,695 \$ - \$ 37,304 \$ 14,300 \$ - Total \$ 300,299
4.1.2	South Street Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 200,887 \$ - \$ 30,133 \$ 11,551 \$ - Total \$ 242,571
4.1.3	Duncan Avenue Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 195,467 \$ - \$ 29,320 \$ 11,239 \$ - Total \$ 236,026

APPENDIX A

4.1.4	Future East Area Reservoir and Booster Station	Construction	\$ 6,860,000
		Contingency (10%)	\$ 686,000
		Engineering (15%)	\$ 1,029,000
		Funding (-38.8%)	\$ (3,327,100)
		GST (0%)	\$ -
		Total	\$ 5,250,000
4.1.5	Water Supply Line (300mm Twinning)	Construction	\$ 533,600
		Contingency (10%)	\$ 53,360
		Engineering (15%)	\$ 80,040
		Administration Fee (5%)	\$ 33,350
		GST (0%)	\$ -
		Total	\$ 700,000

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
2.2.3	Lift Station no. 3 Construction	2008 to Remain Unchanged	\$ 46,268
2.2.4	Upgrade Stanley LS	2008 to Remain Unchanged	\$ 193,322
2.2.5	NW Area LS	2008 to Remain Unchanged	\$ 242,666
2.2.6	NW Area LS Forcemain - second phase	2008 to Remain Unchanged	\$ 45,047
2.2.7	Abandon Womacks LS	2008 to Remain Unchanged	\$ 6,380
3.2.3	Upgrade LS#3 & new FM	2008 to Remain Unchanged	\$ 81,263
3.2.11	NW Area LS forcemain - final phase	2008 to Remain Unchanged	\$ 96,540
3.2.1	Wastewater Treatment Plant (WWTP) Upgrades	Lagoon Facility Expansion (Aeration and Polishing Cells)	\$ 2,376,220
		Engineering (15%)	\$ 356,433
		Contingency (10%)	\$ 237,622
		Assumed Grant (44.07%)	\$ (1,309,000)
		Administration Fee (5%)	\$ 83,064
		GST (0%)	\$ -
		Total	\$ 1,744,339
3.2.2	Upgrade Forcemain from Stanley Street LS	Construction	\$ 74,409
		Contingency (10%)	\$ 7,441
		Engineering (15%)	\$ 11,161
		Administration Fee (5%)	\$ 4,651
		GST (0%)	\$ -
		Total	\$ 97,662
3.2.4	Aurora Lift Station	Construction	\$ 1,851,612
		Backup Generator	\$ 53,150
		Contingency (10%)	\$ 190,476
		Engineering (15%)	\$ 285,714
		Administration Fee (5%)	\$ 119,048
		GST (0%)	\$ -
		Total	\$ 2,500,000

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
3.2.5	I4 LS (plus South Street gravity main)	Construction	\$ 3,837,945
		Backup Generator	\$ 53,150
		Contingency (10%)	\$ 389,110
		Engineering (15%)	\$ 583,664
		Assumed Grant (44.07%)	\$ (2,143,507)
		Administration Fee (5%)	\$ 136,018
		GST (0%)	\$ -
		Total	\$ 2,856,380
3.2.6	Broadway Trunk Upgrade	Construction	\$ 476,000
		Contingency (10%)	\$ 47,600
		Engineering (15%)	\$ 71,400
		Administration Fee (5%)	\$ 29,750
		GST (0%)	\$ -
Total	\$ 625,000		
3.2.7	Indiana Street/ South Street/ Highway 2A Upgrade	Construction	\$ 750,000
		Contingency (10%)	\$ 75,000
		Engineering (15%)	\$ 112,500
		Administration Fee (5%)	\$ 46,875
		GST (0%)	\$ -
Total	\$ 1,000,000		
3.2.8	NW Area LS Generator	Construction - Forcemain	\$ 53,000
		Contingency (10%)	\$ 5,300
		Engineering (15%)	\$ 7,950
		Administration Fee (5%)	\$ 3,313
		GST (0%)	\$ -
Total	\$ 70,000		
3.2.9	Regional Forcemain to Red Deer	Cost provided by Town	\$ 6,000,000
Total	\$ 6,000,000		
4.2.1	Vista Trail	Construction	\$ 223,587
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 33,538
		Administration Fee (5%)	\$ 12,856
		GST (0%)	\$ -
Total	\$ 269,981		

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
4.2.2	South Street	Construction	\$ 351,968
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 52,795
		Administration Fee (5%)	\$ 20,238
		GST (0%)	\$ -
		Total	\$ 425,001
4.2.3	Duncan Avenue	Construction	\$ 121,832
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 18,275
		Administration Fee (5%)	\$ 7,005
		GST (0%)	\$ -
		Total	\$ 147,112
4.2.4	Mckay Ridge (E5) LS, Force Main and Oversizing	Construction	\$ 1,904,762
		Contingency (10%)	\$ 190,476
		Engineering (15%)	\$ 285,714
		Administration Fee (5%)	\$ 119,048
		GST (0%)	\$ -
		Total	\$ 2,500,000
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	Construction	\$ 260,585
4.2.6	I2 and C4 Sanitary Trunk	Construction	\$ 1,219,048
		Contingency (10%)	\$ 121,905
		Engineering (15%)	\$ 182,857
		Administration Fee (5%)	\$ 76,190
		GST (0%)	\$ -
		Total	\$ 1,600,000
4.2.7	I13 Lift Station	Construction	\$ 1,904,762
		Contingency (10%)	\$ 190,476
		Engineering (15%)	\$ 285,714
		Administration Fee (5%)	\$ 119,048
		GST (0%)	\$ -
		Total	\$ 2,500,000

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
4.2.8	Valley Ridge Industrial Lift Station	Construction	\$ 1,904,762
		Contingency (10%)	\$ 190,476
		Engineering (15%)	\$ 285,714
		Administration Fee (5%)	\$ 119,048
		GST (0%)	\$ -
		Total	\$ 2,500,000
4.2.9	NW Area Lift Station and Pump Upgrade	Construction	\$ 190,476
		Contingency (10%)	\$ 19,048
		Engineering (15%)	\$ 28,571
		Administration Fee (5%)	\$ 11,905
		GST (0%)	\$ -
		Total	\$ 250,000
4.2.10	Lakeside Lift Station and Force Main	Construction	\$ 1,142,857
		Contingency (10%)	\$ 114,286
		Engineering (15%)	\$ 171,429
		Administration Fee (5%)	\$ 71,429
		GST (0%)	\$ -
		Total	\$ 1,500,000
4.2.11	Broadway / Aurora Trunk	Construction	\$ 1,371,429
		Contingency (10%)	\$ 137,143
		Engineering (15%)	\$ 205,714
		Administration Fee (5%)	\$ 85,714
		GST (0%)	\$ -
		Total	\$ 1,800,000
4.2.12	McKay Ranch North Trunk Oversizing through Future	Construction	\$ 380,952
		Contingency (10%)	\$ 38,095
		Engineering (15%)	\$ 57,143
		Administration Fee (5%)	\$ 23,810
		GST (0%)	\$ -
		Total	\$ 500,000

APPENDIX A

Town of Blackfalds
 2015 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Storm Improvement	Item	Cost
2.3.1	East Area Detention Pond	Construction	\$ 734,896
		Total	\$ 734,896
2.3.2	Broadway/Womacks Ext	Construction	\$ 228,460
		Total	\$ 228,460
3.3.2	West Area Storm Retention and Lift Station	Storm Retention	\$ 190,000
		Lift Station	\$ 190,000
		Contingency (10%)	\$ 38,000
		Engineering (15%)	\$ 57,000
		Administration (5%)	\$ 23,750
		GST (0%)	\$ -
		Total	\$ 500,000
4.3.1	South Street Storm Trunk	Construction	\$ 223,330
		Contingency (10%)	\$ 22,333
		Engineering (15%)	\$ 33,500
		Administration (5%)	\$ 13,958
		GST (0%)	\$ -
		Total	\$ 293,121
4.3.2	112 Lift Station and Force Main	Construction	\$ 609,524
		Contingency (10%)	\$ 60,952
		Engineering (15%)	\$ 91,429
		Administration (5%)	\$ 38,095
		GST (0%)	\$ -
		Total	\$ 800,000
4.3.3	East Area Storm Trunk	Construction	\$ 5,250,000
		Contingency (10%)	\$ 525,000
		Engineering (15%)	\$ 787,500
		Administration (5%)	\$ 328,125
		GST (0%)	\$ -
		Total	\$ 6,890,625
4.3.5	Highway 2A Lift Station, Force main and Crossing	Construction	\$ 760,000
		Contingency (10%)	\$ 76,000
		Engineering (15%)	\$ 114,000
		Administration Fee (5%)	\$ 47,500
		GST (0%)	\$ -
		Total	\$ 1,000,000
4.3.6	Whelp Creek Storm System	Construction	\$ 2,745,295
		Contingency (10%)	\$ 274,530
		Engineering (15%)	\$ 411,794
		Administration Fee (5%)	\$ 171,581
		GST (0%)	\$ -
		Total	\$ 3,603,200

APPENDIX B – TRANSPORTATION LEVIES



Table B.1 - Transportation Levies Summary



Arterial Roadways	Approximate Cost (\$)
Vista Trail	\$ 2,661,750
Broadway Avenue - Womacks Road to Aurora	\$ 1,842,750
Cottonwood Drive Extension to Rge Rd 270	\$ 2,661,750
Future East Four Lane Undivided from South Street to 800m South of Twp Rd 40-0	\$ 5,323,500
Future Four Lane Divided Arterial Around Town Limits (Excludes NE Perimeter)	\$ 10,335,000
Total	\$ 22,824,750

Other General Upgrades	Approximate Cost (\$)
Vista Trail & Womacks Road Intersection Upgrade	\$ 260,000
Vista Trail & Duncan Avenue Intersection Upgrade	\$ 260,000
Vista Trail & South Street Intersection Upgrade	\$ 260,000
Broadway Ave & Westbrooke Road Intersection Upgrade	\$ 390,000
Womacks Rd & CPR Crossing	\$ 5,525,000
Parkwood Rd & Panorama Dr Intersection Upgrade	\$ 520,000
Total	\$ 7,215,000

Summary	Total
Arterial Roadway	\$ 22,824,750
Other General Upgrades	\$ 7,215,000
Total	\$ 30,039,750

Provincial Highway Upgrades*	Approximate Cost (\$)
Vista Trail & Highway 597 Intersection Upgrade (22,500 pop. Horizon)	\$ 1,300,000
Highway 597 & Industrial Way Intersection Upgrade(12,000 & 16,500 & 22,500 Pop. Horizon)	\$ 1,300,000
Highway 2A & Cottonwood Dr Intersection Update (12,000 & 16,500 & 22,500 Pop. Horizon)	\$ 1,950,000
Highway 2A & Panorama Dr Intersection Upgrade (12,000 & 16,500 Pop. Horizon)	\$ 1,950,000
Highway 2A & Park St Intersection Upgrade(16,500 & 22,500 Pop. Horizon)	\$ 1,950,000
Highway 2A & South St Intersection Upgrade(12,000 & 16,500 Pop. Horizon)	\$ 1,950,000
Highway 2A & Broadway Ave Intersection Upgrade(12,000 & 16,500 & 22,500 Pop. Horizon)	\$ 1,950,000
Highway 2A and C&E Trail Intersection (Actual Cost)	\$ 1,818,000
Total	\$ 14,168,000

* The levies for Provincial Highway Upgrades are not included in the overall levies. Should the Town pursue upgrades to Highways 2A and/or 597, there is potential for these costs to be borne, in part, by the Town.



Table B.2 - Arterial Roadway Network



Arterial Roadway	Classification	Length (m)	Unit Rate (\$/m)	Administration, Professional Services, and Contingency	% Levy Funded	Levy Amount (\$)
Vista Trail	4-Lane UAU	1,300	2,100	30%	75.0%	\$ 2,661,750
Broadway Avenue - Womacks Road to Aurora	4-Lane UAU	900	2,100	30%	75.0%	\$ 1,842,750
Cottonwood Drive Extension to Rge Rd 270	4-Lane UAU	1,300	2,100	30%	75.0%	\$ 2,661,750
Future East Four Lane Undivided from South Street to 800m South of Twp Rd 400	4-Lane UAU	2,600	2,100	30%	75.0%	\$ 5,323,500
Future Four Lane Divided Around Town Limits (Excludes NE Perimeter)	4-Lane UAD	5,300	4,000	30%	37.5%	\$ 10,335,000
Total						\$ 22,824,750



**Table B.3
TOWN OF BLACKFALDS
TRANSPORTATION MASTER PLAN GENERAL UPGRADES**



TMP INTER-SECTION				INTER-SECTION			
#	FUNDING SOURCE	INTERSECTION	COSTS	#	FUNDING SOURCE	INTERSECTION	COSTS
16	Levies	Vista Trail & Womacks Rd Intersection Upgrade (22,500 Pop. Horizon)		35	Developer	Broadway Ave & Collector Rd Intersection Upgrade (16,500 Pop. Horizon)	
		Construction	\$200,000.00			Construction	\$200,000.00
		Administration (5%)	\$10,000.00			Administration (5%)	\$10,000.00
		Engineering Fee (10%)	\$20,000.00			Engineering Fee (10%)	\$20,000.00
		Contingency (15%)	\$30,000.00			Contingency (15%)	\$30,000.00
		TOTAL	\$260,000.00			TOTAL	\$260,000.00
17	Levies	Vista Trail & Duncan Ave Intersection Upgrade		1	AT	Highway 2A & Cottonwood Dr Intersection Upgrade	
		Construction	\$200,000.00			Construction	\$1,500,000.00
		Administration (5%)	\$10,000.00			Administration (5%)	\$75,000.00
		Engineering Fee (10%)	\$20,000.00			Engineering Fee (10%)	\$150,000.00
		Contingency (15%)	\$30,000.00			Contingency (15%)	\$225,000.00
		TOTAL	\$260,000.00			TOTAL	\$1,950,000.00
18	Levies	Vista Trail & South St Intersection Upgrade		2	AT	Highway 2A & Panorama Dr Intersection Upgrade	
		Construction	\$200,000.00			Construction	\$1,500,000.00
		Administration (5%)	\$10,000.00			Administration (5%)	\$75,000.00
		Engineering Fee (10%)	\$20,000.00			Engineering Fee (10%)	\$150,000.00
		Contingency (15%)	\$30,000.00			Contingency (15%)	\$225,000.00
		TOTAL	\$260,000.00			TOTAL	\$1,950,000.00
19	AT	Vista Trail & Highway 597 Intersection Upgrade		3	AT	Highway 2A & Park St Intersection Upgrade	
		Construction	\$1,000,000.00			Construction	\$1,500,000.00
		Administration (5%)	\$50,000.00			Administration (5%)	\$75,000.00
		Engineering Fee (10%)	\$100,000.00			Engineering Fee (10%)	\$150,000.00
		Contingency (15%)	\$150,000.00			Contingency (15%)	\$225,000.00
		TOTAL	\$1,300,000.00			TOTAL	\$1,950,000.00
25	Developer	East Railway St & South St Intersection Upgrade		37	AT	Highway 2A & South St Intersection Upgrade	
		Construction	\$500,000.00			Construction	\$1,500,000.00
		Administration (5%)	\$25,000.00			Administration (5%)	\$75,000.00
		Engineering Fee (10%)	\$50,000.00			Engineering Fee (10%)	\$150,000.00
		Contingency (15%)	\$75,000.00			Contingency (15%)	\$225,000.00
		TOTAL	\$650,000.00			TOTAL	\$1,950,000.00
26	AT	Highway 597 & Industrial Way Intersection Upgrade		6	AT	Highway 2A & Broadway Ave Intersection Upgrade	
		Construction	\$1,000,000.00			Construction	\$1,500,000.00
		Administration (5%)	\$50,000.00			Administration (5%)	\$75,000.00
		Engineering Fee (10%)	\$100,000.00			Engineering Fee (10%)	\$150,000.00
		Contingency (15%)	\$150,000.00			Contingency (15%)	\$225,000.00
		TOTAL	\$1,300,000.00			TOTAL	\$1,950,000.00
8	Levies	Broadway Ave & Westbrooke Rd Intersection Upgrade		22	Levies	Parkwood Rd & Panorama Dr Intersection Upgrade	
		Construction	\$300,000.00			Construction	\$400,000.00
		Administration (5%)	\$15,000.00			Administration (5%)	\$20,000.00
		Engineering Fee (10%)	\$30,000.00			Engineering Fee (10%)	\$40,000.00
		Contingency (15%)	\$45,000.00			Contingency (15%)	\$60,000.00
		TOTAL	\$390,000.00			TOTAL	\$520,000.00
9, 11, 34	Levies	Womacks Rd & CPR Crossing, Including Broadway/East		33	Developer	East Railway St & Highway 597 Intersection Upgrade (22,500)	
		Construction	\$4,250,000.00			Construction	\$1,000,000.00
		Administration (5%)	\$212,500.00			Administration (5%)	\$50,000.00
		Engineering Fee (10%)	\$425,000.00			Engineering Fee (10%)	\$100,000.00
		Contingency (15%)	\$637,500.00			Contingency (15%)	\$150,000.00
		TOTAL	\$5,525,000.00			TOTAL	\$1,300,000.00
	AT	Highway 2A / C&E Trail Intersection Upgrade (2014)					
		Construction	\$1,508,814.00				
		Administration (5%)	\$75,440.70				
		Engineering Fee	\$233,745.00				
		Contingency (0%)	\$0.00				
		TOTAL	\$1,817,999.70				

CAPITAL IMPROVEMENTS SUMMARY	
Developer Owned	\$2,210,000
Town Levy Funding	\$7,215,000
Alberta Transportation	\$14,168,000
TOTAL	\$23,593,000

APPENDIX C – 2017 OFF-SITE LEVIES



2017 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	WATER LEVIES															
							Development Area (Ha)															
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10				
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2001	\$ 42,934	102.3	\$ 419.69																
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52																
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2004	\$ 236,428	102.3	\$ 2,311.12																
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25		
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1009.9	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69		
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18		
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	\$ 246,561	154.4	\$ 1,596.90																
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 300,299	120.2	\$ 2,498.33	\$ 2,498.33				\$ 2,498.33						\$ 2,498.33					
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018.06	\$ 2,018.06				\$ 2,018.06						\$ 2,018.06					
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 1,963.61	\$ 1,963.61				\$ 1,963.61						\$ 1,963.61					
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 5,250,000	1009.9	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53		
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	\$ 700,000	1009.9	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14		
TOTAL OFF-SITE WATER LEVIES							\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	SANITARY LEVIES														
							Development Area (Ha)														
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10			
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31															
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	\$ 193,322	238.8	\$ 809.54											\$ 809.54	\$ 809.54			
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56															
2.2.6	NW Area LS Force Main - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12															
2.2.7	Abandon Womacks LS	I11	2001	\$ 6,380	9.2	\$ 693.47															
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,998.62															
3.2.11	NW Area LS force main - final phase	W2A, W2C, W2D, 35% of W3	2005	\$ 96,540	35.8	\$ 2,696.26															
3.2.1	WWTP Upgrades	ALL	Future	\$ 1,744,339	1009.9	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40											\$ 424.40	\$ 424.40			
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66											\$ 17,255.66	\$ 17,255.66			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	\$ 625,000	258.6	\$ 2,416.81											\$ 2,416.81	\$ 2,416.81			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	\$ 1,000,000	256.6	\$ 3,897.12											\$ 3,897.12	\$ 3,897.12			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	\$ 70,000	64.8	\$ 1,080.16															
3.2.9	Regional Force Main to Red Deer	ALL	Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	\$ 269,981	149.8	\$ 1,802.10	\$ 1,802.10	\$ 1,802.10													
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	\$ 425,001	220.0	\$ 1,931.87	\$ 1,931.87	\$ 1,931.87									\$ 1,931.87				
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	\$ 147,112	148.9	\$ 987.89	\$ 987.89	\$ 987.89													
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	\$ 2,500,000	268.2	\$ 9,321.40															
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	\$ 260,585	337.4	\$ 772.33															
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	189.4	\$ 8,446.84	\$ 8,446.84	\$ 8,446.84				\$ 8,446.84					\$ 8,446.84				
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	\$ 2,500,000	115.7	\$ 21,604.80	\$ 21,604.80	\$ 21,604.80													
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	\$ 2,500,000	139.7	\$ 17,893.57	\$ 17,893.57	\$ 17,893.57													
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	\$ 250,000	35.8	\$ 6,982.27															
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	\$ 1,500,000	70.1	\$ 21,398.00															
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 600,000	144.88	\$ 4,141.36											\$ 4,141.36	\$ 4,141.36			
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	\$ 1,200,000	70.68	\$ 16,977.93											\$ 16,977.93	\$ 16,977.93			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	\$ 500,000	160.7	\$ 3,111.39															
TOTAL OFF-SITE SANITARY LEVIES							\$ 29,857,546	1009.9	\$ 29,564.85	\$ 63,163.87	\$ 63,163.87	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 18,943.64	\$ 10,496.80	\$ 10,496.80	\$ 20,875.51	\$ 56,419.61	\$ 56,419.61	\$ 10,496.80

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	STORM LEVIES														
							Development Area (Ha)														
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10			
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25				\$ 10,952.25	\$ 10,952.25				\$ 10,952.25	\$ 10,952.25					
2.3.2	Broadway/Womacks Ext.	I5	2002	\$ 228,460	13.1	\$ 17,439.69															
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	\$ 500,000	47.6	\$ 10,504.20															
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	\$ 293,121	53.1	\$ 5,520.17											\$ 5,520.17				
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	\$ 800,000	33.2	\$ 24,096.39															
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	\$ 7,000,000	281.6	\$ 24,860.00				\$ 24,860.00										\$ 24,860.00	
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	\$ 3,603,200	225.2	\$ 16,000.00		\$ 16,000.00									\$ 16,000.00	\$ 16,000.00			
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 16,000.00	\$ 35,812.25	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 16,472.42	\$ 16,000.00	\$ 16,000.00	\$ 24,860.00

Item	Transportation Improvements (2017) - To be increased to \$29,745/Ha in 2018	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	TRANSPORTATION LEVIES																	
						Development Area (Ha)																	
						I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10						
TOTAL OFF-SITE TRANSPORTATION LEVIES							\$ 30,039,750	1009.9	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00

							TOTAL LEVIES																
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10					
WATER LEVIES							\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15

APPENDIX D – 2018 OFF-SITE LEVIES



2018 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	WATER LEVIES															
							Development Area (Ha)															
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10				
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2001	\$ 42,934	102.3	\$ 419.69																
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52																
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2004	\$ 236,428	102.3	\$ 2,311.12																
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25		
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1009.9	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69	\$ 3,465.69		
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18		
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	\$ 246,561	154.4	\$ 1,596.90																
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 300,299	120.2	\$ 2,498.33	\$ 2,498.33				\$ 2,498.33						\$ 2,498.33					
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018.06	\$ 2,018.06				\$ 2,018.06						\$ 2,018.06					
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 1,963.61	\$ 1,963.61				\$ 1,963.61						\$ 1,963.61					
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 5,250,000	1009.9	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53	\$ 5,198.53		
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	\$ 700,000	1009.9	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14	\$ 693.14		
TOTAL OFF-SITE WATER LEVIES							\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	SANITARY LEVIES														
							Development Area (Ha)														
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10			
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31															
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	\$ 193,322	238.8	\$ 809.54											\$ 809.54	\$ 809.54			
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56															
2.2.6	NW Area LS Force Main - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12															
2.2.7	Abandon Womacks LS	I11	2001	\$ 6,380	9.2	\$ 693.47															
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,998.62															
3.2.11	NW Area LS force main - final phase	W2A, W2C, W2D, 35% of W3	2005	\$ 96,540	35.8	\$ 2,696.26															
3.2.1	WWTP Upgrades	ALL	Future	\$ 1,744,339	1009.9	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	\$ 1,727.24	
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40											\$ 424.40	\$ 424.40			
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66											\$ 17,255.66	\$ 17,255.66			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	\$ 625,000	258.6	\$ 2,416.81											\$ 2,416.81	\$ 2,416.81			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	\$ 1,000,000	256.6	\$ 3,897.12											\$ 3,897.12	\$ 3,897.12			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	\$ 70,000	64.8	\$ 1,080.16															
3.2.9	Regional Force Main to Red Deer	ALL	Future	\$ 6,000,000	1009.9	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	\$ 5,941.18	
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	\$ 269,981	149.8	\$ 1,802.10	\$ 1,802.10	\$ 1,802.10													
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	\$ 425,001	220.0	\$ 1,931.87	\$ 1,931.87	\$ 1,931.87									\$ 1,931.87				
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	\$ 147,112	148.9	\$ 987.89	\$ 987.89	\$ 987.89													
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	\$ 2,500,000	268.2	\$ 9,321.40															
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	\$ 260,585	337.4	\$ 772.33															
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	189.4	\$ 8,446.84	\$ 8,446.84	\$ 8,446.84			\$ 8,446.84						\$ 8,446.84				
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	\$ 2,500,000	115.7	\$ 21,604.80	\$ 21,604.80	\$ 21,604.80													
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	\$ 2,500,000	139.7	\$ 17,893.57	\$ 17,893.57	\$ 17,893.57													
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	\$ 250,000	35.8	\$ 6,982.27															
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	\$ 1,500,000	70.1	\$ 21,398.00															
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 600,000	144.88	\$ 4,141.36											\$ 4,141.36	\$ 4,141.36			
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	\$ 1,200,000	70.68	\$ 16,977.93											\$ 16,977.93	\$ 16,977.93			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	\$ 500,000	160.7	\$ 3,111.39															
TOTAL OFF-SITE SANITARY LEVIES							\$ 29,857,546	1009.9	\$ 29,564.85	\$ 63,163.87	\$ 63,163.87	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 18,943.64	\$ 10,496.80	\$ 10,496.80	\$ 20,875.51	\$ 56,419.61	\$ 56,419.61	\$ 10,496.80

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	STORM LEVIES														
							Development Area (Ha)														
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10			
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25			\$ 10,952.25	\$ 10,952.25				\$ 10,952.25	\$ 10,952.25						
2.3.2	Broadway/Womacks Ext.	I5	2002	\$ 228,460	13.1	\$ 17,439.69															
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	\$ 500,000	47.6	\$ 10,504.20															
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	\$ 293,121	53.1	\$ 5,520.17											\$ 5,520.17				
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	\$ 800,000	33.2	\$ 24,096.39															
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	\$ 7,000,000	281.6	\$ 24,860.00			\$ 24,860.00											\$ 24,860.00	
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	\$ 3,603,200	225.2	\$ 16,000.00		\$ 16,000.00									\$ 16,000.00	\$ 16,000.00			
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 16,000.00	\$ 35,812.25	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 16,472.42	\$ 16,000.00	\$ 16,000.00	\$ 24,860.00

Item	Transportation Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	TRANSPORTATION LEVIES																
							Development Area (Ha)																
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10					
TOTAL OFF-SITE TRANSPORTATION LEVIES							\$ 30,039,750	1009.9	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27

							TOTAL LEVIES															
							Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	
WATER LEVIES							\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15