
1. **WELCOME AND CALL TO ORDER**

2. **LAND ACKNOWLEDGEMENT**

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty Six Territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

3. **ADOPTION OF AGENDAS**

- 3.1 Regular Agenda for August 13, 2024
3.2 Consent Agenda for August 13, 2024
- a) **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
 - b) **Adoption of Minutes**
 - o Regular Council Meeting Minutes – July 23, 2024
 - o Standing Committee of Council Meeting Minutes – August 6, 2024
 - c) **Council Reports**

None
 - d) **Administrative Reports**
 - o Report for Council, Enforcement and Protective Services Monthly Report – July 2024
 - o Report for Council, Development & Building Monthly Report – July 2024
 - o Report for Council, 2022 & 2023 Off-Site Levies Balances
 - e) **Boards, Committee and Commission Minutes and/or Reports**
 - o Municipal Planning Commission Meeting Minutes – June 25, 2024
 - f) **Correspondence**
 - o Letter from Minister Ric McIver, 2024 Canada Community-Building Fund (CCBF) Allocations – July 23, 2024

4. **DELEGATION**

- 4.1 RCMP Semi-Annual Report Update – *S/Sgt. Andrew Allan and Sgt. Brent Dueck*

5. **PUBLIC HEARING**

None

6. **BUSINESS**

- 6.1 Council Motion, Mid-Term Strategic Plan – Addition to Action Items - *Councillor Appel*
(*Notice of Motion given at the July 23, 2024, Regular Council Meeting*)
6.2 Request for Decision, Community Engagement Budget Survey & Open House Planning
6.3 Request for Decision, Proposed Subdivision S-02-24 - Aspen Lakes West Phase 2
6.4 Request for Decision, Off-Site Levies Bylaw Update
6.5 Request for Decision, EV Charging Stations Second Quarter Report
6.6 Request for Decision, Blackfalds RCMP Multi-Year Financial Plan
6.7 Request for Decision, Aspen Lakes West School Site Capital Project Award

7. **NOTICES OF MOTION**

None

8. **CONFIDENTIAL**

- 8.1 Advice from Officials - FOIP Section 24 – Aspen Lakes West Development Memorandum of Understanding

9. **ADJOURNMENT**

Future Meetings/Events:

- Standing Committee of Council Meeting – August 19, 2024
- Regular Council Meeting – August 27, 2024

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on July 23, 2024, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Jim Sands
Councillor Edna Coulter
Councillor Marina Appel
Councillor Laura Svab
Councillor Brenda Dennis

ATTENDING

Kim Isaak, Chief Administrative Officer
Preston Weran, Director of Infrastructure and Planning Services
Rick Kreklewich, Director of Community Services
Jolene Tejkl, Planning & Development Manager
Darolee Bouteiller, Financial Services Manager
Marco Jadie, IT Tech
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

Justin de Bresser, Director of Corporate Services
Ken Morrison, Director of Emergency Management and Protective Services

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of July 23, 2024, and called the meeting to order at 7:00 p.m.

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six Territory.

ADOPTION OF AGENDAS

213/24 Councillor Svab moved That Council adopt the Regular Agenda for July 23, 2024, as presented.

CARRIED UNANIMOUSLY

214/24 Deputy Mayor Sands moved That Council adopt the Consent Agenda for July 23, 2024, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
 - Regular Council Meeting Minutes – June 25, 2024
 - Standing Committee of Council Meeting Minutes – July 15, 2024
- **Council Reports**
 - Mayor Hoover
 - Deputy Mayor Sands
 - Councillor Coulter
 - Councillor Appel

MINUTES

- Councillor Svab
- Councillor Dennis
- **Administrative Reports**
 - Report for Council, CAO Report – July 2024
 - Report for Council, Enforcement and Protective Services Monthly Report - June 2024
 - Report for Council, Development & Building Monthly Report - June 2024
- **Boards, Committee and Commission Minutes and/or Reports**
 - Blackfalds Health Professional Attraction and Retention Committee Meeting Minutes - March 11, 2024
 - Municipal Planning Commission Meeting Minutes - April 23, 2024
 - Blackfalds Health Professional Attraction and Retention Committee Meeting Minutes - May 6, 2024
 - Lacombe Foundation Board Meeting Minutes - May 13, 2024
- **Information**
 - Lacombe County Council Highlights - June 27, 2024
 - City of Lacombe Council Highlights - July 8, 2024
 - Lacombe County Council Highlights - July 11, 2024
- **Correspondence**
 - Letter from Ric McIver, Minister of Municipal Affairs - June 27, 2024

CARRIED UNANIMOUSLY

DELEGATION

None

PUBLIC HEARING

None

BUSINESS

Request for Decision, Bylaw 1306.24 - Municipal Development Plan, Map 2 Amendments (4409 South Street)

Manager Tejkl brought forward Bylaw 1306.24 - Municipal Development Plan, Map 2 Amendments (4409 South Street) for Council's consideration of First Reading and subsequent setting of a Public Hearing.

215/24 Deputy Mayor Sands moved That Council give First Reading to Bylaw 1306.24 to amend 4409 South Street on Map 2 of the Municipal Development Plan to Residential, as presented.

CARRIED UNANIMOUSLY

216/24 Councillor Coulter moved That a Public Hearing date be set for August 27, 2024, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

Request for Decision, Bylaw 1307.24 – 4409 South Street Redistricting

Manager Tejkl brought forward Bylaw 1307.24, pertaining to 4409 South Street Redistricting for Council's consideration of First Reading and subsequent setting of a Public Hearing.

217/24 Councillor Svab moved That Council give First Reading to Bylaw 1307.24 to redistrict 4409 South Street to Direct Control District #5, as presented.

CARRIED UNANIMOUSLY

218/24 Deputy Mayor Sands moved That a Public Hearing date be set for August 27, 2024, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

MINUTES**Request for Decision, Urban Hens Pilot Program 1-Year Check-in**

Manager Tejkl presented an overview report of the first year of the Urban Hens Pilot Program and requested Council's direction regarding public engagement.

- 219/24** Councillor Appel moved That Council directs Administration to conduct public engagement pertaining to the Urban Hens Pilot Program and report the findings back to Council for consideration.

CARRIED UNANIMOUSLY

Request for Decision, Quarterly Financial Reports for the Period Ending June 30, 2024

Manager Bouteiller brought forward the Quarterly Financial Reports for the period ending June 30, 2024, for Council's information.

- 220/24** Councillor Coulter moved That Council accept the Operating Statement and Variance Report for the period ending June 30, 2024, as information.

CARRIED UNANIMOUSLY

- 221/24** Deputy Mayor Sands moved That Council accept the Capital Project Report for the period ending June 30, 2024, as information.

CARRIED UNANIMOUSLY

- 222/24** Councillor Svab moved That Council accept the Council Expenditure Report for the period ending June 30, 2024, as information.

CARRIED UNANIMOUSLY

Request for Decision, Community Initiatives Grant – Central Alberta Pride Society

Director Kreklewich brought forward the Central Alberta Pride Society's Community Initiatives Grant Application.

- 223/24** Councillor Svab moved That Council provide funding to the Central Alberta Pride Society from the Community Initiatives Grant in the amount of \$2,000.00.

CARRIED

Opposed: Councillor Dennis

Request for Decision, Alberta Community Partnership Grant Application – Regional Recreational Facility

Following the postponement of the request from the City of Lacombe regarding an Alberta Community Partnership (ACP) Grant Application, CAO Isaak presented the recommendation to refer to the ACP Grant Application.

- 224/24** Deputy Mayor Sands moved That Council refer the matter of a tri-party Alberta Community Partnership Grant to the Lacombe, Blackfalds, and Lacombe County Intermunicipal Development Plan and Intermunicipal Collaborative Framework Committee for discussion.

CARRIED UNANIMOUSLY

Request for Decision, Meeting Time Change

CAO Isaak, on behalf of Legislative Coordinator Nealon, brought forward a request that the Standing Committee Meeting scheduled for August 6, 2024, be changed from 7:00 p.m. to 6:00 p.m.

- 225/24** Councillor Svab moved That Council amend resolution 205/24 to read, "That Council schedule a Standing Committee of Council Meeting for August 6, 2024, at 6:00 p.m. for budget discussions and direct Administration to post notice of the meeting".

CARRIED UNANIMOUSLY

MINUTES

NOTICES OF MOTION

Mid-Term Strategic Plan – Addition to Action Items

Councillor Appel presented her Notice of Motion regarding the Mid-Term Strategic Plan and the addition of action items that will be brought forward to the August 13, 2024, Regular Council Meeting for consideration.

“THAT Council consider adding advocacy for an Alberta Registry Service and increased services by Canada Post to action items under Strategic Priority 1 - Community Life, Focus Area - Connect Residents to Services and Services to Residents.”

CONFIDENTIAL

None

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 8:02 p.m.

Jamie Hoover, Mayor

Kim Isaak, CAO

MINUTES

A Standing Committee of Council Meeting for the Town of Blackfalds was held on Tuesday, August 6, 2024, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Jim Sands
Councillor Edna Coulter (*virtual*)
Councillor Marina Appel
Councillor Laura Svab
Councillor Brenda Dennis

ATTENDING

Kim Isaak, Chief Administrative Officer
Justin de Bresser, Director of Corporate Services
Preston Weran, Director of Infrastructure and Planning Services
Rick Kreklewich, Director of Community Services
Ken Morrison, Director of Emergency Management & Protective Services
Darlee Bouteiller, Finance Manager
Jordan Bauman, Financial Analyst
Lorrie Logan, Municipal Clerk

REGRETS

None

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER

Deputy Mayor Sands welcomed everyone to the Standing Committee of Council Meeting for August 6, 2024, and called the meeting to order at 6:00 p.m.

REVIEW OF AGENDA

035/24

Mayor Hoover moved that Standing Committee of Council receive the Agenda for August 6, 2024, as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six Territory.

PRESENTATIONS

None

BUSINESS

Request for Direction, 2025 Budget Discussions

Director de Bresser brought forward the 2025 Budget Report and spoke to several core elements that are important in budget development and requested the direction of the Standing Committee of Council on the following core elements:

- Current Position of the 2025 Budget

MINUTES

-
- Tax Increase History
 - Tax Revenue Growth
 - Service Levels
 - Council Remuneration
 - Census
 - Utility Rates
 - Franchise Fees
 - Other Projects or Initiatives
 - Funding to Community Groups
 - Current and Future Staffing

RECESS

Deputy Mayor Sands called for a five-minute recess at 7:23 p.m.

STANDING COMMITTEE OF COUNCIL MEETING RETURNED TO ORDER

Deputy Mayor Sands called the Standing Committee of Council Meeting back to order at 7:30 p.m.

CONFIDENTIAL

- **FOIP Section 24 - Advice from Officials – Compensation Review and Collective Bargaining**

036/24

Mayor Hoover moved That Standing Committee of Council move to a closed session commencing at 7:30 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 24 of the *Freedom of Information and Protection of Privacy Act*.

CARRIED UNANIMOUSLY

Closed Session Attendance: Mayor Jamie Hoover, Deputy Mayor Jim Sands, Councillor Edna Coulter (virtual), Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, CAO Kim Isaak, Director Justin de Bresser, Director Preston Weran and Director Ken Morrison

037/24

Councillor Svab moved That Standing Committee of Council move to come out of the closed session at 7:54 p.m.

CARRIED UNANIMOUSLY

STANDING COMMITTEE OF COUNCIL MEETING RETURNED TO ORDER

Deputy Mayor Sands called the Standing Committee of Council Meeting back to order at 7:54 p.m.

Standing Committee of Council Meeting Attendance: Mayor Jamie Hoover, Deputy Mayor Jim Sands, Councillor Edna Coulter (virtual), Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, CAO Kim Isaak, Director Justin de Bresser, Director Preston Weran and Director Ken Morrison

ADJOURNMENT

Deputy Mayor Sands adjourned the Standing Committee of Council Meeting at 7:54 p.m.

Jim Sands, Deputy Mayor

Kim Isaak, CAO

MEETING DATE: August 13th, 2024

PREPARED BY: Ken Morrison, Director of Emergency Management and Protective Services

SUBJECT: **Enforcement and Protective Services Monthly Report - July 2024**

BACKGROUND

Administration provides the Council with monthly updates for activity from the Town's Municipal Enforcement, Fire Services, OHS, Emergency Management and RCMP.

DISCUSSION

The attached documents are a combination of activities occurring during the month of July for Municipal Enforcement, Occupational Health & Safety, Fire Services, RCMP and Emergency Management.


FINANCIAL IMPLICATIONS

None


ATTACHMENTS

- *Protective Services Monthly Report*
- *Municipal Enforcement July Incident report*
- *Fire July monthly Incident summary*
- *RCMP July 2024 Blackfalds Q1 Municipal Crime Statistics*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Director/Author

Protective Services Monthly Report

Municipal Enforcement:

During the month of June Municipal Enforcement officers opened 111 new operational files. Files broken down were as follows:

- 11 Traffic Bylaw files, these consisted of speeding, and parking issues, with several issues of vehicles parking on town green space.
- 32 Community Standards Bylaw, these consisted of 11 issues of debris in alley, 2 overgrown trees in alley, 3 miscellaneous, 1 Noise complaints, and 16 unsightly properties.
- 10 Land Use Bylaw, consisting of 5 trailers parked at an angle, 4 parking vehicles on lawn, and one complaint of excessive traffic with home business.
- 7 various parking issues throughout the town.
- 2 Off Highway vehicle complaints.
- 6 miscellaneous incidents, including abandoned vehicles, neighborhood disputes, mischief and various calls with questions relating to bylaws.
- 9 Public concern complaints, consisting of wild animal issues, insecure property, wellness checks, stolen vehicles, suspicious persons, traffic concerns and such.
- 25 Animal Control Bylaw, consisting of, Barking Dog Complaints, cat caught in trap, dogs at large, cats at large and dog bites.
- 4 assistance files relating to bylaw issues.

Officers continued to be proactive throughout the month, focusing on the Community Standards Bylaw, Land use bylaw, Traffic Bylaw and the Traffic Safety Act. A substantial number of properties owners received notice to clean up their land. With the dry weather the focus has been to ensure owners are cutting down their tall grass/weeds.

Officers have also found over the last month a growing number of properties have been using the alleys as dumping grounds for garbage, as well several property owners have been dumping garbage over their fence lines sometimes into green space. A few properties this month have required the issuing of an MGA order to ensure property was cleaned up. We continue to work with some of these landowners to ensure compliance.

We have continued to see an increase in Animal Control Bylaw issues throughout the town. There were 6 issues dealing with wild animals this month consisting of Geese, rabbits, Coyotes and gophers. 7 Dogs at large were reported, 3 cats at large, 6 barking dog complaints 3 dog bites and one complaint of resident having more dogs than the bylaw allows. Some of these complaints have taken up a significant amount of the officer's time.

CPTED review will be started on the 28th of August with the Crime Prevention Center attending the RCMP open house BBQ, setting up a table and poling residents on what they feel is needed within the town. Meetings have been had with the Crime Prevention Center and plans are in the early stages to have a Basic CPTED course in October.

Traffic enforcement continues to be a priority within the town, during patrols officers have towed 5 vehicles resulting from no registration, no insurance, no driver's license and other reasons. With the volume of files coming in during the month of July and officers being on holidays traffic enforcement was down.

In total, there were 27 violation tickets issued during the month, including bylaws and provincial regulations, which resulted in \$5,637.00 in fines being issued in relation to these violations.

Violation Tickets Issued

	ACT	Tickets	Fine Total	Average Fine
1.	Traffic Safety Act	11	\$2,361.00	\$214.63
2.	Animal Control Bylaw	1	\$250.00	\$250.00
3.	Use of Highway & Rules of the Road Reg.	4	\$1,134.00	\$283.50
4.	Land use Bylaw	2	\$500.00	\$250.00
5.	Traffic Bylaw	7	\$1,050.00	\$150.00
6.	Operator Lic & Vehicle Reg.	1	\$162.00	\$162.00
7.	Fuel Tax Act	1	\$180.00	\$180.00

- Municipal Enforcement Month End Report **attached**.

Blackfalds Fire Rescue

During the month of July, we have brought on three members bringing our membership up to 24 members, we continue to work on recruitment. Usually, we would be flowing water but with the reservoirs at the time being low due to water line repairs in Red Deer we changed our focus to skill-based training. For this month we have been working on equipment familiarization and procedures for hose evolutions.

Deputy Chief elder and a few members have been service testing the fire hose this month and have completed all the small diameter (2.5 inch and smaller) hose testing. We still have all the large diameter hose (approx.3200 feet of 5 inch) to be tested hopefully we can get that accomplished in September.

The Fire Apparatus (3 Engines and the Tender) have had the Fire pumps serviced and tested all have passed.

Chief Côté continues to work with the Restorative Justice group, and they will be starting their community service work August 6th.

A Fire Ban was issued due to the dry and hot conditions. This will be lifted when moisture levels increase.

July has been one of our busiest months for calls, attached is the incident summary for the month of July 2024.

Occupational Health & Safety

A total of 15 hazard IDs were submitted through the Near Miss program by various departments.

Five Incidents were reported during the month, all being property/equipment damage, 1 spill, 3 Other (Abbey Contamination) and 1 First Aid (Abbey member of the public)

Three worksite inspections were completed. Some ergonomic concerns with manual labor were observed and addressed with the applicable crews. Crews were provided coaching on taking necessary breaks and stretching methods.

A meeting was held with representatives from various departments and demonstrations were provided by various safety platforms, (EHS Insight, HIS Solutions, E-Compliance, and Corepoint). Currently waiting for further feedback from management and employees on their recommendations.

Attended four (4) toolbox meetings. Latest incidents were reviewed during these, discussion was had on observing tasks, identifying at risk acts/behaviors and having positive interventions.

RCMP

RCMP will be providing an in-person semiannual report.

Emergency Management

The LREMP Sub-committee working on the regional plan met on July 11th and the 23rd this is coming along well, with more work to complete and hopes of having this completed in the early fall.

The LREMP exercise committee will meet again at the beginning of August.

Ken Morrison

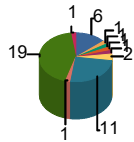
Director of Emergency Management & Protective Services

Town of Blackfalds

MONTH END Statistics from Occurred Date: 7/1/2024 12:00:00AM to 7/31/2024 11:59:59PM

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

Count of Incident Types



1 TRAFFIC BYLAW 1232/19	6
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK OR DRIVE ON PARK LAND	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK UNATTACHED RV/UTILITY TRAILER ON HIGHWAY	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK WITHIN 1.5 M OF ACCESS TO A GARAGE/DRIVEWAY/PRIVATE ROAD/VEHICLE CROSSWAY OVER SIDEWALK	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK WITHIN 5 M STOP OR YIELD SIGN	1
1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED IN TOWN	2
2 COMMUNITY STANDARDS BYLAW 1220/18	11
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: DEPOSITING LITTER ON TOWN PROPERTY	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY	19
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: URINATING/DEPOSITING HUMAN WASTE IN A PUBLIC PLACE	1
Total:	44

1 TRAFFIC BYLAW 1232/19: 6 5%

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK OR DRIVE ON PARK LAND: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK UNATTACHED RV/UTILITY TRAILER ON HIGHWAY: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK WITHIN 1.5 M OF ACCESS TO A GARAGE/DRIVEWAY/PRIVATE ROAD/VEHICLE CROSSWAY OVER SIDEWALK: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK WITHIN 5 M STOP OR YIELD SIGN: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED IN TOWN: 2 2%

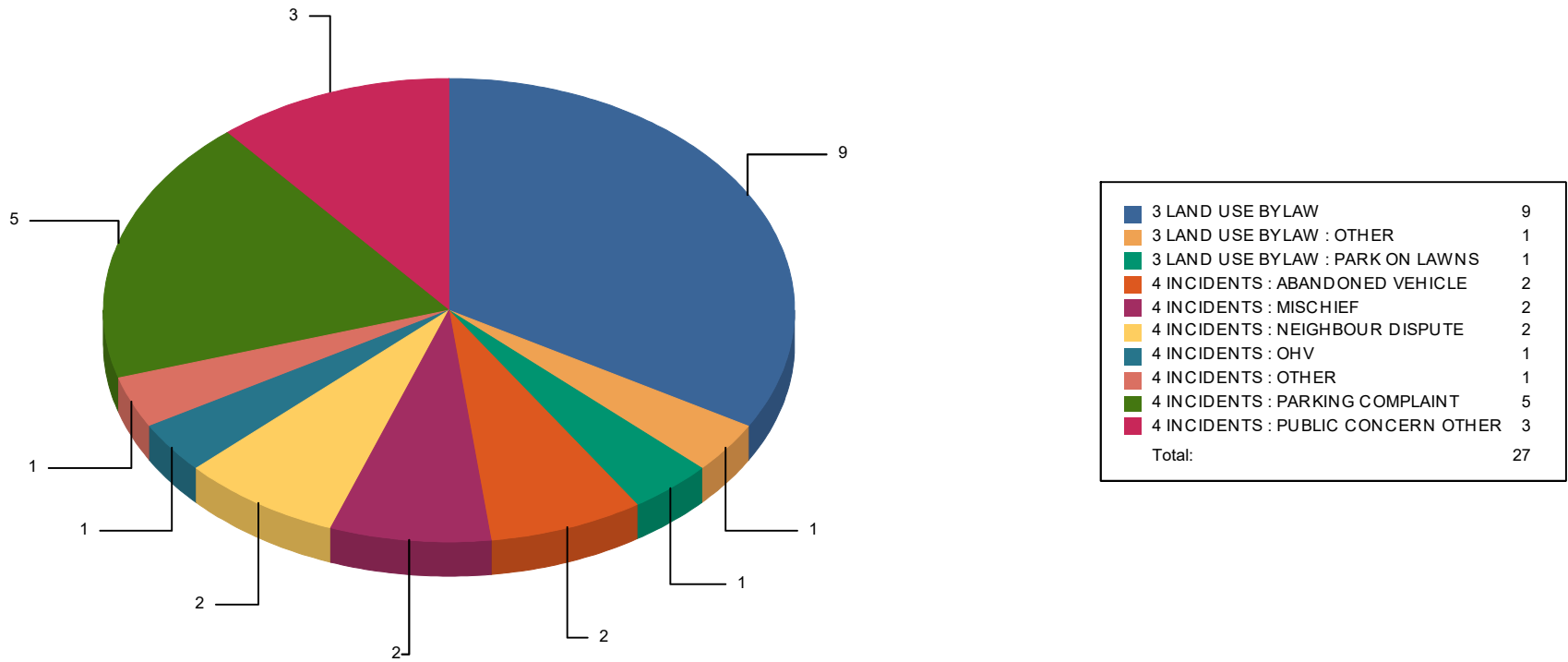
2 COMMUNITY STANDARDS BYLAW 1220/18: 11 9%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: DEPOSITING LITTER ON TOWN PROPERTY: 1 1%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY:
19 16%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: URINATING/DEPOSITING HUMAN WASTE IN A PUBLIC PLACE: 1 1%

Count of Incident Types



3 LAND USE BYLAW: 9 8%

3 LAND USE BYLAW : OTHER: 1 1%

3 LAND USE BYLAW : PARK ON LAWNS: 1 1%

4 INCIDENTS : ABANDONED VEHICLE: 2 2%

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

4 INCIDENTS : MISCHIEF: 2 2%

4 INCIDENTS : NEIGHBOUR DISPUTE: 2 2%

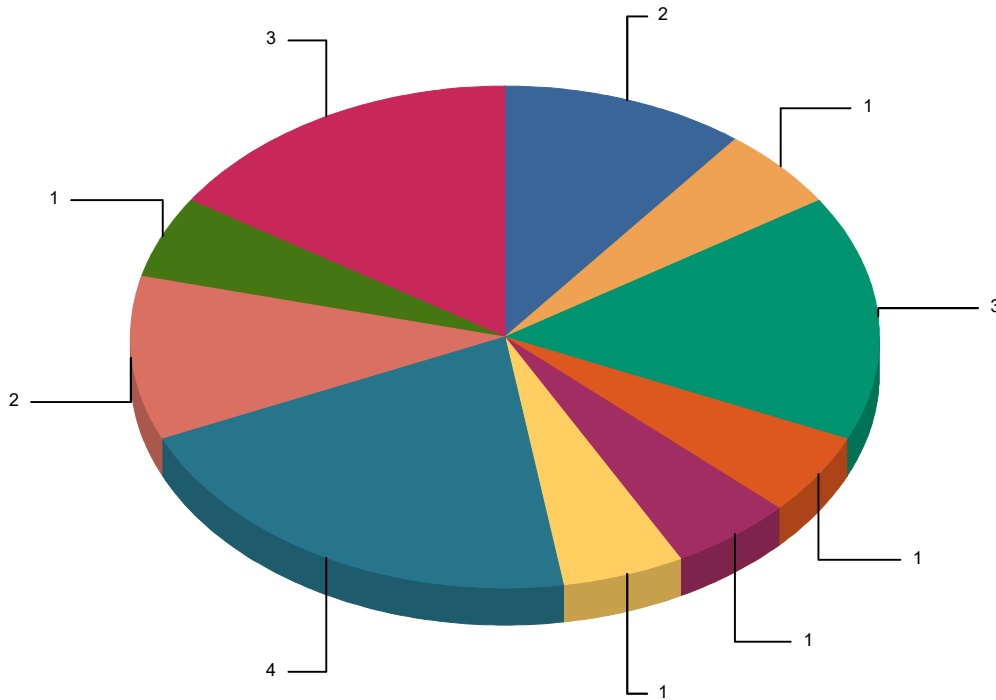
4 INCIDENTS : OHV: 1 1%

4 INCIDENTS : OTHER: 1 1%

4 INCIDENTS : PARKING COMPLAINT: 5 4%

4 INCIDENTS : PUBLIC CONCERN OTHER: 3 3%

Count of Incident Types



4 INCIDENTS : REQUEST & CONCERNS	2
4 INCIDENTS : SPOT CHECK - PERSON(S)	1
4 INCIDENTS : STOLEN VEHICLE	3
4 INCIDENTS : SUSPICIOUS PERSON	1
4 INCIDENTS : TRAFFIC CONCERN	1
4 INCIDENTS : TRAFFIC STOP	1
ANIMAL CONTROL BYLAW 1181/14	4
ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL RUNNING AT LARGE	2
ANIMAL CONTROL BYLAW 1181/14 : CAT : LIVE TRAP	1
ANIMAL CONTROL BYLAW 1181/14 : DOG	3
Total:	19

4 INCIDENTS : REQUEST & CONCERNS: 2 2%

4 INCIDENTS : SPOT CHECK - PERSON(S): 1 1%

4 INCIDENTS : STOLEN VEHICLE: 3 3%

4 INCIDENTS : SUSPICIOUS PERSON: 1 1%

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

4 INCIDENTS : TRAFFIC CONCERN: 1 1%

4 INCIDENTS : TRAFFIC STOP: 1 1%

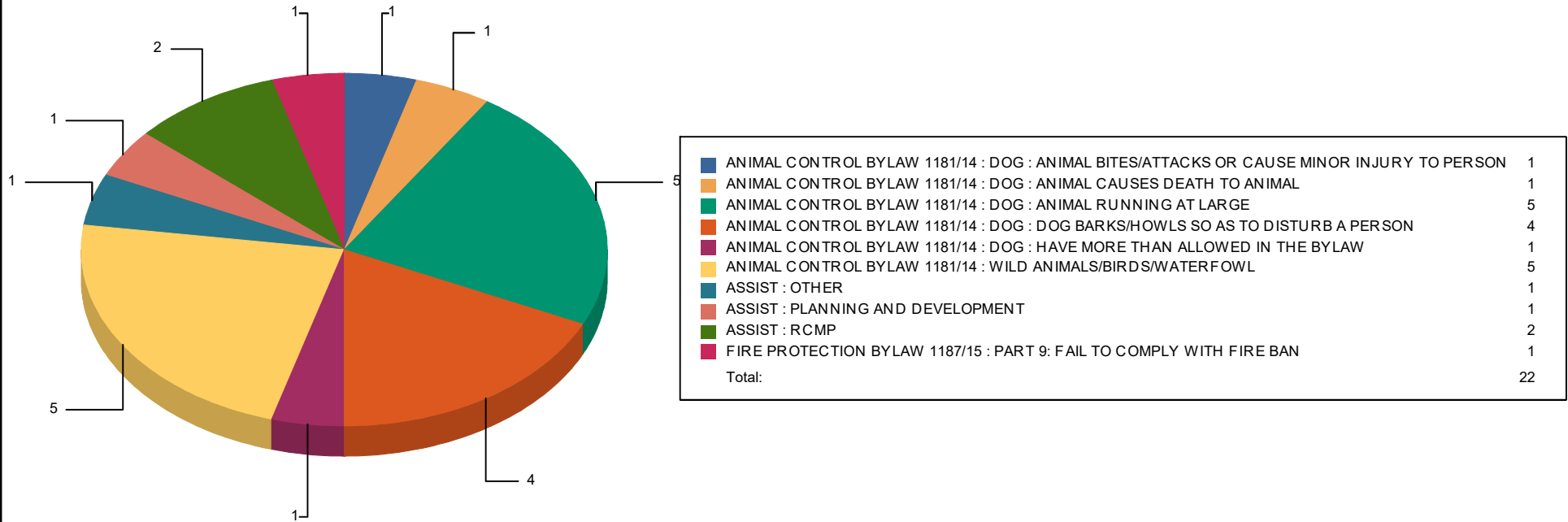
ANIMAL CONTROL BYLAW 1181/14: 4 3%

ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL RUNNING AT LARGE: 2 2%

ANIMAL CONTROL BYLAW 1181/14 : CAT : LIVE TRAP: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : DOG: 3 3%

Count of Incident Types



ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL BITES/ATTACKS OR CAUSE MINOR INJURY TO PERSON: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL CAUSES DEATH TO ANIMAL: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL RUNNING AT LARGE: 5 4%

ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON: 4 3%

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

ANIMAL CONTROL BYLAW 1181/14 : DOG : HAVE MORE THAN ALLOWED IN THE BYLAW: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : WILD ANIMALS/BIRDS/WATERFOWL: 5 4%

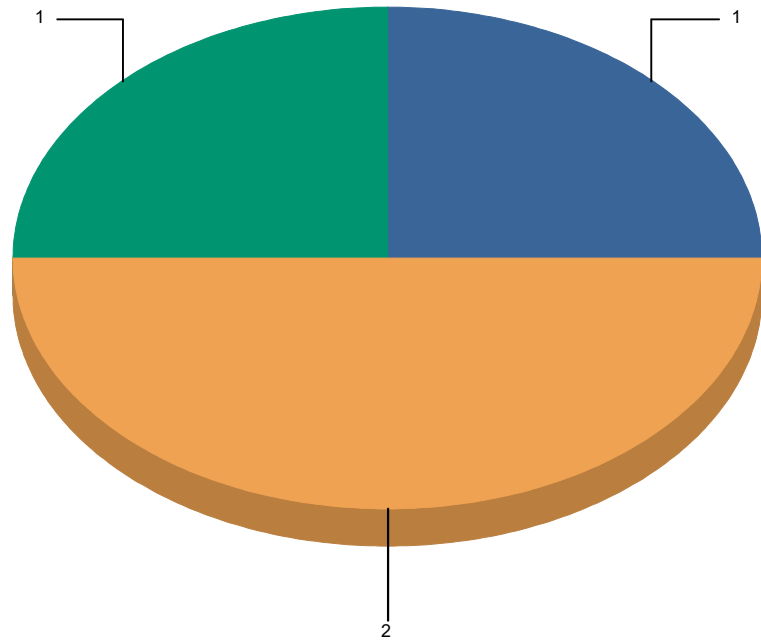
ASSIST : OTHER: 1 1%

ASSIST : PLANNING AND DEVELOPMENT: 1 1%

ASSIST : RCMP: 2 2%

FIRE PROTECTION BYLAW 1187/15 : PART 9: FAIL TO COMPLY WITH FIRE BAN: 1 1%

Count of Incident Types



FOUND PROPERTY	1
MISCELLANEOUS	2
OFF HIGHWAY VEHICLE COMPLAINT	1
Total:	4

FOUND PROPERTY: 1 1%

MISCELLANEOUS: 2 2%

OFF HIGHWAY VEHICLE COMPLAINT: 1 1%

Municipal Reports/Files MUNICIPAL ENFORCEMENT -

Grand Total: 100.00% Total # of Incident Types Reported: 116

Blackfalds Fire Rescue

4401 South Street, P.O. Box 220, Blackfalds, Alta T0M-0J0

Phone: 403 -885 - 4144 Fax: 403 - 885 - 5499

INCIDENT SUMMARY - PAGE 1 OF 1

Blackfalds Fire Rescue Department				BLF	JULY	2024	
CALL #	DATE	INCIDENT TYPE	DISPATCH EVENT #	LOCATION		RCMP FILE #	MAFP 1244
130	1	HAZ-70 PUBLIC HAZARD	514439137	Within Corporate Limits		N/A	N/A
131	2	HAZ-70 PUBLIC HAZARD	514456964	Lacombe County		N/A	N/A
132	3	MOTOR VEHICLE INCIDENT	514474566	Within Corporate Limits		YES	N/A
133	4	INVESTIGATION FIRE	514482615	Within Corporate Limits		N/A	N/A
134	6	ALARM	514518365	Within Corporate Limits		N/A	N/A
135	6	ALARM	514518778	Within Corporate Limits		N/A	N/A
136	6	INVESTIGATION FIRE	514527770	Within Corporate Limits		N/A	N/A
137	10	FIRE GRASS/BRUSH	514587068	Within Corporate Limits		N/A	N/A
138	11	ALARM	514602211	Within Corporate Limits		N/A	N/A
139	11	HAZ -MAT	CPO File	Within Corporate Limits		YES	N/A
140	14	ALARM	514651847	Within Corporate Limits		N/A	N/A
141	14	MEDICAL	514657776	Within Corporate Limits		N/A	EMS
142	15	MEDICAL	514670534	Within Corporate Limits		N/A	EMS
143	15	FIRE ILLEGAL BURN	514678878	Lacombe County		YES	N/A
144	17	INVESTIGATION ODOR	514689908	Within Corporate Limits		N/A	EMS
145	17	FIRE GRASS/BRUSH	514699510	Lacombe County		N/A	N/A
146	17	FIRE GRASS/BRUSH	514700168	Lacombe County		N/A	N/A
147	17	FIRE GRASS/BRUSH	514703717	Lacombe County		N/A	N/A
148	18	ALARM	514715453	Within Corporate Limits		N/A	N/A
149	22	ALARM	514787632	Within Corporate Limits		N/A	N/A
150	22	MUTUAL AID	514796410	Lacombe County		N/A	N/A
151	24	INVESTIGATION FIRE	514818882	Within Corporate Limits		N/A	N/A
152	25	ALARM	514838238	Lacombe County		N/A	N/A
153	26	ALARM	514860160	Within Corporate Limits		N/A	N/A
154	28	MEDICAL	514878660	Within Corporate Limits		N/A	N/A
155	27	FIRE ILLEGAL BURN	Call In	Within Corporate Limits		N/A	N/A
156	28	FIRE ILLEGAL BURN	514892333	Within Corporate Limits		N/A	N/A
157	31	ALARM	514935791	Within Corporate Limits		N/A	N/A
TOTAL RESPONSES		28	OFFICER	Robert Côté		REV DT FEB 02/17	Print Form



Blackfalds Municipal Detachment

Crime Statistics (Actual)

April – June: 2020 - 2024

All categories contain "Attempted" and/or "Completed"

July 5, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Offences Related to Death		1	0	0	0	0	-100%	N/A	-0.2
Robbery		0	5	1	0	0	N/A	N/A	-0.5
Sexual Assaults		0	2	3	1	1	N/A	0%	0.1
Other Sexual Offences		0	1	5	2	0	N/A	-100%	0.1
Assault		24	28	12	21	14	-42%	-33%	-2.7
Kidnapping/Hostage/Abduction		0	0	0	1	0	N/A	-100%	0.1
Extortion		1	0	1	1	2	100%	100%	0.3
Criminal Harassment		15	13	14	25	17	13%	-32%	1.6
Uttering Threats		14	15	8	10	7	-50%	-30%	-1.9
TOTAL PERSONS		55	64	44	61	41	-25%	-33%	-3.1
Break & Enter		12	13	10	8	7	-42%	-13%	-1.5
Theft of Motor Vehicle		8	20	7	7	6	-25%	-14%	-1.7
Theft Over \$5,000		1	3	3	0	2	100%	N/A	-0.1
Theft Under \$5,000		27	28	12	22	16	-41%	-27%	-2.8
Possn Stn Goods		7	3	6	5	1	-86%	-80%	-1.0
Fraud		21	15	13	14	16	-24%	14%	-1.1
Arson		1	1	0	2	1	0%	-50%	0.1
Mischief - Damage To Property		17	22	18	16	22	29%	38%	0.4
Mischief - Other		17	7	5	13	8	-53%	-38%	-1.2
TOTAL PROPERTY		111	112	74	87	79	-29%	-9%	-8.9
Offensive Weapons		2	2	2	3	0	-100%	-100%	-0.3
Disturbing the peace		17	7	4	8	9	-47%	13%	-1.5
Fail to Comply & Breaches		8	6	7	14	3	-63%	-79%	-0.2
OTHER CRIMINAL CODE		5	5	4	9	6	20%	-33%	0.6
TOTAL OTHER CRIMINAL CODE		32	20	17	34	18	-44%	-47%	-1.4
TOTAL CRIMINAL CODE		198	196	135	182	138	-30%	-24%	-13.4



Blackfalds Municipal Detachment

Crime Statistics (Actual)

April – June: 2020 - 2024

All categories contain "Attempted" and/or "Completed"

July 5, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Drug Enforcement - Production		0	0	1	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		1	1	1	0	0	-100%	N/A	-0.3
Drug Enforcement - Trafficking		0	1	0	2	0	N/A	-100%	0.1
Drug Enforcement - Other		0	0	1	2	0	N/A	-100%	0.2
Total Drugs		1	2	3	4	0	-100%	-100%	0.0
Cannabis Enforcement		0	2	0	0	0	N/A	N/A	-0.2
Federal - General		3	2	1	6	1	-67%	-83%	0.0
TOTAL FEDERAL		4	6	4	10	1	-75%	-90%	-0.2
Liquor Act		4	3	4	2	4	0%	100%	-0.1
Cannabis Act		1	2	0	0	0	-100%	N/A	-0.4
Mental Health Act		22	27	14	24	15	-32%	-38%	-1.7
Other Provincial Stats		34	40	26	31	41	21%	32%	0.5
Total Provincial Stats		61	72	44	57	60	-2%	5%	-1.7
Municipal By-laws Traffic		6	0	0	2	2	-67%	0%	-0.6
Municipal By-laws		65	35	14	31	13	-80%	-58%	-10.8
Total Municipal		71	35	14	33	15	-79%	-55%	-11.4
Fatals		0	0	0	1	0	N/A	-100%	0.1
Injury MVC		0	2	0	0	1	N/A	N/A	0.0
Property Damage MVC (Reportable)		18	22	15	28	19	6%	-32%	0.8
Property Damage MVC (Non Reportable)		6	3	1	6	5	-17%	-17%	0.1
TOTAL MVC		24	27	16	35	25	4%	-29%	1.0
Roadside Suspension - Alcohol (Prov)		0	7	13	12	5	N/A	-58%	1.5
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
Total Provincial Traffic		82	108	68	92	117	43%	27%	5.4
Other Traffic		1	1	1	0	0	-100%	N/A	-0.3
Criminal Code Traffic		12	10	4	3	3	-75%	0%	-2.5
Common Police Activities									
False Alarms		10	3	6	16	13	30%	-19%	1.9
False/Abandoned 911 Call and 911 Act		4	3	6	6	8	100%	33%	1.1
Suspicious Person/Vehicle/Property		68	57	25	44	31	-54%	-30%	-8.7
Persons Reported Missing		3	7	5	4	7	133%	75%	0.5
Search Warrants		0	0	0	1	0	N/A	-100%	0.1
Spousal Abuse - Survey Code (Reported)		56	42	37	44	28	-50%	-36%	-5.4
Form 10 (MHA) (Reported)		1	3	1	2	0	-100%	-100%	-0.3

MEETING DATE: August 13, 2024

PREPARED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Development & Building Monthly Report – July 2024**

BACKGROUND

Attached is the July 2024 Development & Building Permit Report and Comparison for 2022-2024 year to date. We also have shown the comparison for the year-to-date figures for 2023 on the comparison report.

For Council's information, the "other" category captures the following types of residential permits:

- Shed,
- Garage & deck. (On occasion both a garage and deck will be applied for under the same development permit and when that happens, it will be captured as "other"),
- Hot tub,
- Ensuite addition to Master Bedroom. This type of development is not appropriate to capture under "addition" because it does not entail a structural alteration as it's changing the interior of the home,
- Shed & deck. (Occasionally these two developments will be applied for under the same development permit. When that happens, it will fall under "other"),
- Grading permits.

ATTACHMENTS

- *July 2024 Development/Building Permit Report*
- *2022 – 2024 Development/Building Comparison Report*

APPROVALS



Kim Isaak, Chief Administrative
Officer



Department Director/Author

File No.	Civic	District	Development	Decision (otherwise pending)	Date of Decision
198-24	110 Ava Crescent	R-2	Basement Reno	approved	15-Jul-24
199-24	62 Aurora Heights Blvd	R-1S	Basement Reno	approved	15-Jul-24
200-24	41 Cyprus Road	R-1L	Basement Reno	approved	15-Jul-24
201-24	6037 Parkwood Road (Unit 115)	C-2	Interior Tenant Improvements	approved	15-Jul-24
202-24	5049 Parkwood Road, Bay 1	C-2	Sign		
203-24	117 Vintage Close	R-1M	Basement Reno	approved	23-Jul-24
204-24	5430 Vista Trail	R-1M	SFD	approved	23-Jul-24
205-24	38 Mckay Place (5 Mckay Boulevard)	R-MHP	Manufactured Home	approved	23-Jul-24
206-24	50 Cambridge Close	R-1M	Hot Tub	approved	23-Jul-24
207-24	5086 Prairie Ridge Avenue	R-1L	Garage		
208-24	34 Mckay Place (5 Mckay Boulevard)	R-MHP	Manufactured Home	approved	29-Jul-24
209-24	14 Artemis Place	R-1S	SFD	approved	29-Jul-24
210-24	4668 Westbrooke Road	R-2	Residential Solar Panel Installation	approved	23-Jul-24
211-24	5454 Vista Trail	R-1M	SFD		
212-24	22 Ponderosa Avenue	R-1M	Garage	approved	29-Jul-24
213-24	29 Paramount Crescent	R-1M	Basement Reno	approved	29-Jul-24
214-24	40 Mckay Place (5 Mckay Boulevard)	R-MHP	Manufactured Home	approved	29-Jul-24
215-24	65 Vintage Close	R-1M	Garage		
216-24	42 Aurora Heights Boulevard	R-1M	Garage	approved	29-Jul-24
217-24	66 Pondsides Crescent	R-1M	Rear yard setback variance		
218-24	40 Mckay Place (5 Mckay Boulevard)	R-MHP	Shed		
219-24	17 Adina Close	R-1M	Basement Reno		
220-24	29 Vintage Close	R-1M	SFD		
221-24	5465 Vista Trail	R4	Landscaping Relaxation		
222-24	5302 Vista Trail (Unit 110)	C-3	Change in Use/Occupancy	approved	24-Jul-24
223-24	5302 Vista Trail (Unit 110)	C-3	Interior Tenant Improvements		
224-24	103 Ponderosa Avenue	R-1S	Basement Reno		
225-24	13 Maclean Close	R-1M	SFD		
226-24	65 McKay Place (5 McKay Boulevard)	R-MHP	Garage		
227-24	5558 Prairie Ridge Avenue	R-2	Garage		

	2022		2023		2024		July	
	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value
Residential								
SFD	21	\$ 6,350,251.00	21	\$ 7,037,626.70	23	\$ 7,979,780.00	12	\$ 4,487,626.70
Duplexes	4	\$ 800,000.00	6	\$ 1,060,000.00	8	\$ 2,070,000.00	0	\$ -
Manufactured Home	3	\$ 300,000.00	2	\$ 250,000.00	6	\$ 1,166,566.00	0	\$ -
4-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
8-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Townhouses	16	\$ 3,413,600.00	11	\$ 1,790,000.00	18	\$ 3,252,000.00	4	\$ 680,000.00
Apartment	0	\$ -	0	\$ -	0	\$ -	0	\$ -
SFD w/Accessory suite	0	\$ -	0	\$ -	8	\$ 3,495,000.00	0	\$ -
Total Res. Dwellings	44	\$ 10,863,851	40	\$ 10,137,627	63	\$ 17,963,346	16	\$ 5,167,627
Garage	25	\$ 942,000.00	9	\$ 293,000.00	19	\$ 635,832.00	9	\$ 293,000.00
Deck	9	\$ 68,010.00	9	\$ 102,000.00	9	\$ 93,100.00	5	\$ 45,500.00
Basement Reno	56	\$ 1,057,050.00	40	\$ 865,700.00	31	\$ 951,000.00	22	\$ 387,700.00
Addition	1	\$ 200,000.00	0	\$ -	0	\$ -	0	\$ -
Accessory Suite	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Home Business	18	\$ -	21	\$ -	13	\$ -	18	\$ -
Other	43	\$ 582,057.73	44	\$ 1,232,115.84	51	\$ 20,301,937.11	20	\$ 49,793.50
Commercial	35	\$ 9,320,100.00	27	\$ 5,190,341.00	30	\$ 3,684,662.26	12	\$ 2,592,500.00
Industrial	3	\$ 12,093.75	4	\$ 200,000.00	2	\$ 2,501,000.00	4	\$ 200,000.00
Institutional	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Agricultural	0	\$ -	1	\$ -	0	\$ -	1	\$ -
Public Facility	6	\$ 1,548,421.00	4	\$ 192,300.00	9	\$ 38,030,500.00	2	\$ 110,000.00
TOTAL PERMITS	240	\$ 24,593,583.48	199	\$ 18,213,083.54	227	\$ 84,161,377.37	109	\$ 8,846,120.20
General Yearly Notes:		1 - 2,500,000 East Area Linear Wetland Ph. 2		1 - 2,500,000 Vista Trail Commercial				
		1 - 5,500,000 Womacks/Gregg St. Alignment Project		1 - 1,000,000 Dental Office				

MEETING DATE: August 13, 2024

PREPARED BY: Justin de Bresser, Director of Corporate Services

SUBJECT: **2022 & 2023 Off-Site Levies Balances**

BACKGROUND

Section 648.4 of the Municipal Government Act requires that on an annual basis, a municipality publicly, openly, and fully disclose all off-site levy costs and payments.

DISCUSSION

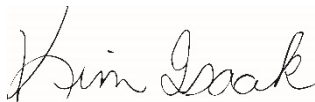
The following attachments explain the receipts received from developers and the withdrawals from the reserves used to pay for Off-site Levy Projects as per the current Off-site Levy Bylaw. No receipts or funding has been used over this 2-year period.

The Town historically used a rollover reserve to ensure all approved projects had the required funding to complete them. The 2023 report shows an adjustment that moved off-site levies back from the rollover reserve back into the correct reserve.

ATTACHMENTS

- *2022 Off-site Levies Balances*
- *2023 Off-site Levies Balances*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

2022 Offsite Levy Annual Summary

Offsite Levy Fund Balances				
	Transportation	Storm Sewer	Water	Sanitary
Fund Opening Balance	- 1,368,295.33	- 1,263,282.51	2,567,672.20	- 2,182,616.80
Levy Payments Invoiced	-	-	-	-
Project Expenditures	-	-	-	-
Interest & Financing Charges	-	-	-	-
Fund Closing Balance	- 1,368,295.33	- 1,263,282.51	2,567,672.20	- 2,182,616.80

Levy Payments Invoiced				
Description	Transportation	Storm Sewer	Water	Sanitary
	-	-	-	-
	-	-	-	-
	-	-	-	-
Total	-	-	-	-

Project Expenditures				
Description	Transportation	Storm Sewer	Water	Sanitary
	-	-	-	-
	-	-	-	-
	-	-	-	-
Total	-	-	-	-

Project Cost Summaries						
Description	Project Costs	Other Funding	Other Funding Source	Subtotal	Percentage Benefit to OSL	Cost Billed to OSL
Transportation						
				-		-
				-		-
Total						-
Storm Sewer						
				-		-
				-		-
Total						-
Water						
				-		-
				-		-
Total						-
Sanitary						
				-		-
				-		-
Total						-

2023 Offsite Levy Annual Summary

Offsite Levy Fund Balances				
	Transportation	Storm Sewer	Water	Sanitary
Fund Opening Balance	- 1,368,295.33	- 1,263,282.51	2,567,672.20	- 2,182,616.80
Levy Payments Invoiced	-	-	-	-
Project Expenditures	-	750,000.00	-	2,383,278.24
Interest & Financing Charges	-	-	-	-
Fund Closing Balance	- 1,368,295.33	- 513,282.51	2,567,672.20	200,661.44

Levy Payments Invoiced				
Description	Transportation	Storm Sewer	Water	Sanitary
	-	-	-	-
	-	-	-	-
	-	-	-	-
Total	-	-	-	-

Project Expenditures				
Description	Transportation	Storm Sewer	Water	Sanitary
Transfer back from rollover reserve	-	- 750,000.00	-	- 2,383,278.24
	-	-	-	-
	-	-	-	-
Total	-	- 750,000.00	-	- 2,383,278.24

Project Cost Summaries						
Description	Project Costs	Other Funding	Other Funding Source	Subtotal	Percentage Benefit to OSL	Cost Billed to OSL
Transportation						
				-		-
				-		-
Total						-
Storm Sewer						
17-3702 (North West Storm)	- 750,000.00	-	N/A	- 750,000.00	100%	- 750,000.00
				-		-
Total						- 750,000.00
Water						
				-		-
				-		-
Total						-
Sanitary						
14-4203 (Lift Station McKay)	- 2,383,278.24	-	N/A	- 2,383,278.24	100%	- 2,383,278.24
				-		-
Total						- 2,383,278.24

MEMBERS PRESENT

Jim Sands – Vice Chairperson, Town of Blackfalds Deputy Mayor
Brenda Dennis, Town of Blackfalds Councillor
Alex Garcia, Member at Large
Richard Poole, Member at Large

OTHERS ATTENDING

Billie Scott, Development Officer II
Dominic Raponi, Resident - Applicant
John Edward, Latitude Engineering

REGRETS

Laura Svab – Chairperson, Town of Blackfalds Councillor

WELCOME AND CALL TO ORDER

Vice Chairperson Sands welcomed called the Municipal Planning Commission Meeting to order at 6:14 p.m.

APPROVAL OF AGENDA

18/24 Member Dennis moved That the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

BUSINESS

Approval of Minutes

19/24 Member Poole moved that the Municipal Planning Commission approve the Minutes from April 23, 2024, as presented.

CARRIED UNANIMOUSLY

Application 103-24 – Proposed RV Storage Yard (Discretionary)with 89 Warehouse Storage Units

5216 Duncan Avenue (Lot 8 & 10, Block 4, Plan 122 4515)

Administration provided background information on the proposed development.

20/24 MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the proposal to allow for RV Storage as presented in Development Permit 103-24, located at 5216 Duncan Avenue (Lot 8 & 10, Block 4, Plan 122 4515), subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. Occupancy is only permitted once all safety codes inspections are complete (building, plumbing, gas and electrical) and any deficiencies are addressed to the satisfaction of the Safety Codes Officer, and Prior to Occupancy Conditions stated below are completed.

Prior to Occupancy Conditions:

MINUTES

3. All plans regarding grading, drainage, and utilities MUST be approved by the Director of Infrastructure prior to any work on site.
4. The applicant shall consolidate Lot 8 & 10, Block 4, Plan 122 4515 by no later than December 31, 2024.
5. During construction, all catch basins, stormwater and sanitary manholes must have sediment control devices installed to protect privately-owned stormwater and sanitary sewer infrastructure that connects into Town-owned infrastructure. Erosion and sediment control devices must continue to be used and maintained until there is no longer a risk of sediment entering stormwater or sanitary sewer infrastructure.

General Development Conditions:

6. The scope of the work shall proceed as per the approved plans. Any changes to the approved plans shall be submitted to the Town of Blackfalds for review and final approval of the Development Authority prior to implementation on-site.
7. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure and shall maintain a minimum setback of 0.50m from any active utility and/or access right of way.
8. All roof and surface drainage shall be directed onto the parcel and not affect adjacent lands.
9. All buildings/structures are to complement each other. The exterior of the building/structure, including painting, shall be completed within one (1) calendar year from the date of approval.
10. With the exception of street lighting, outdoor lighting provided for security, display or attraction purposed for any Development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic signals.
11. All Development, including the repair and replacement of fixtures, shall incorporate 'dark sky friendly' lighting practices that minimize light pollution, glare, and adverse illumination on adjacent Parcels, while maintaining nighttime, on-site safety and security while allowing for illumination of Buildings, Landscaping, and outdoor displays.
12. The developer shall provide a letter of credit or other form of security equal to 100% of the estimated Landscaping and paving (and associated concert work) costs by September 1, 2024 to ensure that Landscaping and paving is in accordance with the Land Use Bylaw and approved plans Any changes to the plans shall require approval of the Development Authority.
 - a. Paving securities are retained for one (1) year following completion of paving (and associated concrete works). Prior to receiving a refund and where no deficiencies exist, it is the responsibility of the developer to contact the Director of Infrastructure and Property Services to request a final inspection.
 - b. Landscaping is to be completed by the end of the first full growing season following completion of construction. Landscaping security refund of 50% is received upon completion of the approved landscaping. Prior to receiving any additional refunds, the developer must satisfactorily complete a one (1) year maintenance period where no deficiencies exist. It is the responsibility of the developer to contact the Director of Infrastructure and Property Services to request a final inspection.
13. The applicant shall repair or reinstate, or to pay for the repair or reinstatement, to original Condition, any public property, Street furniture, curbing, boulevard Landscaping and tree

MINUTES

planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.

NOTES

1. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
3. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
4. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*
5. *All signage requires a separate Development Permit application.*

CARRIED UNANIMOUSLY

21/24

Application 129-24 – Rear yard relaxation of 52% for detached garage due to irregular shape of lot.
41 Maclean Close (Lot 12, Block 11, Plan 152 2519)

Administration provided background information on the proposed development.

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for the development of the 952 ft² detached garage with a 3.1m (52%) rear yard relaxation as presented in Development Permit 129-24, located at 41 Maclean Close (Lot 12, Block 111, Plan 152 2519), subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that the northwest rear yard setback does not exceed 2.9m.

Prior to Occupancy Conditions:

1. The proposed development shall be undertaken and completed in accordance with the approved plans.

Development Conditions:

2. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
3. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
4. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.

MINUTES

-
5. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

Ongoing Conditions:

6. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
7. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
3. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blow away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless is it not capable of being blown around the construction area.*
4. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
5. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
6. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*
7. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

CARRIED

Opposed: Member Poole

22/24

Application 140-24 – Patio and stair addition to flat roof detached garage

104 Pioneer Way (Lot 51, Block 10, Plan 082 4456)

Administration provided background information and the proposed development.

MOVED by Member Garica that the Municipal Planning Commission APPROVE the application for the development of the rooftop patio and stairs, as presented in Development Permit 140-24, located at 41 Maclean Close (Lot 12, Block 111, Plan 152 2519) subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that frosted glass is provided for the railing.
3. The applicant shall ensure the height of the railing is a minimum of 3.50 feet to a maximum of 4.40 feet and shall not exceed the height of the principal building.

Development Conditions:

4. The proposed development shall be undertaken and completed in accordance with the approved plans.
5. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure and shall maintain a minimum setback of 0.50m from any active utility and/or access right of way.
6. All outdoor lighting shall be located, aimed, and shielded in a manner that does not directly illuminate a road or adjacent residential properties

NOTES

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
3. *A building permit must be obtained for the rooftop patio and addition of the stairs.*
4. *There shall be no more than 2 accessory buildings per residential lots.*
5. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around the construction area.*
6. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
7. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
8. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

CARRIED UNANIMOUSLY

23/24

Application 151-24 – Townhouse with uncovered rear deck and north side yard relaxation request of 27.33%
5673 Vista Trail (Lot 51, Block 10, Plan 162 0173)

Administration provided background information and the proposed development.

MOVED by Member Dennis that the Municipal Planning Commission APPROVE the application for the development of this unit of a 6-unit townhouse project with a 1.23m (27.33%) side yard relaxation as presented in Development Permit 151-24, located at 5673 Vista Trail (Lot 51, Block 10, Plan 162 0173), subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.

2. The applicant shall ensure that the north side yard setback does not exceed 3.27m.

Prior to Occupancy Conditions:

3. The proposed development shall be undertaken and completed in accordance with the approved plans.
4. Prior to occupancy, the applicant shall place on the front exterior of the dwelling the appropriate civic address numbers in a contrasting colour of not less than 6.0in (15.14cm) in height.
5. Prior to occupancy, the applicant shall place on the front exterior of the dwelling an appropriate mailbox.
6. Occupancy is only permitted once all safety codes inspections (building, plumbing, gas and electrical) are completed and all deficiencies are addressed to the satisfaction of the Safety Codes Officer.

General Development Conditions:

7. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
8. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
9. The applicant is responsible for ensuring that no building or part thereof shall encroach into a registered easement, right-of-way or any existing or proposed servicing infrastructure.
10. Applicant is required to submit a "Final Lot Grading Certificate" prepared by a professional (e.g. Alberta Land Surveyor, Professional Engineer or Professional Technologist) acceptable to the Development Authority for approval.
11. All landscaped areas shall be designed to facilitate effective surface drainage consistent with the submitted grading plan. This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.
12. Front yard sod (or other landscaping material approved by the Development Authority).
13. Curb stop must remain visible and at the proper elevation prior to completion of hard surfacing or landscaping.
14. Where no attached garage has been approved, two (2) off-street parking stalls per dwelling, containing all weather surfaces (gravel) are required where access is via a lane. Dimensions of each stall are to be no less than 2.75m (9.02ft) by 6.0m (19.69ft) in size. Parking stalls are to be developed as shown on the approved site plan.

Ongoing Conditions:

15. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
16. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
17. No front parking stalls are permitted except where an attached garage has been approved. Approved front driveways for attached garages are to be hard surfaced within one (1) year of construction completion.

18. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

NOTES

1. *The yellow development permit card must be displayed during the duration of development.*
2. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around the construction area.*
3. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
4. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
5. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*
6. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties*

CARRIED UNANIMOUSLY

24/24

Application 159-24 – Fence height relaxation of 83% for proposed 6.0ft tall front yard fence.

4507 Broadway Avenue (Lot 2, Block 1, Plan 4027 KS)

Administration provided background information and the proposed development.

MOVED by Member Poole that the Municipal Planning Commission APPROVE the application for a 6.0ft front yard fence with a fence height relaxation of 2.72ft (83%) as presented in Development Permit 159-24, located at 4507 Broadway Avenue (Lot 2, Block 1, Plan 4027 KS), subject to the following conditions being met to the satisfaction of the Development Officer:

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that the front yard fence is located 7.62m (25ft) from the property line.

Prior to Occupancy Conditions:

3. The proposed development shall be undertaken and completed in accordance with the approved plans.

Ongoing Conditions:

4. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.

MINUTES

-
5. The applicant shall ensure that any portion of the front yard fence, including posts, must maintain a maximum height not exceeding 6.0ft as approved by the Development Authority.
 6. The applicant shall ensure that any other fence required on the property is in compliance with the Land Use Bylaw.
 7. The fence shall be maintained at all times.


NOTES

1. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
2. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
3. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
4. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

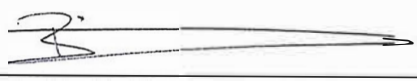
CARRIED UNANIMOUSLY

ADJOURNMENT

Vice Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:39p.m.



Jim Sands, Vice Chairperson



Billie Scott, Recording Secretary/Admin Staff



ALBERTA

MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR115493

July 23, 2024

His Worship Jamie Hoover
Mayor
Town of Blackfalds
PO Box 220
Blackfalds AB T0M 0J0

Dear Mayor Hoover:

I am pleased to announce that Canada and Alberta have signed an agreement renewing the Canada Community-Building Fund (CCBF) to March 31, 2034. I can also confirm that Alberta will receive \$265 million in funding in 2024 under the newly negotiated CCBF agreement. This partnership between the province and the federal government will help ensure local governments in Alberta can continue to make needed investments in local infrastructure.

To that end, I am happy to confirm the allocation amounts to your community for the CCBF program. For the Town of Blackfalds, the 2024 CCBF allocation is \$659,952.

Payments to local governments are anticipated to flow by the end of summer, as communities meet the payment criteria.

CCBF funding amounts for all municipalities and Metis Settlements are also posted on the Government of Alberta website at open.alberta.ca/publications.

Your community's allocation reflects an updated allocation formula under the CCBF agreement, which ensures base funding for all local governments, with the remainder of funds allocated on a per capita basis.

In addition, the renewed CCBF agreement involves several other changes, including to local government reporting and new housing-related reporting requirements for larger local governments. Municipal Affairs will share the updated CCBF program guidelines reflecting these changes as soon as possible.

.../2

The department will also be providing a Memorandum of Agreement for the renewed CCBF. Execution of this agreement is a condition to receive your community's 2024 CCBF allocation.

I look forward to working together with you and the federal government to help your community in addressing its infrastructure needs.

Sincerely,

A handwritten signature in black ink that reads "Ric Melver". The signature is written in a cursive, flowing style.

Ric Melver
Minister

cc: Kim Isaak, Chief Administrative Officer, Town of Blackfalds

MEETING DATE: August 13, 2024
PREPARED BY: Lorrie Logan, Municipal Clerk
PRESENTED BY: S/Sgt. Andrew Allan and Sgt. Brent Dueck
SUBJECT: **RCMP Semi-Annual Report Update**

BACKGROUND

The semi-annual RCMP report was presented to Council by S/Sgt. Allan and Sgt. Dueck.


ATTACHMENTS

None

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

MEETING DATE: August 13, 2024

PRESENTED BY: Councillor Marina Appel

SUBJECT: **Mid-Term Strategic Plan – Addition to Action Items**

At the June 17, 2024, Standing Committee of Council Meeting, CAO Isaak provided an update on the action items from the 2024-2026 Mid-Term Strategic Plan.

The lack of registry services and deficient service provided by Canada Post are areas that the Town of Blackfalds should focus on to increase services to the Town's residents.

Notice for the following motion was given at the July 23, 2024, Regular Council Meeting to be brought forward to the August 13, 2024, Regular Council Meeting for discussion, debate, and Council's consideration.

MOTION

1. Councillor Appel moved THAT Council consider adding advocacy for an Alberta Registry Service and increased services by Canada Post to action items under Strategic Priority 1 - Community Life, Focus Area - Connect Residents to Services and Services to Residents.



Marina Appel, Councillor

MEETING DATE: August 13, 2024

PREPARED BY: Darolee Bouteiller, Financial Services Manager

PRESENTED BY: Darolee Bouteiller, Financial Services Manager

SUBJECT: **Community Engagement Budget Survey and Open House Planning**

BACKGROUND

Council approved the procedures for the community engagement portion of the budget process, during the March 12, 2024, Regular Meeting of Council. It was determined that community engagement would be in the form of an in-house survey along with an open house during the Community Information Expo.

Council further directed Administration to bring back the survey for council's review prior to releasing it. is the survey for your review.

DISCUSSION

The goal of conducting a survey is to enable citizens to provide feedback regarding the level of importance various services provided by the Town have to them and indicate their preference regarding tax changes. It gives residents an opportunity to voice concerns that they have as citizens that may influence how resources are allocated during budget preparation.

This survey was developed in-house and consists of fifteen questions. Nine questions focus on key Town activities, three questions are specific to taxes, and three are demographic questions. Each question asks the citizens to rate the level of satisfaction with the service based on their own experience. The rating range is between well below expectations - exceeds expectation. Service areas include Protective Services, Environmental, Infrastructure, Economic Development, Communications, Facilities, Programs & Events, Parks & Playgrounds and FCSS. The property tax questions ask citizens the level of satisfaction they have for the value they receive from their tax dollars with a rating between well below expectation – exceeds expectation. Followed by questions asking what other forms of revenue sources they would like the Town to utilize and what their preference is for tax increases to balance the budget. Each service question is followed by a comment box to allow the citizen to make further comments regarding the service in question. The last part of the survey has three demographic questions that are rated optional, this is to get feedback on the participants completing the survey. This year each question will be prefaced with a pie chart graphic, a photo, or a link where appropriate to the Town's YouTube video channel. These links provide a great opportunity to inform and educate citizens on the type of work that is being done.

The platform that is used for the online survey is called Survey Planet, which was used last year. It provides a user-friendly interface that can be completed on any device connected to the internet. The survey will be set up and overseen by the Communications Department. The survey period is Aug 28 – Sept 16.

As an incentive to encourage participation in the survey the Town is offering a chance to win one of two prizes. 1) \$100 credit to the town utility account with Blackfalds swag, and 2) Abbey pass, and

Town of Blackfalds swag. The survey will be promoted through the Town of Blackfalds social media accounts, website, and on the utility bill. A QR Code (Quick Response) will be posted at municipal facilities for people to take a photo and complete remotely. In addition tablets will be set up at several

Town facilities, for citizens to use if they do not have access to the internet. This option will also be available at the Community Information Expo.

The Budget “open house” will take place during the Community Information Expo held September 11, at the Community Centre. Town Council will have a display of budget boards, with informative data on operating and capital project plans. The display will help initiate conversations with residents. Additionally, it will provide an opportunity for residents to complete the budget survey on-site with the QR Code or on one of the town tablets.

Results from this survey will assist Council in setting priorities for budget considerations. The survey results will be finalized and presented to Council on October 8. The results will be incorporated into the Town of Blackfalds 2025 – 2027 Budget.

FINANCIAL IMPLICATIONS

The costs associated with the survey and open house include staff time for preparing and promoting the survey, prizes, and a office supplies. Total cost is expected to be less than \$1,000.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council approve proceeding with the attached in-house budget survey.

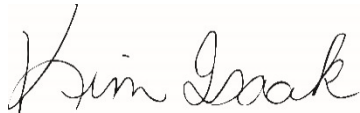
ALTERNATIVES

- a) That Council refer the budget survey back to Administration for further review.

ATTACHMENTS

- *Appendix A – 2025-2027 Budget Survey*

APPROVALS



Kim Isaak, Chief Administrative Officer



Department Director/Author

Appendix A - 2025-2027 Budget Survey

The Town of Blackfalds delivers a balanced budget that aims to maintain infrastructure and services and improve programs while maintaining affordability for taxpayers.

We want to hear from you to help us understand your priorities and how well our services meet your expectations.

By completing this budget survey you will give valuable input into the services the Town provides and the ability to meet your expectations.

The survey closes on Sept. 16, 2024.

Protective Services includes policing, fire and emergency services, bylaws and municipal enforcement, and occupational health & safety.

These services account for approximately 12% of the Town's operating budget, provides a safe community and includes policing, emergency services, fire suppression, rescue, medical response, and many common concerns including excessive noise, unsightly premises, and support at public events.

Based on your experience with Protective Services, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Protective Services

Environmental Services include water, sewer, garbage and recycling services.

The environmental services are self-funded by the revenue collected from the Town utility bills and are designed to recover costs of utility services, maintain reliable infrastructure, and support future growth.

Based on your experience with Environmental Services, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Environmental Services

Infrastructure Services consists of road and street maintenance.

Infrastructure Services account for 7% of the operating budget and consist of roads and street maintenance including repairs, street sweeping, snow removal, and signage.

Based on your experience with Infrastructure Services, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Infrastructure Services

The Economic Development department engages in activities designed to enhance and expand the economic viability within the Town of Blackfalds, through business attraction and tourism. Economic Development accounts for less than 1% of the overall Town Budget.

Based on your experience with Economic Development, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Economic Development Department

Facility Services maintain all municipal buildings and recreational facilities.

As part of the Community Services Department, which is 19% of the operating budget, facility services are responsible for maintenance at the Town buildings like the Abbey Centre, Eagle Building Centre, Community Centre, Protective Services Building, and Operation and Civic Centres.

Based on your experience with Facility Services, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Facility Services Department

The Town offers various Programs & Events throughout the year

As part of the Community Services Department, which is 19% of the operating budget, the Town facilitates and coordinates arts & culture, fitness, aquatic, intergenerational, youth and senior programs and events. This includes Blackfalds days and Summer Cultural series.

Based on your experience with Programs & Events, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Programs and Events

Parks, Playgrounds and Green Spaces consist of playgrounds, parks, trails and open spaces.

As part of the Community Services Department which is 19% of the operating budget, parks, playgrounds and green spaces include floral beautification, tree planting and other replacement initiatives.

Based on your experience with Parks, Playgrounds and Green Spaces, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Parks, Playgrounds and Green Spaces

Marketing & Communications leads, coordinates, and manages all activities that involve information sharing, promotions, and brand strategies for all departments in the Town.

The MarCom team spearheads the development of marketing goals and promotional activities and supports the organization's internal and external communications, including the Town's website, social media accounts, newsletters, media releases, events, and programs. MarCom accounts for less than 1% of the overall total budget for the Town.

Based on your experience with Marketing & Communications, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Marketing & Communications Department

Family & Community Support Services (FCSS) provides support and social programs.

The FCSS mandate includes volunteerism, family life enrichment programming and community development. Although supported by provincial and local government grants, this service accounts for about 2% of the Towns total operating budget.

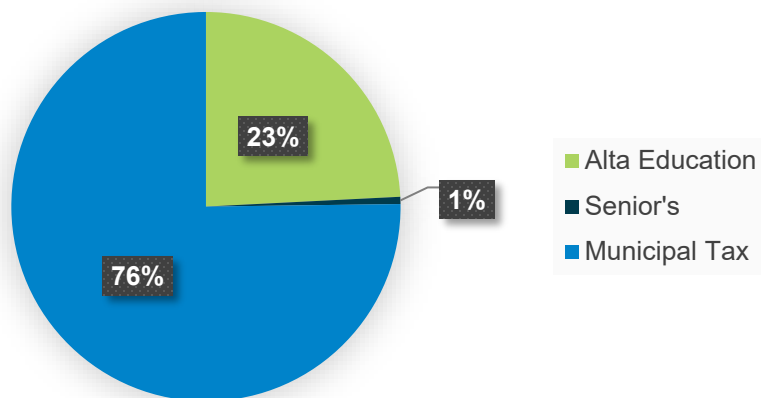
Based on your experience with FCSS, how would you rate your level of satisfaction?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Please provide additional comments regarding Family & Community Support Services

Property Tax: Your annual tax bill is made up of taxes for the Town, the amount paid to the school board, and the amount paid to Lacombe Senior housing foundation. In general, about 76% of what you pay in property taxes goes to The Town of Blackfalds.

Distribution of \$1 of Residential Tax



Every time your street is plowed, you see a fire vehicle or apparatus responding to an emergency, or you visit a park or arena, you are witnessing your municipal tax dollars at work.

Thinking about all the programs and services you receive from the Town; how would you rate your level of satisfaction of the value you receive for your tax dollars?

- Well below expectation
- Below expectation
- Meets expectation
- Above expectation
- Exceeds expectation

Property Tax collected from residential and non-residential properties is one of the various revenue sources to pay for municipal services. Other sources of funding come from grants and user fees. Which of the following options would you prefer the Town use to balance its budget?

- Reduce the level of Town services (e.g. hours and services offered)?
- Increase user fees for Town services that currently have fees (e.g. Abbey Centre access, permits, licenses)
- Postpone infrastructure projects (e.g. new amenities or major repairs)?
- Increase property taxes?
- Introduce new user fees for some Town services that currently have no fees?

Each year the cost to supply services increases. Tax rates must increase as well, to maintain similar levels of service. The past years tax rate increases have fallen behind inflation rates, causing more strain on maintaining levels of service. Historical tax rate increases have been as follows: 2022-0.0%, 2023-4.7%, 2024 – 2.90%.

Considering a property valued at \$350,000 a 1% tax increase would equate to \$27.85 per year.

Which statement best represents your position regarding taxation?

- I support a tax increase in order to enhance services

- I support a tax increase in order to maintain services and keep up with inflation
- I do not support a tax increase and wish to decrease service levels
- I'm not sure or need to know more before deciding

The Town of Blackfalds is required by the Municipal Government Act (MGA) to provide a balanced budget and a three-year forecast effective at the beginning of every year. As a Citizen of the Town, your opinions are an important component in determining service levels and priorities in setting the budget.

Please provide any additional comments regarding the **Towns Budget**

The following responses are optional, but your responses would help us understand how the results from this survey reflect the makeup of our community and inform how we communicate with you in the future.

Which best applies to you?

- Blackfalds resident property owner
- Blackfalds resident renter
- Business owner/ operator in the Town of Blackfalds
- Lacombe County Resident
- Prefer not to Answer

What age group best represents you?

- Under 18 years of age
- Between Age of 18 – 30
- Between Age of 31-45
- Between Age of 46 - 65
- Age 66 and over
- Prefer not to answer.

How did you hear about the survey?

- Social Media
- Town Website
- Facility or event promotion
- Announcement on the Town Utility Invoice
- Community Information Expo
- Other

Thank you for participating in this Survey.

Submit your email to enter the draw for a chance to win one of two prizes

\$100 credit on your utility account and Blackfalds Swag

or

Abbey pass and some Blackfalds Swag!

Email Address

0/50

Personal information provided through this online survey is collected under the authority of Section 33(c) of the *Freedom of Information and Protection of Privacy Act* (FOIP). Names and email addresses will be used to facilitate contact with prize winners and will be protected under Part 2 of the Act. Questions or concerns regarding the collection and/or use of this information may be directed to the Records Management & FOIP Coordinator at foip@blackfalds.com or by telephone at (403) 885-6370.

MEETING DATE: August 13, 2024

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Preston Weran, Director of Infrastructure & Planning Services

SUBJECT: **Proposed Subdivision S-02-24
Aspen Lakes West Phase 2, Pt. SW 34-39-27-W4M**

BACKGROUND

The landowner has applied to subdivide out a 4.05 hectare (10 acre) Municipal Reserve (MR) parcel of undeveloped land immediately north of the built-up area of the Aspen Lakes West community, along with a segment of Vista Trail and Allard Avenue necessary to provide adequate access to the proposed parcel. A copy of the Subdivision Application and the Tentative Subdivision Plan are included in Attachment 1 of this report.

The subject parcel is currently designated Public Facility District (PF) under the Town's Land Use Bylaw and will be primarily accessed from Vista Trail with Allard Avenue being a secondary access point. The intention of this subdivision is to accommodate a future elementary school. Further subdivision of the parcel is expected once the school has been built to subdivide out the actual school site and transfer ownership to the respective school board, pursuant Clause 15 of our Joint Use & Planning Agreement.

DISCUSSION

Section 654(1) of the *Municipal Government Act* (MGA) states that the Subdivision Authority must not approve an application unless:

- The land proposed to be subdivided is suitable for the intended purpose of the subdivision,
- The subdivision conforms to relevant Statutory Plans and the Land Use Bylaw (LUB),
- The application conforms to the relevant sections of the MGA, and
- All outstanding property taxes have been paid or satisfactory arrangements for their payment have been made with the Town.

The proposed subdivision is intended to accommodate a future school which has been anticipated for some time. Amendments to the Aspen Lakes West Area Structure Plan (ASP) have been completed to accommodate this future school, which was adopted by Council at the March 26, 2024 Regular Council Meeting. The proposed parcel conforms to the direction contained in the updated Aspen Lakes West ASP.

The parcel was redistricted to Public Facility District (PF) concurrently with the adoption of the updated ASP. The PF District prescribes a minimum parcel width of 15 m (49.21 ft), which the proposed parcel exceeds. The PF District also lists "School" as a Permitted Use, therefore the application and the intended use conform to the LUB.

With respect to the payment of outstanding property taxes, this requirement is always reflected in a condition of subdivision approval to ensure that all property taxes are paid at the time of subdivision endorsement, which can be a year or more from the date of conditional subdivision approval.

Administration is satisfied that the application meets the required criteria set out in Section 654(1) of the MGA for subdivision approval.

Section 9 of the *Matters Related to Subdivision and Development Regulation* also sets out relevant considerations that the Subdivision Authority must consider when making a decision on a subdivision application. These considerations pertain to land suitability, availability of infrastructure, and environmental considerations. The topography of the subject land is relatively flat, all municipal infrastructure will be available to service the future school, and there are no environmentally sensitive lands to protect through the designation of Environmental Reserve.

Administration is satisfied that the application meets the required criteria set out in the *Matters Related to Subdivision and Development Regulation*.

The Town's Municipal Development Plan (MDP) further reiterates the subdivision considerations in the MGA and the Regulations in MDP Policy 3.12 which Administration is satisfied the application before the Authority meets.

Reserve Dedication

The Aspen Lakes West ASP development concept has an over dedication of MR of 6.3% over the 10% required pursuant to the MGA (for a total MR dedication of 16.3%). Administration will compensate for this over dedication with the developer through agreements.

This subdivision proposes to create a 4.05 hectare (10 acre) MR parcel for the future school, associated playground, and sports field. The entire MR dedication required for the Aspen Lakes West is 6.18 hectares (15.27 acres) and already has a MR parcel subdivided out on the southern boundary that is 0.67 hectares (1.66 acres) in size. If this subdivision is approved as is, the total remaining MR dedication for the Aspen Lakes West community is 0.47 hectares (1.16 acres) which will be dedicated as the community continues to be built out.

This MR parcel will be further subdivided at a later date to subdivide out the actual school site and change the designated to a School Reserve (SR) under the MGA.

There is no requirement for Environmental Reserve (ER) dedication on this parcel because none of the lands qualify for ER designation, pursuant to section 664(1) of the MGA.

Subdivision Notification and Responses

Notification was not sent to adjacent landowners as Section 653(4.1) of the MGA and the *Matters Related to Subdivision and Development Regulation* does not require adjacent landowner notification for subdivision applications that conform to a previously approved ASP that was subject to a Public Hearing.

The proposed subdivision was referred to all required local authorities and agencies listed below and responses provided in Attachment 2 of this report:

- Alberta Health Services, Central Zone
- Alberta Transportation and Economic Corridors
- ATCO Gas
- ATCO Pipelines

- Canada Post
- Fortis Alberta
- Red Deer Catholic Separate School Division
- Shaw Communications
- TELUS Communications
- Town of Blackfalds Departments
- Wolf Creek School Division

TELUS advised they require a utility right-of-way to provide service to the new development and requested a condition of subdivision approval be placed requiring such. This request is addressed under the recommended condition of subdivision approval 4 and will ultimately be covered under a registered Town of Blackfalds easement.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and move to APPROVE the subdivision of Pt. SW 34-39-27-W4M subject to the following conditions:

1. That pursuant to Section 84 of the *Land Titles Act*, the subdivision, as shown on the attached sketch, is registered by Plan of Survey.
2. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangements satisfactory to the Town of Blackfalds for payment thereof be made.
3. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the developer enter into a Development Agreement with the Town concerning the servicing and development of the subdivision.
4. That pursuant to Section 655(1) of the *Municipal Government Act*, that the owner/developer register utility easement right of way as per the requirements of the Town of Blackfalds and/or utility companies concurrent with or prior to registering the subdivisions Plan of Survey.

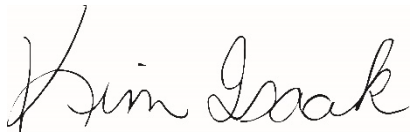
ALTERNATIVES

- a) That Council, being the Subdivision Authority for the Town of Blackfalds, refuses the subdivision with reasons.
- b) That Council, being the Subdivision Authority for the Town of Blackfalds, refers this item back to Administration for further information.

ATTACHMENTS

1. *Subdivision Application*
2. *Referral Responses*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

File No #: _____

Application Date: _____

The Registered Owner(s) of the land to be subdivided, or a person authorized to act as an agent, must complete this form in its entirety.

Landowner Name(s): Aspen Lakes West Development Inc.

Mailing Address: 1407, 10088 102 Avenue

City: Red Deer Prov: Alberta Postal Code: T5J 2Z1

Phone: 780.448.9103 Alt Phone: _____

Email Address: kyle@forumproperties.com

(Same as Landowner)

Contractor Name(s): Shane Stafford (Stantec Consulting)

Mailing Address: 1100 - 4900 50th Street

City: Red Deer Prov: Alberta Postal Code: T4N 1X7

Phone: 403.392.0170 Alt Phone: _____

Email Address: shane.stafford@stantec.com

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/Part of the SW $\frac{1}{4}$ sec. 34 range 27 west of the fourth meridian,

being all/part of:

Lot: _____ Block: _____ Plan: _____

Certificate of Title No.: 162 115 858 +3

Area of the parcel of land to be subdivided: 4.73 hectares.

LOCATION OF LAND TO BE SUBDIVIDED

The land is located in the Town of Blackfalds:

- a) Is the land situated immediately adjacent to the municipal boundary?
 No Yes – What is the adjoining municipality? _____
- b) Is the land situated within 1.6 kilometers of the centre line of a highway?
 No Yes – What Highway No. is this? QE2
- c) Does the parcel contain or is it bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?
 No Yes – State the name: _____
- d) Is the parcel within 1.5 kilometers of a sour gas facility?
 No Yes

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

- a) Describe the existing use of the land: Vacant
- b) Describe the proposed use of the land: School Site/Open Space
- c) The land designation, as classified under the Land Use Bylaw is: Public Facility District (PF)

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a) Describe the nature of the land's topography (flat, rolling, steep, mixed): Mixed
- b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc.):
None

File No #: _____

Application Date: _____

c) Describe the kind of soil on the land (sandy, loam, clay, etc.): Sandy

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings and structures on the land and whether they are to be demolished or moved:

N/A

WATER AND SEWER SERVICES

If the proposed subdivision is to be serviced by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage:

N/A

Is the property the subject of a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of the application the subject of a license, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: _____

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, please describe: _____

*The Minister is responsible for the following acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

RESOURCES:

Water Act & Environmental Protection and Enhancement Act Approvals - Alberta Energy Regulator: <https://aww.alberta.ca/ApprovalViewer.aspx>
Historic Sites/Resources (requires an account) - Online Permitting and Clearance (OPAC): <https://www.opac.alberta.ca/Login.aspx>
Abandoned Wells - Abandoned Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>
Pipeline/Well Locations - Regulatory Assurance: <https://regulatoryassurance.alberta.ca/dras?id=public-notice>

REGISTERED OWNER(S) OR PERSON ACTING ON OWNER'S BEHALF

I/We, Shane Stafford (Stantec Consulting), hereby certify that
(please print full name(s))

I/We are the registered owner(s), or

I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signature: _____ Date: _____

Signature: _____ Date: _____

AGENT AUTHORIZATION (WHEN APPLICABLE)

I/We, KYLE BRAITHWAITE, being the registered
(please print full name(s))

owner(s) of the land being subdivided do hereby authorize Shane Stafford (Stantec Consulting)
(individual or firm seeking application)

to make application for subdivision affecting the above noted property.

Signature: Kyle Braithwaite Date: JUNE 28 '24

Signature: _____ Date: _____

File No #: _____

Application Date: _____

RIGHT TO ENTRY

Pursuant to Sections 653(2) of the Municipal Government Act, I hereby do, or do not grant consent for a designated officer of the Town of Blackfalds to enter upon the land described above, which is subject to an application for subdivision, for the purpose of a site inspection.

Name: KYLE BRAITHWAITE Date: JUNE 28 '24
(please print full name)

Name: _____ Date: _____
(please print full name)

Signature: *Kyle Braithwaite* Date: JUNE 28 '24

Signature: _____ Date: _____

COMMENTS (FURTHER INFORMATION MAY BE PROVIDED ON A SEPARATE SHEET AND INCLUDED WITH THIS APPLICATION)

BELOW FOR OFFICE USE ONLY

Subdivision Application Fee: (1-61-00-590)	\$
TOTAL:	\$

Receipt #: _____

Date Paid: _____

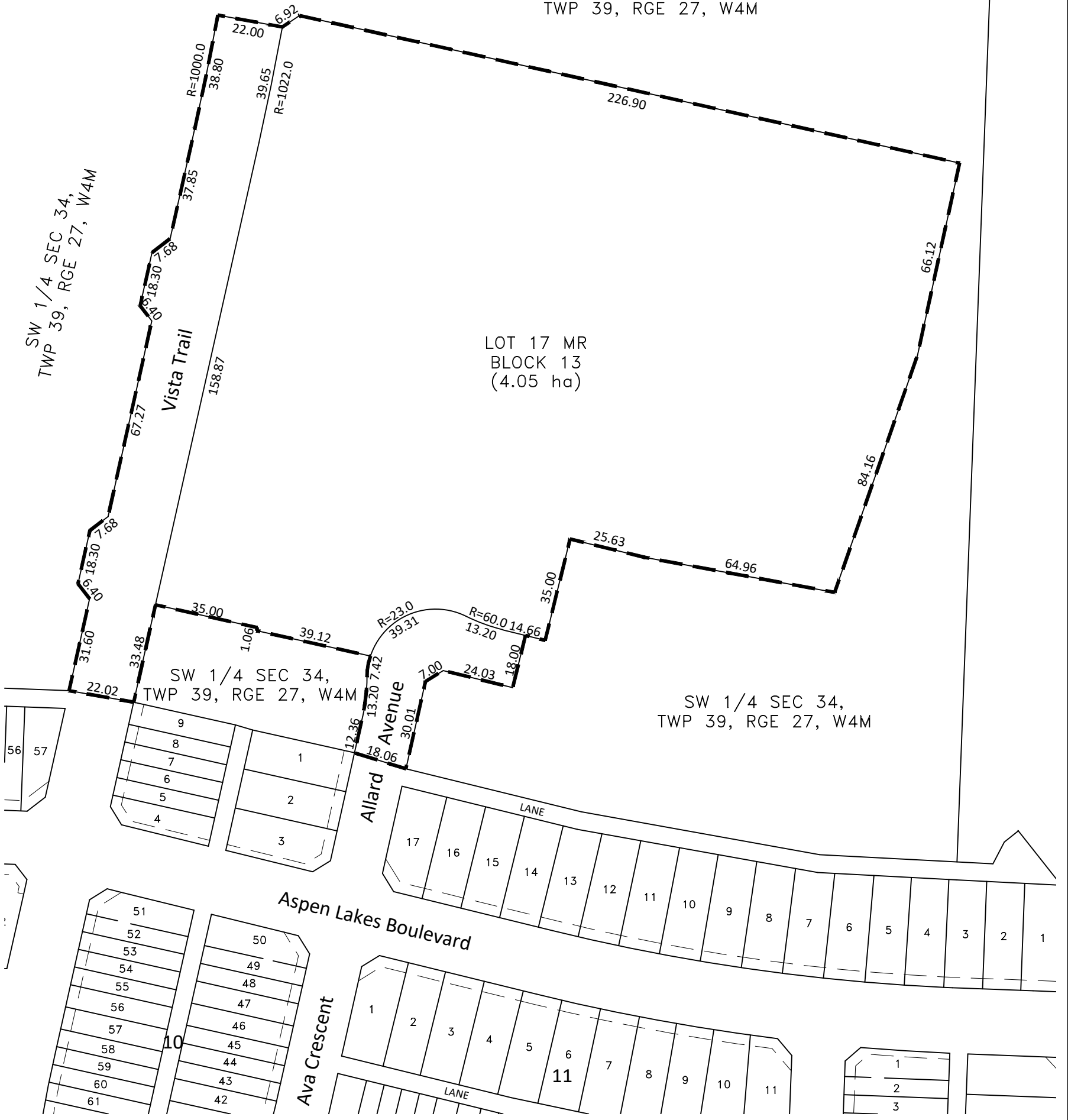
Personal information collected on this form will be used in the evaluation of proposed subdivisions and to facilitate contact with referral agencies and adjacent landowners. This information is collected under the authority of the *Municipal Government Act* and Land Use Bylaw 1198.16, as well as Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be protected under Part 2 of the Act. Questions regarding the collection and/or use of this information may be directed to the Records Management & FOIP Coordinator at foip@blackfalds.com or by phone at 403.885.6370.

SW 1/4 SEC 34,
TWP 39, RGE 27, W4M

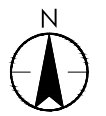
SW 1/4 SEC 34,
TWP 39, RGE 27, W4M

LOT 17 MR
BLOCK 13
(4.05 ha)

SW 1/4 SEC 34,
TWP 39, RGE 27, W4M



NOTE:
 -Area to be subdivided contains 4.73 ha within
 SW 1/4 SEC 34, TWP 39, RGE 27, W4M
 -Affected area is outline thus: - - - - -



Phase 3
 Tentative Subdivision Plan
 Aspen Lakes West

Prepared for:
 Forum
 Calgary, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: NTS
 PROJECT #: 1161109975

July, 2024



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 152 378 4;27;39;34;SW 162 115 858 +3

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 39
SECTION 34
ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A)	PLAN 1620173 SUBDIVISION	9.02	22.29	
B)	PLAN 1621692 SUBDIVISION	0.010	0.02	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 162 013 888 +185

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 115 858 02/05/2016 SUBDIVISION PLAN

OWNERS

ASPEN LAKES WEST DEVELOPMENT INC.
OF 1407, 10088 102 AVENUE
EDMONTON
ALBERTA T5J 2Z1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 344 648	03/11/2015	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
152 357 094	17/11/2015	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - ATCO GAS AND PIPELINES LTD.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 5 DAY OF JULY, 2024 AT 03:00 P.M.

ORDER NUMBER: 50996518

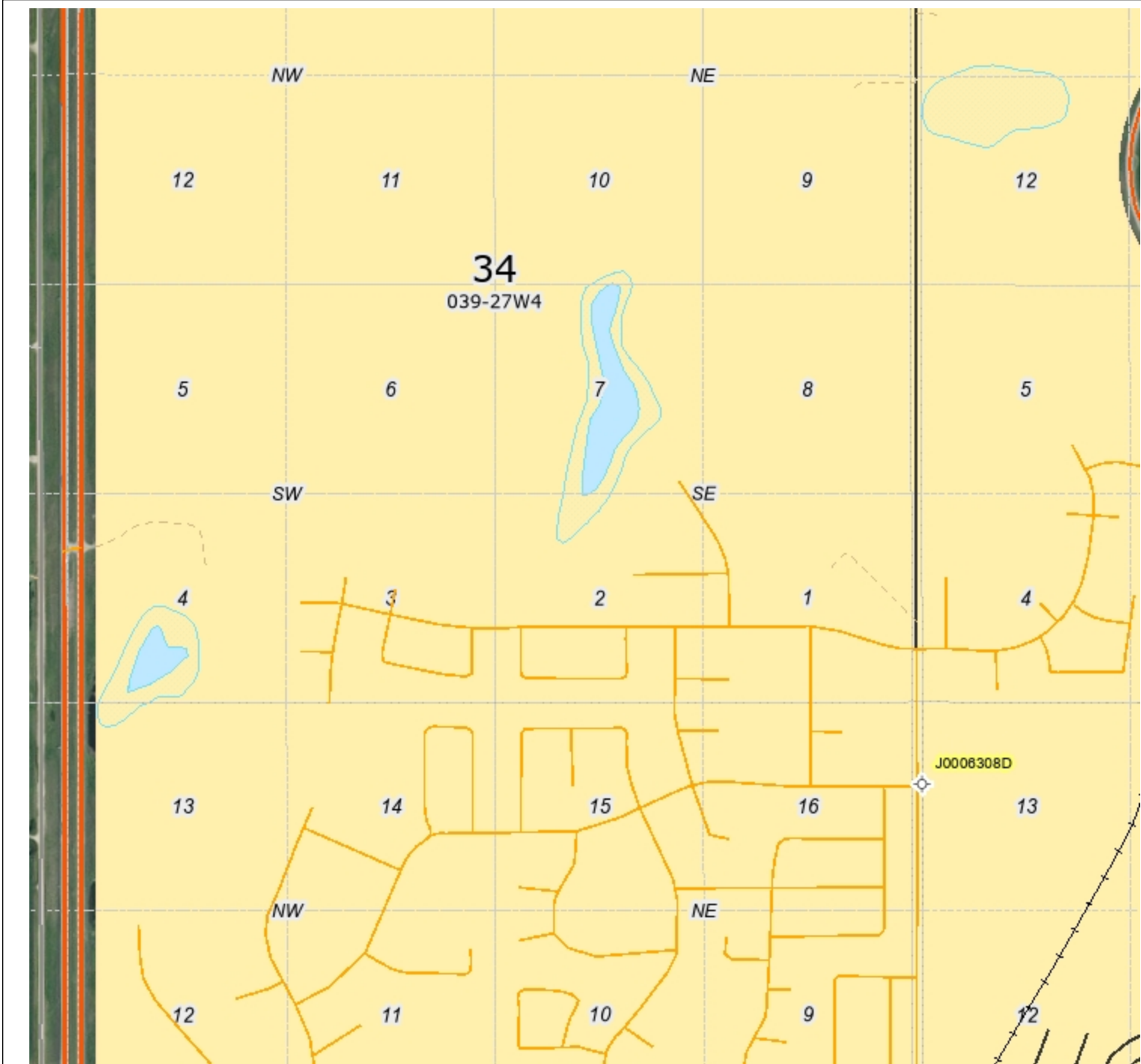
CUSTOMER FILE NUMBER: S-02-24



END OF CERTIFICATE

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Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 7/5/2024

Date Date (if applicable)

Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)**
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Interchange Ramp
- Secondary Divided
- Secondary Undivided 4L

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Scale: 18,055.95

0.28 Kilometers 0



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



July 11, 2024

Attention: Development Officer/Planner

File No: S-02-24

Name: Aspen Lakes West Development Inc.

Legal: SW 34-39-27 W4M

The aforementioned application has been received by our office and we are satisfied that the application poses a minimal risk to public health.

If you have any questions or concerns regarding this application, please contact me.

Sincerely,



Erin Teare MPH CPHI(C)
Environmental Public Health – Central Zone
1-833-476-4743

From: Abdul Algburi <Abdul.Algburi@rci.rogers.com>
Sent: July 22, 2024 12:24 PM
To: Jolene Tejkl
Subject: RE: Notice of Subdivision Application - S-02-24 (Aspen Lakes West Phase 2)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Rogers Communications has no concerns with the proposed plan.

Thank you

Abdul Al-Gburi

Network Planner

10450 178 St NW, Edmonton, AB

e Abdul.ALGburi@rci.rogers.ca

o 780-616-6894



From: Candice Hilgersom <CHilgersom@blackfalds.ca>

Sent: Tuesday, July 9, 2024 5:28 PM

To: CentralZone.EnvironmentalHealth@ahs.ca <CentralZone.EnvironmentalHealth@ahs.ca>; Anne Han <anne.han@gov.ab.ca>; landadmin@atcogas.com <landadmin@atcogas.com>; HP.circulations@atco.com <HP.circulations@atco.com>; Robert Cote <RCote@blackfalds.ca>; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; landserv@fortisalberta.com <landserv@fortisalberta.com>; Laura Thevenaz <LThevenaz@blackfalds.ca>; ryan.ledene@rdcrs.ca <ryan.ledene@rdcrs.ca>; projectmanagernorthernalberta@sjrb.ca <projectmanagernorthernalberta@sjrb.ca>; Brad.VanderHeyden@stantec.com <Brad.VanderHeyden@stantec.com>; circulations@telus.com <circulations@telus.com>; info@wolfcreek.ab.ca <info@wolfcreek.ab.ca>

Cc: Stafford, Shane <shane.stafford@stantec.com>; kyle@forumproperties.com <kyle@forumproperties.com>; Jolene Tejkl <JTejkl@blackfalds.ca>

Subject: Notice of Subdivision Application - S-02-24 (Aspen Lakes West Phase 2)

Good Morning,

Please review the Notice of Subdivision Application and Tentative Subdivision Plan.

A response is needed by **Tuesday, July 30, 2024**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

[Town of Blackfalds](#)

Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

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From: Circulations, HP <HP.Circulations@atco.com>
Sent: July 9, 2024 1:06 PM
To: Candice Hilgersom
Subject: RESPONSE 24-2612 RE: Notice of Subdivision Application - S-02-24 (Aspen Lakes West Phase 2)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Candice Hilgersom <CHilgersom@blackfalds.ca>
Sent: Tuesday, July 9, 2024 11:28 AM
To: CentralZone.EnvironmentalHealth@ahs.ca; Anne Han <anne.han@gov.ab.ca>; landadmin@atcogas.com; Circulations, HP <HP.Circulations@atco.com>; Robert Cote <RCote@blackfalds.ca>; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; landserv@fortisalberta.com; Laura Thevenaz <LThevenaz@blackfalds.ca>; ryan.ledene@rdcrs.ca; projectmanagernorthernalberta@sjrb.ca; Brad.VanderHeyden@stantec.com; circulations@telus.com; info@wolfcreek.ab.ca
Cc: Stafford, Shane <shane.stafford@stantec.com>; kyle@forumproperties.com; Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: Notice of Subdivision Application - S-02-24 (Aspen Lakes West Phase 2)

You don't often get email from chilgersom@blackfalds.ca. [Learn why this is important](#)

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Good Morning,

Please review the Notice of Subdivision Application and Tentative Subdivision Plan.

A response is needed by **Tuesday, July 30, 2024**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom

Development Officer I

Town of Blackfalds

Box 220, 5018 Waghorn St

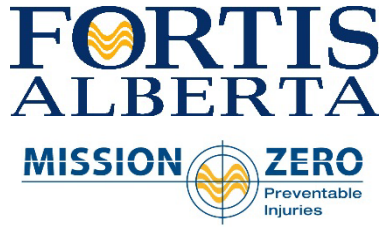
Blackfalds, AB T0M 0J0

T: 403.885.9679

D: 403.885.6258

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Logan Jamieson
Land Department

FortisAlberta Inc.

Phone# 587-775-6201
Cell#
www.fortisalberta.com
Email:
Logan.Jamieson@fortisalberta.com

July 15, 2024

Town of Blackfalds
5018 Waghorn Street
PO Box 220
Blackfalds, Alberta
T0M 0J0

Attention: Jolene Tejkl

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320146122

MD File No.: S-02-24

Location/Legal Description: SW 34-39-27-W4

Customer Name: Aspen Lakes West Development Inc.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

A stylized, blue, cursive signature of Logan Jamieson.

Logan Jamieson

RE: 320146122

From: circulations . <circulations@telus.com>
Sent: July 22, 2024 2:35 PM
To: Candice Hilgersom
Subject: Re: Notice of Subdivision Application - S-02-24 (Aspen Lakes West Phase 2)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.

Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.

(Please include the original circulation package and this response)

Thanks

Jaylene Perkins (*she/her*)

Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
18811 107 Avenue NW, Edmonton, AB T5S 2L9

The future is friendly®

circulations@telus.com

On Tue, Jul 9, 2024 at 11:28 AM Candice Hilgersom <CHilgersom@blackfalds.ca> wrote:

Good Morning,

Please review the Notice of Subdivision Application and Tentative Subdivision Plan.

A response is needed by **Tuesday, July 30, 2024**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to itejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0

T: 403.885.9679

D: 403.885.6258

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

MEETING DATE: August 13, 2024
PREPARED BY: Preston Weran, Director of Infrastructure and Property Services
PRESENTED BY: Preston Weran, Director of Infrastructure and Property Services
SUBJECT: **Off-Site Levies Bylaw Update**

BACKGROUND:

The Town's Off-Site Levy Bylaw 1190/15 requires an update. An off-site levy bylaw is a tool intended to assist a Municipality in the recovery of capital costs incurred for infrastructure improvements undertaken to accommodate new development. For example, the McKay Lift Station, the NW Stormwater Management System or improvements on roadways are included in this cost-sharing model. However, off-site levies can only be imposed once on a parcel of land and cannot be imposed on existing development.

Section 648 of the *Municipal Government Act* (MGA) 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. Recently, the MGA was amended to allow for facility levies to be included and collected.

The following motion was made at the Standing Committee of Council meeting for the Town of Blackfalds held on Monday, April 17, 2023:

Request for Direction, Offsite Levies Bylaw Update

Director Weran brought forward updates to the Off-site Levies Bylaw.

025/23 Councillor Stendie moved That Standing Committee of Council recommends the discussed amendments to the Off-site Levies Bylaw and for it to be brought forward to a future Regular Council Meeting.

CARRIED UNANIMOUSLY

With the fluctuating economy and the planned change of the CAO, Administration had been asked to bring this matter back to Council once the new CAO has gotten familiar with the Town.

Below is the original information presented last April. Note that the recommendation has changed for this Council meeting for action.

DISCUSSION:

The current Off-Site Levies Bylaw 1190/15 was given final reading on January 26, 2016. Historically, Administration has been reviewing and updating this bylaw every 3-5 years to ensure that levies remain consistent with current infrastructure costs. Recent inflation of goods and services and revisions to the MGA to allow more flexibility has prompted the update of this bylaw as inflation and new projects require more funding.

The other large revision to this bylaw is to include off-site levies for facility projects, whereas before we had a recreation contribution of \$1150 per dwelling. Based on an average density of 15 residential

homes per hectare (ha), this would equate to approximately \$17,250/ha. The new proposed facility levy calculated based on capital costs of \$20,120,000 equates to \$17,610/ha. Under this proposed plan commercial, industrial, and residential lots will all be paying a share for facility infrastructure instead of only residential lot development. With the ability to now collect off-site levies for facilities, we have integrated our recreation contribution for parks and facility improvements into this bylaw, removing the contribution option.

Administration has been working with Stantec, to identify revisions, updates and additions over the last 6 months. Administration notes that for the Town of Blackfalds; development pays for development. However, with costs continuing to escalate, this mantra is costly. Identified in the attached spreadsheet the proposed average cost per ha goes from \$90,124/ha in 2016 to \$128,231/ha in 2022. This is an increase of 42.3% over a period of 7 years, depending on when the final rates are adopted through bylaw.

Due to these rates increasing substantially, Administration has prepared some speaking points to help guide the discussion. Administration is seeking confirmation on the items below and direction on others. Administration is open to having more discussion or provide additional information to the committee should one or all these items need more thought.

1. The Town of Blackfalds 2015 Transportation Master Plan highlights transportation updates for the Town. The substantial increases for the transportation levies are included in the summary of levies above. The Town collects 75% of the major arterial roadways to be built to help that specific developer with contributions from existing town traffic volumes. The moneys are collected for every parcel, then the remaining 25% of the overall cost is born by the developer who has to build the roadway within their development area. The Transportation levies have increased from \$29,745./ha for all developments to \$51,239/ha, this is a 58.1% increase due to growth needs at the next population horizon.
2. There are three major Provincial Highway capital projects that are currently not included in the new levies proposed; see Table B.1 for orange highlighted projects. Administration assumes that the province will be responsible for this work in alignment with the Town's previous bylaw in 2015. However, the two new projects, a. and b. below, have not been supported by the Province to date.
 - a. The Highway 2A twinning for \$14.6M,
 - b. The QE2 and Twp Rd 40-0 right in and right out northern access for \$7.8M,
 - c. The Highway 2A Pedestrian Bridge for \$3M

*Note that for every \$1M dollars of capital projects added, that increases benefiting areas by about \$1,000/ha.

3. The new levies have also decreased because they now include the infrastructure needed for the remaining 2/3rds of section 36-39-27-W4 which was excluded in 2015, with recent development interest, this section is now fully included, but could be removed, however that would increase the average costs per ha.
4. The new proposed facilities levy calculated to be \$17,610/ha, with commercial, industrial and residential lots all paying an equal share opposed to only residential development paying a recreation contribution. This new levy will eliminate the need for a development agreement.

5. Upon tentative approval of the revised 2023 off site levies presented at this meeting, Administration plans to start Public Consultation throughout the remainder of 2023. Administration plans to engage with the community through social media, through the Town website, and by direct letters and invitations to meet with Town officials in person at a future open house at the end of summer. Letters will be sent to major landowners and developers asking for feedback.
6. Results of the consultation are expected to come back to Council late in 2023, depending on timeframes agreed to, workload and impacted responses.
7. Land costs for new facilities (lift stations, reservoirs and buildings) are not included in this calculation.
8. Based on the current economic situation, Administration is recommending that the off-site levies be introduced as a phased percentage of the total cost per hectare. The bylaw would include reduced rate of 80% for 2024, then 90% for 2025 then come into full force on January 1, 2026 at the rate of 100% of the total cost per hectare.
9. It is of concern that our proposed average goes from \$90,124/ha in 2016 to \$128,231/ha in 2022. This is an increase of 43.3% over a period of 7 years, depending on when the final rates are adopted through bylaw.

The City of Lacombe has been going through the same process of updating their rates and seeing the increased costs impacting development. Recently, at their April 3rd Standing Committee meeting, options were presented to phase in their new rate of \$86,000/ha, excluding any facility levies. They started with an average rate of \$115,000/ha, but it was reduced through discussions so that their tax base is paying for part of these future improvements for water reservoirs and roadways. The Town’s proposed rates are not subsidized by the tax base, but that can be discussed.

Below is Blackfalds’ historic **Average** Levy increase for your information.

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%

2023	\$128,231/Ha	+42.3% *includes the facilities levies
2023	\$110,000/Ha	+22.1% *excludes the facilities levies

Administration has not completed a comparison table as of yet as there was a recent table completed in November by the Town of Sylvan Lake's Consultant the CORVUS Business group in November of 2022 which is on the next page for reference. We will provide an updated table with our comparisons' before starting any public engagement.

Town of Sylvan Lake Offsite Levy Update

APPENDIX G: COMPARISON OF RATES

Municipality / Area	Average Per Ha.	Year	Population
Town of Drayton Valley* (roads, water, sewer)	\$69,100	2015	7,291
City of Lacombe* (roads, water, sewer, storm)	\$19,800 - \$120,100	2013	13,396
Town of Stony Plain* (roads, water, sewer, storm, rec)	\$74,949	2021	17993
Town of Edson* (not incl drainage) (roads, water, sewer)	\$77,400	2016	8,374
Town of Rocky Mountain House* (roads, water, sewer) (by Dev Agreement)	\$79,700	2016	6,765
City of Brooks* (roads, water, sewer, storm)	\$79,823	2021	14,924
City of Beaumont* Industrial (roads, water, sewer)	\$80,900 - \$116,390	2019	20,888
Town of Sylvan Lake* (roads, water, sewer, storm)	\$86,587	2022	15,995
Town of Blackfalds (roads, water, sewer, storm)	\$90,100	2015	10,470
Town of Calmar* (roads, water, sewer)	\$95,700	2020	2,183
Lacombe County (Joint Economic Area) (water, sewer)	\$95,000	2016	10,283
Town of Strathmore (roads, water, sewer)	\$96,300	2017	14,339
City of Cold Lake* (roads, water, sewer, storm)	\$103,000	2007	15,661
City of Fort Saskatchewan* (South Fort) (roads, water, sewer, storm)	\$104,100	2017	27,088
Leduc County* - Nisku (roads, water, sewer)	\$109,000	2017	14,416
Town of Redcliff* (roads, water, sewer, storm)	\$109,200	2016	5,581
City of Lloydminster (roads, water, sewer)	\$112,900	2011	19,739
Town of Devon* (roads, water, sewer)	\$119,900	2019	6,545
Town of High River (roads, water, sewer)	\$130,000	2013	14,324
City of Leduc* (roads, water, sewer)	TBC In Progress	2022	34,094
City of Spruce Grove* (roads, water, sewer)	TBC In Progress	2022	37,645
Town of Cochrane (roads, water, sewer, storm, recreation)	\$250,000	2020	32,199
Town of Okotoks (roads, water, sewer)	\$198,600	2020	30,405
City of Red Deer* (roads, water, sewer, storm)	\$203,300	2019	100,844
City of Chestermere* (roads, water, sewer, storm, recreation)	\$226,980	2021	22,163
Red Deer County (Gasoline Alley) (roads, water, sewer, storm)	\$220,000	2017	19,933
City of Medicine Hat* (subsidy) (roads, water, sewer, storm)	\$250,000	2019	63,271
City of Lethbridge (roads, water, sewer, storm)	\$281,000	2020	98,406
City of St. Albert* (roads, water, sewer, storm)	+\$300,000	2020	68,232
City of Edmonton (roads, water, sewer, storm)	+\$400,000		1,010,899
City of Calgary Green Field Area (roads, water, sewer, storm, comm svc, stabilization)	\$495,000 - \$544,000		1,306,784
City of Wetaskiwin	Not current	1982	12,594

Rates gathered from available internet sources in 2021.

** Denotes CORVUS Clients.

Municipalities highlighted in 'green' denote Sylvan Lake benchmark communities. Municipalities highlighted in 'red' denote utility rates benchmark communities.

The levies proposed would now be one of the highest within our comparator communities. However, many Towns did not include a facilities levy or they updated their levies before the MGA allowed for this levy to be collected. Without this levy, our rates would be an average of **\$110,000/ha**. The Town must ensure that development pays for development and with limited historic interest in local improvements or frontage cost recovery, this levy bylaw is our number one tool to recover these infrastructure costs.

Once we have clear directions from Council on how to approach this bylaw revision, we plan to engage the public, report back to Council, finalize the report and bylaw and rescind or update Recreation Levy Policy 110/09.

FINANCIAL IMPLICATIONS:

The existing bylaw has an average cost of **\$90,100/ha**, while the updated rate would be **\$128,231/ha**. The Town has a large deficit in its restricted reserves, however, with these new rates, the future developers will be able to help the town pay for these costs already incurred. Further, by saving for the future developer-driven improvements as they are required limits the Town's risk towards rising costs. Without this change in rates, the tax base will have to be used to pay for the difference, resulting in increases in taxes and limited funds for Town-driven capital projects.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council approve the preliminary levy revisions as presented and instruct Administration to plan for public and developer consultation at the start of 2025.

ALTERNATIVES

- a) That Council refers this item back to Administration for further information.

ATTACHMENTS

- Existing Bylaw 1190/15 Offsite Levy Bylaw and Report
- Preliminary Off-Site Levies Update Tracking Sheets
- Recreation Levies Allocation Policy 110/09

APPROVALS

Kim Isaak,
Chief Administrative Officer



Department Director/Author



**TOWN OF BLACKFALDS
BYLAW 1190/15**

**A BYLAW WITHIN THE CORPORATE LIMITS OF THE TOWN OF BLACKFALDS IN THE
PROVINCE OF ALBERTA TO AUTHORIZE THE MUNICIPAL COUNCIL TO COLLECT
OFFSITE LEVIES**

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the Municipal Government Act for the purpose of:

1. Providing for the imposition of a levy, to be known as an offsite levy, in respect of lands that are to be developed or subdivided; and
2. Authorizing an agreement to be entered into in respect of the payment of the levy; and
3. Setting out of each levy; and
4. Indicating how each amount of the levy was determined

WHEREAS Sections 648 and 649 of the Municipal Government Act, Chapter M-26.1 R.S.A. 2000, provides that the Council of a municipality may pass a bylaw establishing an offsite levy; and

WHEREAS the Town of Blackfalds must provide for new or expanded facilities for the storage, transmission, treatment or supply of water; new or expanded facilities for the treatment, movement or disposal of sanitary sewage; new or expanded storm sewer drainage facilities; new or expanded roads required for or impacted by a subdivision or development; and provide land required for such facilities; and

WHEREAS the Council of the Town of Blackfalds deems it desirable to establish and offsite levy for the purposes described in the Act; and

WHEREAS Council engaged the engineering firm of Stantec Consulting Ltd to prepare the fair and equitable calculation of offsite levies in accordance with the purposes of the Act and attached as Schedule "A"; and

WHEREAS Council wishes to enact a Bylaw to impose and provide for the payment of offsite levies; to authorize agreements to be entered into in respect of payment of offsite levies; to set out the object of each levy and to indicate how the amount of each levy was determined;

NOW THEREFORE the Municipal Council of the Town of Blackfalds, duly assembled, enacts as follows:

PART 1 - TITLE

1. This Bylaw shall be cited to as the "Offsite Levy Bylaw"

PART 2 - DEFINITIONS

2. In this Bylaw, the following definitions shall apply:
 - a) *Gross Development Area* -means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Council, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
 - b) *Eligible Infrastructure* - all or part of new or expanded water, sanitary sewage, storm sewer drainage facilities and portions of arterial road infrastructure and transportation upgrades as defined in the off-site levies report for or impacted by new development.
 - c) *Municipal Government Act* – Municipal Government Act, RSA. 2000 C M-26

PART 3 - RATES

3. There is hereby imposed a levy which shall be known as an off-site levy in respect of land that is to be developed or subdivided and authorize an agreement to be entered into in respect of the payment of the levy on the Gross developable area lying within the municipal boundary.



TOWN OF BLACKFALDS
BYLAW 1190/15

- 3.1 **Schedule A** is the Stantec Consulting Ltd report entitled: *Town of Blackfalds 2015 Off- Site Levies Report – January 21, 2016.*
- 3.2 **Schedule A, Appendix A** lists the *eligible deep utilities* and estimated costs for its engineering and construction,
- 3.3 **Schedule A, Appendix B** lists the eligible and ineligible transportation proportionate estimated costs for its engineering and construction
- 3.4 **Schedule A, 2016 Off-Site Levies Tables 5.1A, 5.1B, 5.2A, 5.2B** shows the *benefitting areas* of the *eligible infrastructure* for 2016.
- 3.5 **Schedule A, Appendix C, 2017 Off-Site Levies Tables 5.1A, 5.1B, 5.2A, 5.2B** shows the *benefitting areas* of the *eligible infrastructure* for 2017.
- 3.6 **Schedule A, Appendix D, 2018 Off-Site Levies Tables 5.1A, 5.1B, 5.2A, 5.2B** shows the *benefitting areas* of the *eligible infrastructure* for 2018.
- 3.7 The owner of lands to be developed or subdivided shall, as a condition of development of subdivision approval, enter into an agreement to pay the Town the offsite levies authorized to be imposed under this bylaw.

PART 4 - REPEAL

4. That Bylaw 1157/13 is hereby rescinded in its entirety.

PART 5 - DATE OF FORCE

5. That this Bylaw shall come into effect upon the date on which it is finally read and passed.

READ for a First time this 24th day of MARCH, A.D., 20 15.

(RES. NO. 079/15)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

READ for a Second time this 10th day of NOVEMBER, A.D., 20 15.

(RES. NO. 843/15)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

READ for a Third time this 26 day of JANUARY, A.D., 20 16

(RES. NO. 27/16)


MAYOR MELODIE STOL


CAO MYRON THOMPSON



“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;

“2015 OFF-SITE LEVIES REPORT”



Introduction
March 2, 2016

- 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.



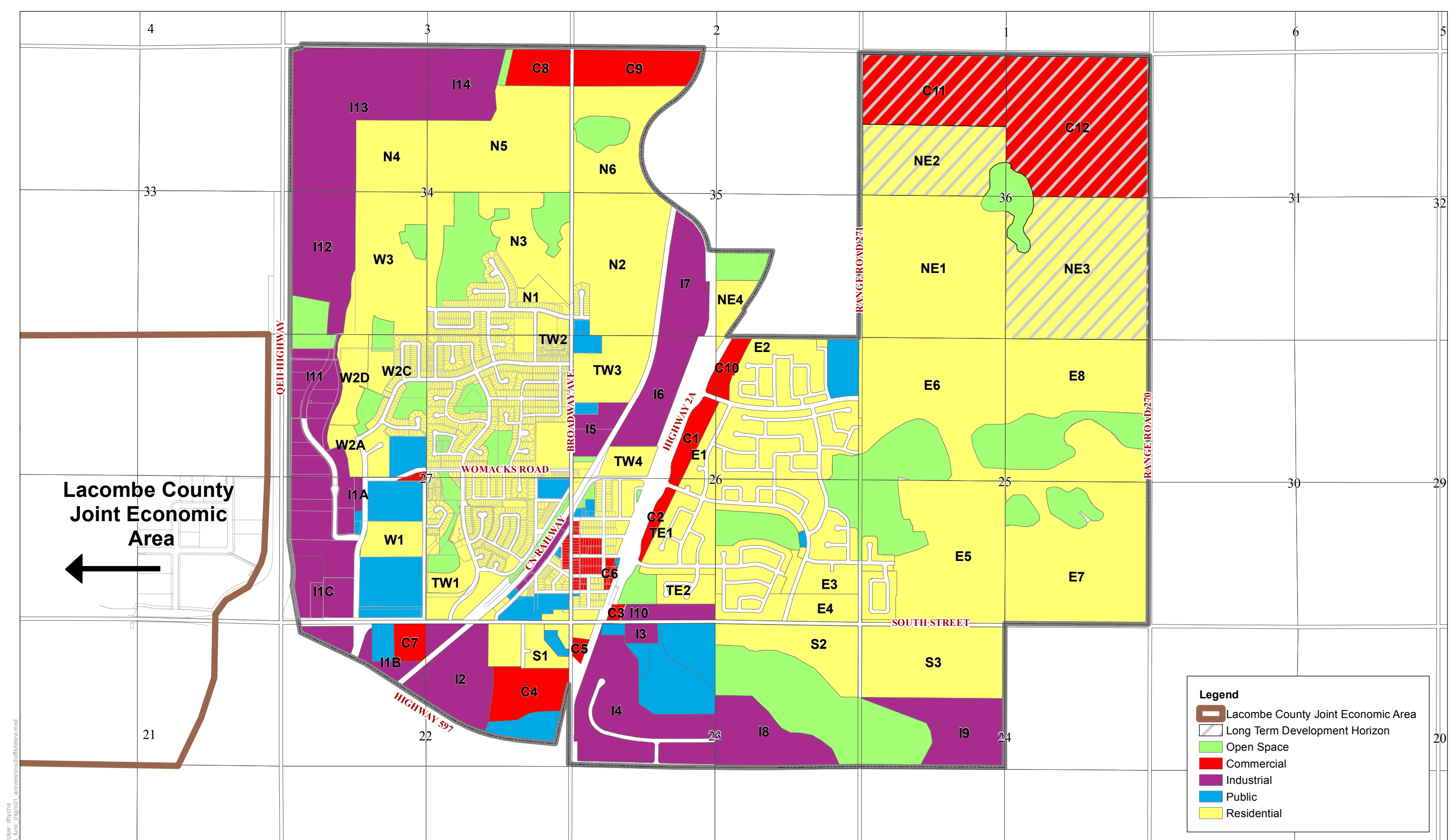
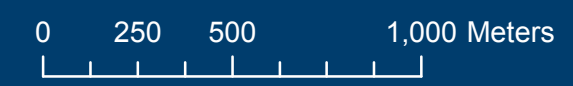


Figure 1.0 Off-site Levies Areas
 Town of Blackfalds - 2013 Offsite Levies Report



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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

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
March 2, 2016

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

“2015 OFF-SITE LEVIES REPORT”



Future Improvements
March 2, 2016

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
March 2, 2016

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

Overall Off-Site Levies by Area
March 2, 2016

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 5.1A - RESIDENTIAL AREAS



Table with columns: Item, Water Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) (E1-NE4). Section: WATER LEVIES

Table with columns: Item, Sanitary Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) (E1-NE4). Section: SANITARY LEVIES

Table with columns: Item, Storm Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) (E1-NE4). Section: STORM LEVIES

Table with columns: Item, Transportation Improvements (2017 - To be increased to \$27,000/Ha in 2017 and \$29,745/Ha in 2018), Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) (E1-NE4). Section: TRANSPORTATION LEVIES

Summary table with columns: Item, Total Cost (\$), Benefiting Area (Ha), Average Cost per Hectare (\$/Ha), and Development Area (Ha) (E1-NE4). Section: TOTAL LEVIES

							WATER LEVIES																
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12			
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24			
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2001	\$ 42,934	102.3	\$ 419.69	\$ 419.69	\$ 419.69	\$ 419.69											\$ 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						\$ 510.52								\$ 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	\$ 2,311.12	\$ 2,311.12	\$ 2,311.12											\$ 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	\$ 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	\$ 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	\$ 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	\$ 18,107.61	\$ 24,587.61	\$ 18,107.61	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 25,098.13	\$ 21,856.80

							SANITARY LEVIES																
Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12			
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0			
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31	\$ 1,707.31			\$ 1,707.31										\$ 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	\$ 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															\$ 693.47		
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,998.62	\$ 2,998.62			\$ 2,998.62											\$ 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	\$ 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										
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, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	\$ 625,000	258.6	\$ 2,416.81					\$ 2,416.81	\$ 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	\$ 3,897.12								\$ 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	\$ 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												\$ 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									\$ 772.33	\$ 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	\$ 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																	
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		
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										\$ 21,398.00	\$ 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						
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	\$ 1,200,000	70.68	\$ 16,977.93											\$ 16,977.93						
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	\$ 27,383.53	\$ 20,875.51	\$ 17,134.60	\$ 18,943.64	\$ 10,496.80	\$ 10,496.80	\$ 18,044.66	\$ 18,044.66	\$ 56,419.61	\$ 32,667.14	\$ 32,667.14	\$ 10,496.80	\$ 34,195.95	\$ 41,559.07

							STORM LEVIES															
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)															
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12		
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0		
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25																
2.3.2	Broadway/Womacks Ext.	I5	2002	\$ 228,460	13.1	\$ 17,439.69						\$ 17,439.69										
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	\$ 500,000	47.6	\$ 10,504.20						\$ 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															\$ 24,096.39	\$ 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																

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

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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 5.1A - RESIDENTIAL AREAS



Table with columns: Item, Water Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) with sub-columns E1-NE4. Includes rows for items 2.1.3 to 4.1.5 and a total row.

Table with columns: Item, Sanitary Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) with sub-columns E1-NE4. Includes rows for items 2.2.3 to 4.2.12 and a total row.

Table with columns: Item, Storm Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) with sub-columns E1-NE4. Includes rows for items 2.3.1 to 4.3.4 and a total row.

Table with columns: Item, Transportation Improvements (2017 - To be increased to \$29,745/Ha in 2018), Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) with sub-columns E1-NE4. Includes a total row.

Summary table with columns: Category (Water, Sanitary, Storm, Transportation), Total Cost (\$), Benefiting Area (Ha), Average Cost per Hectare (\$/Ha), and Development Area (Ha) with sub-columns E1-NE4. Includes a total row.



2017 Off-Site Levies

TABLE 5.1B - RESIDENTIAL AREAS



Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	WATER LEVIES																		
							Development Area (Ha)																		
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1					
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	\$ 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	\$ 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	\$ 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																		\$ 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																			
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018.06																			
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 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	\$ 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	\$ 693.14	\$ 693.14	\$ 693.14	
TOTAL OFF-SITE WATER LEVIES																									
							\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 16,618.13	\$ 16,618.13	\$ 16,618.13	\$ 15,376.79	\$ 16,618.13	\$ 16,618.13	\$ 16,618.13	\$ 15,887.31	\$ 16,973.69	

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	SANITARY LEVIES																	
							Development Area (Ha)																	
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1				
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																		
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																		\$ 943.69
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	\$ 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																		
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																		
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	\$ 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	256.6	\$ 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																		
3.2.8	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	\$ 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																		\$ 630.73
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																		\$ 1,255.71
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																		\$ 642.13
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																		\$ 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																		\$ 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																		
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	\$ 2,500,000	115.7	\$ 21,604.80																		\$ 14,043.12
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																		\$ 11,630.82
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	\$ 250,000	35.8	\$ 6,982.27																		\$ 2,443.79
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	\$ 800,000	144.88	\$ 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																		
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	\$ 500,000	160.7	\$ 3,111.39																		\$ 3,111.39
TOTAL OFF-SITE SANITARY LEVIES																								
							\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 32,667.14	\$ 32,667.14	\$ 10,496.80	\$ 10,496.80	\$ 19,099.85	\$ 23,564.51	\$ 17,620.27	\$ 10,496.80	\$ 33,243.03	\$ 33,243.03	\$ 33,243.03	\$ 45,572.37	\$ 23,701.92	

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	STORM LEVIES																	
							Development Area (Ha)																	
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1				
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 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																		
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
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
TOTAL OFF-SITE STORM LEVIES																								
							\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 10,952.25	\$ 16,024.37	\$ -	\$ 16,000.00	\$ -	\$ 16,024.37	\$ 16,024.37	\$ 16,024.37	\$ 16,024.37	\$ 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)											
						S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
TOTAL OFF-SITE																	

							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				
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

							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			
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 Forcemain - 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 forcemain - 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 Forcemain 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

							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			
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 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 \$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
TOTAL OFF-SITE TRANSPORTATION LEVIES							\$ 30,039,750	1009.9	\$ 27,000							

APPENDIX D – 2018 OFF-SITE LEVIES



2018 Off-Site Levies

TABLE 5.1B - RESIDENTIAL AREAS



							WATER LEVIES																		
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																		
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1					
							4	17.5	32.8	10.6	4.8	17	29	13.9	4.7	4.5	11.1	8.2	34.3	58					
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2001	\$ 42,934	102.3	\$ 419.69					\$ 419.69	\$ 419.69	\$ 419.69		\$ 419.69	\$ 419.69	\$ 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					\$ 510.52	\$ 510.52	\$ 510.52		\$ 510.52	\$ 510.52	\$ 510.52			\$ 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					\$ 2,311.12	\$ 2,311.12	\$ 2,311.12		\$ 2,311.12	\$ 2,311.12	\$ 2,311.12			\$ 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	\$ 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	\$ 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	\$ 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																	\$ 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																			
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	\$ 242,571	120.2	\$ 2,018.06																			
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	\$ 236,026	120.2	\$ 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	\$ 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	\$ 693.14	\$ 693.14		
TOTAL OFF-SITE WATER LEVIES							\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 18,618.13	\$ 18,618.13	\$ 18,618.13	\$ 15,376.79	\$ 18,618.13	\$ 18,618.13	\$ 18,618.13	\$ 18,618.13	\$ 15,887.31	\$ 16,973.69

							SANITARY LEVIES																
Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1			
							4.0	17.5	32.8	10.6	4.8	17.0	29.0	13.9	4.7	4.5	11.1	8.2	34.3	58.0			
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31					\$ 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			\$ 809.54	\$ 809.54	\$ 809.54			\$ 809.54			\$ 283.34
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56						\$ 3,744.56			\$ 3,744.56	\$ 3,744.56	\$ 3,744.56			\$ 3,744.56			\$ 1,310.60
2.2.6	NW Area LS Force Main - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12						\$ 695.12			\$ 695.12	\$ 695.12	\$ 695.12			\$ 695.12			\$ 243.29
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					\$ 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									\$ 2,696.26	\$ 2,696.26	\$ 2,696.26			\$ 2,696.26			\$ 943.69
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	\$ 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	\$ 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																	
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	\$ 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	256.6	\$ 2,416.81									\$ 2,416.81	\$ 2,416.81	\$ 2,416.81			\$ 2,416.81			\$ 845.88
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	\$ 3,897.12			\$ 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									\$ 1,080.16	\$ 1,080.16	\$ 1,080.16			\$ 1,080.16			\$ 378.06
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	\$ 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																	\$ 630.73
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																	\$ 1,255.71
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																	\$ 642.13
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																	\$ 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					\$ 772.33	\$ 772.33											\$ 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																	
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	\$ 2,500,000	115.7	\$ 21,604.80																	\$ 14,043.12
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																	\$ 11,630.82
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2C, W2D	Future	\$ 250,000	35.8	\$ 6,982.27									\$ 6,982.27	\$ 6,982.27	\$ 6,982.27			\$ 6,982.27			\$ 2,443.79
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	\$ 1,500,000	70.1	\$ 21,398.00					\$ 21,398.00	\$ 21,398.00											
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 800,000	144.88	\$ 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																	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	\$ 500,000	160.7	\$ 3,111.39																	\$ 3,111.39
TOTAL OFF-SITE SANITARY LEVIES							\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 32,667.14	\$ 32,667.14	\$ 10,496.80	\$ 10,496.80	\$ 19,099.85	\$ 23,564.51	\$ 17,620.27	\$ 10,496.80	\$ 33,243.03	\$ 33,243.03	\$ 33,243.03	\$ 45,572.37	\$ 23,701.92

							STORM LEVIES																
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1			
							4.0	17.5	32.8	10.6	4.8	17.0	29.0	13.9	4.7	4.5	11.1	8.2	34.3	58.0			
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												
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									\$ 10,504.20	\$ 10,504.20	\$ 10,504.20			\$ 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	\$ 5,520.17	\$ 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
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		
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 10,952.25	\$ 16,024.37	\$ -	\$ 16,000.00	\$ -	\$ 16,024.				



2018 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS



WATER LEVIES table with columns for Item, Water Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) across 12 zones (I1A-I12).

SANITARY LEVIES table with columns for Item, Sanitary Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) across 12 zones (I1A-I12).

STORM LEVIES table with columns for Item, Storm Improvements, Contributing Areas, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) across 12 zones (I1A-I12).

TRANSPORTATION LEVIES table with columns for Item, Transportation Improvements, Year Completed, Cost (\$), Benefiting Area (Ha), Cost per Hectare (\$/Ha), and Development Area (Ha) across 12 zones (I1A-I12).

TOTAL LEVIES summary table with columns for Total Cost (\$), Benefiting Area (Ha), Average Cost per Hectare (\$/Ha), and Development Area (Ha) across 12 zones (I1A-I12).

Reference: 2022 Off-Site Levies Update - Change Tracking Sheet

- iii. 4.1.4 Future East Reservoir – construction cost increased 20% from \$6,860,000 to \$8,232,000. Note that with funding, the value in the table is changed to \$6,300,000
 - iv. 4.1.5 – Renamed item to “Broadway Reservoir Water Supply Line (300mm Twinning). Increased cost ~20% with recent unit rates for directional drilled line (total from \$700k to 845k).
- i. Sanitary Improvement Changes
- i. Removed 3.2.1 WWTP Upgrades
 - ii. 3.2.2 Stanley FM Increased from \$97,662 to \$260,000 as it will be an encased augured crossing
 - iii. Renamed I2 and C4 Sanitary Trunk to S1 and C4 (Blackfalds Crossing) Sanitary Trunk
 - iv. 3.2.4 – Aurora LS increased to match McKay costs. In the details, a line item was included for \$350k construction value of a 1km long force main.
 - v. 3.2.6 Updated from \$625,000 to \$196,578 based on 2022 costs.
 - vi. 3.2.7 Increased ~20% from \$1,000,000 to \$1,200,000. Included TW2. Removed I11’s, W2A’s, W2C’s, TW1’s W2D’s cost,
 - vii. Removed 3.2.9 Regional Force Main to Red Deer
 - viii. 4.2.4 – McKay LS increased based on 2022 costs. Also added the northeast areas into the benefitting area.
 - ix. 4.2.5 South Street Trunk – Added NE areas to benefitting area.
 - x. 4.2.6 Blackfalds Crossing Trunk – Increased from \$1.6M to \$1.7M
 - xi. 4.2.7 - I13 Lift Station – increased from \$2.5M to \$3.0M
 - xii. 4.2.8 – Valley Ridge Lift Station – increased from \$2.5M to \$3.0M
 - xiii. 4.2.9 – NW Area LS Pump Upgrade – increased from \$250k to \$350k
 - xiv. 4.2.10 – Lakeside LS and FM – Increased from \$1.5M to \$2M.
 - xv. 4.2.11 – Increased 25% from \$1.8M to \$2.25M.
 - xvi. 4.2.12 – Increased from \$500k to \$530k. Added more definition based on McKay Ranch design basis.
 - xvii. 5.2.1 – New line for C11 lift station
 - xviii. 5.2.2 – New line for C12 lift station
- j. Storm Improvements
- i. 3.3.2 – Rolling Hills Lift Station – increased cost from \$500,000 to \$1.5M
 - ii. 4.3.2 – I12 Lift Station (in Valley Ridge) – increased cost from \$800,000 to \$1.3M

Reference: 2022 Off-Site Levies Update - Change Tracking Sheet

- iii. 4.3.4 – Highway 2A LS, FM, and Crossing – previously removed and shown with a strike through. Now deleted altogether.
 - iv. 4.3.5 – Renamed Whelp Brook Storm System to Northwest Storm Project Cost slightly reduced from \$3.6M to \$3.3M
 - v. Added 5.3.1 – Aurora Heights Oversizing for property to south of it.
 - vi. Added 5.3.2 NE Ditch outlet to Blackfalds Lake
 - vii. Added 5.3.3 NE 750mm trunk, assumes pond built by developer
 - viii. Added 5.3.4 NE 675mm trunk, assumes pond built by developer
 - ix. Updated storm contributing areas for EAS project and future NEAS project.
- k. Transportation Levies (Appendix B)
- i. All high-level costs increased approximately 10% for inflation.
 - ii. Signal improvements increased to \$450k per intersection to reflect current costs.
 - iii. Future East Four-Lane Undivided South Street to 800m South of Twp Rd 40-0 – Increased 800m from 2,600m to 3,400m to go all the way to Twp Rd 40-0.
 - iv. Future four-lane Divided Road Around Town increased by 4.1km to go all the way around Town as per TMP. (Note that levies only cover costs for a two-lane road)
 - v. Womacks Road and Gregg Street project expanded to include 2021-2022 contract costs as well as the future 4-lane upgrade work on the east side of the CPR tracks.
 - vi. Added in 4-lane collector roads that may not be paid for by developers.
 - 1. East Railway Street - \$3.75M
 - 2. South Street East of Highway 2A - \$7.3M

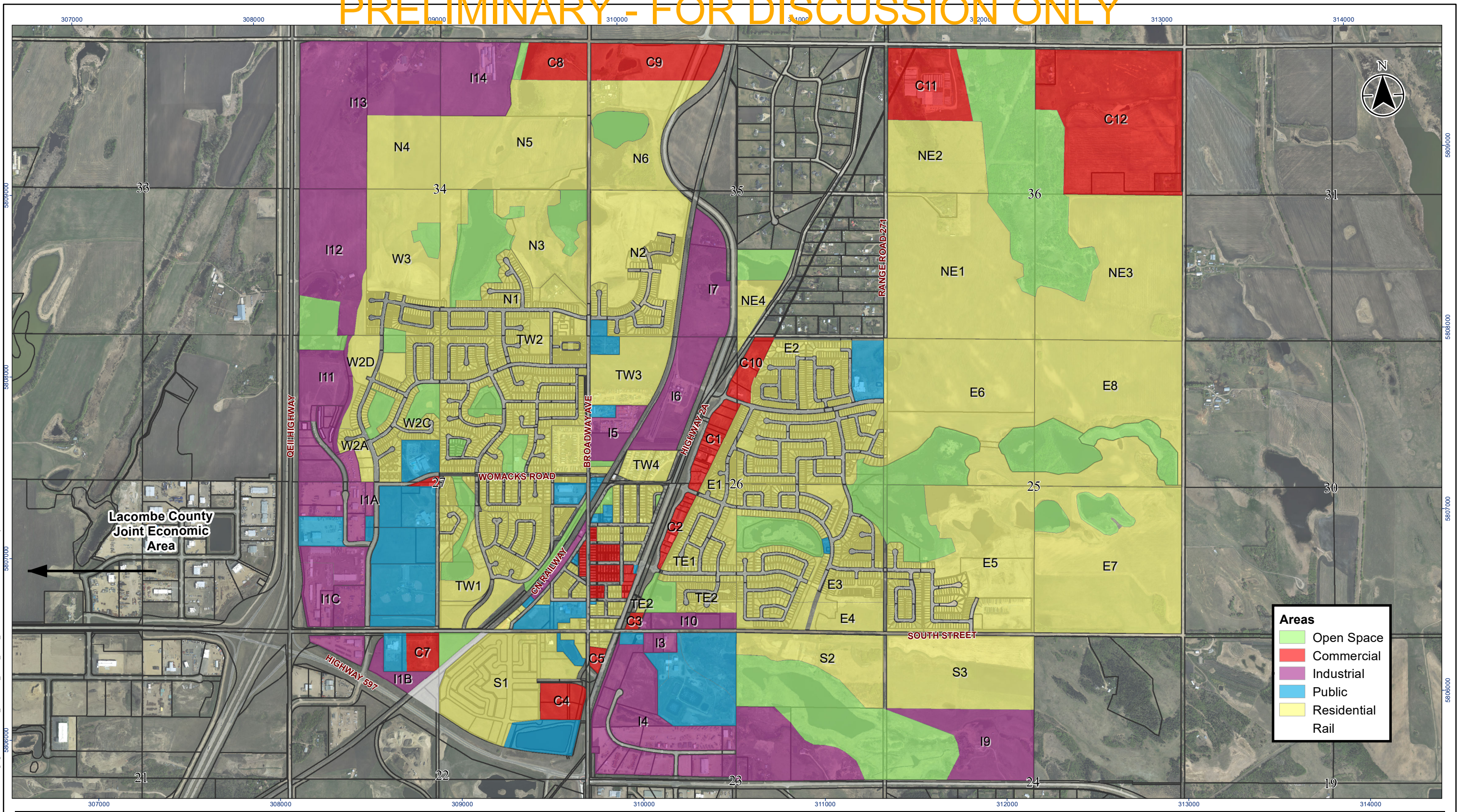
Sincerely,

Stantec Consulting Ltd.

Brad Vander Heyden P.Eng.
Project Manager, Transportation
Phone: (403) 356-3309
Mobile: (403) 598-3463
brad.vanderheyden@stantec.com

Attachment: Off-Site Levies Tables, Overall figure

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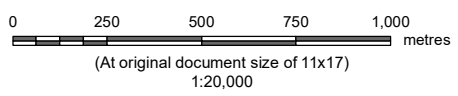


Areas

- Open Space
- Commercial
- Industrial
- Public
- Residential
- Rail



Notes
 1. Coordinate System: NAD 1983 UTM Zone 12N
 2. Background: Aerial imagery from The Town of Blackfalds, 2013



Client/Project: 110170062 - REVA
 Town of Blackfalds
 Off-Site Levies Areas
 Prepared by AL on 2022-08-25
 TR by BV on 2022-08-25

Figure No. **1**
 Title **2022 Offsite Levies Report**

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APPENDIX A

Town of Blackfalds
2021 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	Broadway Extension	2008 Rate to Remain Unchanged	\$ 81,173
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	\$ 266,136
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	\$ 88,955
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 (2023) Upgrade Pumps for Twinning of Reservoir (2023) Contingency for 2020 upgrade (10%) Engineering for 2020 upgrade (15%) Assumed Grant (44.07%) Administration Fee (5%) GST (0%)	\$ 7,650,179 \$ 80,000 \$ 3,200,000 \$ 600,000 \$ 380,000 \$ 570,000 \$ (5,500,015) \$ 624,009 \$ - Total \$ 7,600,000
3.1.2	Womacks Rd /Gregg Street Trunk Main	Construction Contingency (10%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 107,856 \$ 10,786 \$ 26,178 \$ 14,741 \$ - Total \$ 248,561
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

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APPENDIX A

4.1.4	Future East Area Reservoir and Booster Station	Construction	\$ 8,232,000
		Contingency (10%)	\$ 823,200
		Engineering (15%)	\$ 1,234,800
		Funding (-38.8%)	\$ (3,992,520)
		GST (0%)	\$ -
	Total	\$ 6,300,000	
4.1.5	Water Supply Line (300mm Twinning)	Construction	\$ 644,000
		Contingency (10%)	\$ 64,400
		Engineering (15%)	\$ 96,600
		Administration Fee (5%)	\$ 40,250
		GST (0%)	\$ -
	Total	\$ 845,000	

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
2021 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	\$ 138,188
2.2.5	NW Area LS	2008 to Remain Unchanged	\$ 197,713
2.2.6	NW Area LS Forcemain - second phase	2008 to Remain Unchanged	\$ 36,702
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	\$ 64,171
3.2.1	Wastewater Treatment Plant (WWTP) Upgrades	Lagoon Facility Expansion (Aeration and Polishing Cells)	<del style="text-align: right;">\$ 2,376,220
		Engineering (15%)	<del style="text-align: right;">\$ 356,433
		Contingency (10%)	<del style="text-align: right;">\$ 237,622
		Assumed Grant (44.07%)	<del style="text-align: right;">\$ (1,309,000)
		Administration Fee (5%)	<del style="text-align: right;">\$ 83,064
		GST (0%)	<del style="text-align: right;">\$ -
		Total	<del style="text-align: right;">\$ 1,744,339
3.2.2	Upgrade Forcemain from Stanley Street LS	Construction	\$ 200,000
		Contingency (10%)	\$ 20,000
		Engineering (15%)	\$ 30,000
		Administration Fee (5%)	\$ 12,500
		GST (0%)	\$ -
		Total	\$ 260,000
3.2.4	Aurora Lift Station and Force Main	Construction	\$ 3,600,000
		Forcemain (1km)	\$ 350,000
		Contingency (10%)	\$ 395,000
		Engineering (15%)	\$ 592,500
		Administration Fee (5%)	\$ 246,875
		GST (0%)	\$ -
		Total	\$ 5,200,000

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
 2021 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	\$ 162,798
		Contingency (10%)	\$ -
		Engineering (15%)	\$ 24,420
		Administration Fee (5%)	\$ 9,361
		GST (0%)	\$ -
Total	\$ 196,578		
3.2.7	Indiana Street/ South Street/ Highway 2A Upgrade	Construction	\$ 950,000
		Contingency (10%)	\$ 95,000
		Engineering (15%)	\$ 142,500
		Administration Fee (5%)	\$ 59,375
		GST (0%)	\$ -
Total	\$ 1,200,000		
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		

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
 2021 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 Ranch (E5) Lif Station and Force Main	Construction	\$ 3,600,000
		Force Main	\$ 210,000
		Contingency (10%)	\$ 360,000
		Engineering (15%)	\$ 540,000
		Administration Fee (5%)	\$ 235,500
		GST (0%)	\$ -
Total	\$ 4,945,500		
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	Construction	\$ 260,585
4.2.6	S1 and C4 Sanitary Trunk	Construction	\$ 1,248,150
		Contingency (10%)	\$ 124,815
		Engineering (15%)	\$ 187,223
		Administration Fee (5%)	\$ 78,009
		GST (0%)	\$ -
		Total	\$ 1,600,000
4.2.7	I13 Lift Station	Construction	\$ 2,300,000
		Contingency (10%)	\$ 230,000
		Engineering (15%)	\$ 345,000
		Administration Fee (5%)	\$ 143,750
		GST (0%)	\$ -
		Total	\$ 3,000,000

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
 2021 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
4.2.8	Valley Ridge Industrial Lift Station	Construction	\$ 2,300,000
		Contingency (10%)	\$ 230,000
		Engineering (15%)	\$ 345,000
		Administration Fee (5%)	\$ 143,750
		GST (0%)	\$ -
		Total	\$ 3,000,000
4.2.9	NW Area Lift Station Pump Upgrade	Construction	\$ 270,000
		Contingency (10%)	\$ 27,000
		Engineering (15%)	\$ 40,500
		Administration Fee (5%)	\$ 16,875
		GST (0%)	\$ -
		Total	\$ 350,000
4.2.10	Lakeside Lift Station and Force Main	Construction	\$ 1,500,000
		Contingency (10%)	\$ 150,000
		Engineering (15%)	\$ 225,000
		Administration Fee (5%)	\$ 93,750
		GST (0%)	\$ -
		Total	\$ 2,000,000
4.2.11	Broadway / Aurora Trunk	Construction	\$ 1,713,750
		Contingency (10%)	\$ 171,375
		Engineering (15%)	\$ 257,063
		Administration Fee (5%)	\$ 107,109
		GST (0%)	\$ -
		Total	\$ 2,250,000
4.2.12	McKay Ranch North Trunk Oversizing through Future	Construction	\$ 400,000
		Contingency (10%)	\$ 40,000
		Engineering (15%)	\$ 60,000
		Administration Fee (5%)	\$ 25,000
		GST (0%)	\$ -
		Total	\$ 530,000
5.2.1	C11 Lift Station and Force Main	Construction	\$ 500,000
		Force Main	\$ 280,000
		Contingency (10%)	\$ 50,000
		Engineering (15%)	\$ 75,000
		Administration Fee (5%)	\$ 45,250
		Total	\$ 950,000

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
2021 Off-site Levies Update
Prepared by: Stantec Consulting



Sec.	Sanitary Improvement	Item	Cost
5.2.2	C12 Lift Station and Force Main	Construction	\$ 500,000
		Contingency (10%)	\$ 840,000
		Engineering (15%)	\$ 75,000
		Administration Fee (5%)	\$ 70,750
		GST (0%)	
		Total	\$ 7,288
			\$ -
			\$ 1,490,000

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

Town of Blackfalds
2021 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	Rolling Hills Lift Station	Storm Retention	\$ 190,000
		Lift Station	\$ 950,000
		Contingency (10%)	\$ 114,000
		Engineering (15%)	\$ 171,000
		Administration (5%)	\$ 71,250
		GST (0%)	\$ -
		Total	\$ 1,500,000
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	I12 Lift Station and Force Main	Construction	\$ 950,000
		Contingency (10%)	\$ 95,000
		Engineering (15%)	\$ 142,500
		Administration (5%)	\$ 59,375
		GST (0%)	\$ -
		Total	\$ 1,300,000
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	Northwest Storm Project	Construction	\$ 2,515,000
		Contingency (10%)	\$ 251,500
		Engineering (15%)	\$ 377,250
		Administration Fee (5%)	\$ 157,188
		GST (0%)	\$ -
		Total	\$ 3,300,000
5.3.1	Aurora Heights Oversizing	Construction	\$ 37,471
		Contingency (0%)	\$ -
		Engineering (0%)	\$ -
		Administration (0%)	\$ -

PRELIMINARY - FOR DISCUSSION ONLY

APPENDIX A

		GST (0%)	\$	-
			Total \$	37,471
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	Construction	\$	400,000
		Contingency (10%)	\$	40,000
		Engineering (15%)	\$	60,000
		Administration (5%)	\$	25,000
		GST (0%)	\$	-
			Total \$	525,000
5.3.3	Northeast 750mm Trunk	Construction	\$	600,000
		Contingency (10%)	\$	60,000
		Engineering (15%)	\$	90,000
		Administration (5%)	\$	37,500
		GST (0%)	\$	-
			Total \$	790,000
5.3.4	Northeast 675mm Trunk	Construction	\$	910,000
		Contingency (10%)	\$	91,000
		Engineering (15%)	\$	136,500
		Administration (5%)	\$	56,875
		GST (0%)	\$	-
			Total \$	1,190,000



Table B.1 - Transportation Levies Summary



Arterial and Major Collector Roadways	Approximate Cost (\$)
Vista Trail	\$ 2,915,250
Broadway Avenue - Womacks Road to Aurora	\$ 2,018,250
Cottonwood Drive Extension to Rge Rd 270	\$ 2,915,250
Future East Four Lane Undivided from South Street to Twp Rd 40-0	\$ 7,624,500
Future Four Lane Divided Arterial Around Town Limits (Initial Two Lanes Only)	\$ 20,163,000
East Railway Street Upgrades	\$ 3,575,000
QEII and Twp Rd. 40-0 Right-in/Right-Out Connection	\$ 7,800,000
South Street Upgrades East of Highway 2A	\$ 7,312,500
Womacks Road & CPR Crossing (Includes Future Upgrade)	\$ 8,800,000
Highway 2A Upgrades	\$ 14,625,000
Total	\$ 55,323,750

Intersection Signalizations and Other General Upgrades	Approximate Cost (\$)
Vista Trail & Womacks Road Intersection Upgrade	\$ 585,000
Vista Trail & Duncan Avenue Intersection Upgrade	\$ 585,000
Vista Trail & South Street Intersection Upgrade	\$ 585,000
Broadway Ave & Westbrooke Road Intersection Upgrade	\$ 585,000
Highway 2A Pedestrian Bridge	\$ 3,000,000
Parkwood Road & Panorama Drive Intersection Upgrade	\$ 585,000
Total	\$ 2,925,000

Summary	Total
Arterial Roadway	\$ 55,323,750
Other General Upgrades	\$ 2,925,000
Total	\$ 58,248,750

Items in orange are not included in total, but are being discussed.



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	2,300	30%	75.0%	\$ 2,915,250
Broadway Avenue - Womacks Road to Aurora	4-Lane UAU	900	2,300	30%	75.0%	\$ 2,018,250
Cottonwood Drive Extension to Rge Rd 270	4-Lane UAU	1,300	2,300	30%	75.0%	\$ 2,915,250
Future East Four Lane Undivided from South Street to Twp Rd 400	4-Lane UAU	3,400	2,300	30%	75.0%	\$ 7,624,500
Future Four Lane Divided Around Town Limits (Initial Two Lanes Only)	4-Lane UAD	9,400	4,400	30%	37.5%	\$ 20,163,000
East Railway Street Upgrades	4-Lane UCU	1,100	5,000	30%	50.0%	\$ 3,575,000
QEII and Twp Rd. 40-0 Right-in/Right-Out Connection	Arterial	1,600	5,000	30%	75.0%	\$ 7,800,000
South Street Upgrades East of Highway 2A	4-Lane UCU	2,250	5,000	30%	50.0%	\$ 7,312,500
Womacks Road & CPR Crossing (Including Future Upgrade)	4-Lane UAD	500	13,615	30%	100.0%	\$ 8,800,000
Upgrade Highway 2A	4-Lane UAD	2,000	7,500	30%	75.0%	\$ 14,625,000
Total						\$ 77,748,750



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



INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS	INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS
16	Levies	Vista Trail & Womacks Rd Intersection Upgrade		35	Developer	Broadway Ave & Collector Rd Intersection Upgrade	
		Construction	\$450,000.00			Construction	\$450,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$22,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$45,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$67,500.00
		TOTAL	\$585,000.00			TOTAL	\$585,000.00
17	Levies	Vista Trail & Duncan Ave Intersection Upgrade		1	AT	Highway 2A & Cottonwood Dr Intersection Upgrade	
		Construction	\$450,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$585,000.00			TOTAL	\$2,145,000.00
18	Levies	Vista Trail & South St Intersection Upgrade		2	AT	Highway 2A & Panorama Dr Intersection Upgrade	
		Construction	\$450,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$585,000.00			TOTAL	\$2,145,000.00
19	AT	Vista Trail & Highway 597 Intersection Upgrade		3	AT	Highway 2A & Park St Intersection Upgrade	
		Construction	\$3,000,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$150,000.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$300,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$450,000.00			Contingency (15%)	\$247,500.00
		TOTAL	\$3,900,000.00			TOTAL	\$2,145,000.00
25	Developer	East Railway St & South St Intersection Upgrade		37	AT	Highway 2A & South St Intersection Upgrade	
		Construction	\$750,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$37,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$75,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$112,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$975,000.00			TOTAL	\$2,145,000.00
26	AT	Highway 597 & Industrial Way Intersection Upgrade		6	AT	Highway 2A & Broadway Ave Intersection Upgrade	
		Construction	\$1,100,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$55,000.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$110,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$165,000.00			Contingency (15%)	\$247,500.00
		TOTAL	\$1,430,000.00			TOTAL	\$2,145,000.00
8	Levies	Broadway Ave & Westbrooke Rd Intersection Upgrade (22,500 Pop.)		22	Levies	Parkwood Rd & Panorama Dr Intersection Upgrade	
		Construction	\$450,000.00			Construction	\$450,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$22,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$45,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$67,500.00
		TOTAL	\$585,000.00			TOTAL	\$585,000.00
9, 11, 34	Levies	Womacks Rd & CPR Crossing, including Broadway/East Railway 2021-2022 Costs		33	Developer	East Railway St & Highway 597 Intersection Upgrade (22,500)	
		Road Construction (Sch B, D, C)	\$1,477,285.55			Construction	\$1,100,000.00
		Land	\$1,705,823.01			Administration (5%)	\$55,000.00
		Fortis/Relocations and Illumination	\$300,000.00			Engineering Fee (10%)	\$110,000.00
		CP-Rail	\$824,583.75			Contingency (15%)	\$165,000.00
		Administration (5%)	\$215,384.62			TOTAL	\$1,430,000.00
		Engineering Fee (10%)	\$430,769.23		33	Levies	Pedestrian Bridge Across Highway 2A
		Contingency (15%)	\$646,153.85			Construction	\$2,307,692.31
		Future Realignment and Upgrade to 4 Lanes				Administration (5%)	\$115,384.62
		Construction and land	\$2,500,000.00			Engineering Fee (10%)	\$230,769.23
		Administration (5%)	\$125,000.00			Contingency (15%)	\$346,153.85
		Engineering Fee (10%)	\$250,000.00			TOTAL	\$3,000,000.00
		Contingency (15%)	\$375,000.00				
		TOTAL	\$8,850,000.00				
		(Included as Arterial Upgrade Now)					

CAPITAL IMPROVEMENTS SUMMARY	
Developer Owned	\$2,990,000
Town Levy Funding	\$5,925,000
Alberta Transportation	\$16,055,000
TOTAL	\$24,970,000



Town of Blackfalds Municipal Policy Handbook

POLICY NUMBER: 110/09

DEPARTMENT: C.S.D.

POLICY NAME: RECREATION LEVIES ALLOCATION

DATE OF APPROVAL BY COUNCIL: June 28, 2011

RESOLUTION NO. 217/11

LAST REVIEW DATE:

NEXT REVIEW DATE:

SPECIAL NOTES:

Policy Statement:

Recreation Levies collected will be allocated to the following areas:

- 50% Parks
- 50% Recreation and Culture Facility development.

Procedure:

Recreation Levies are collected from developers and the levies collected will be divided according to the policy statement.

APPROVED BY:



Mayor Melodie Stol



Acting CAO Sean Barnes

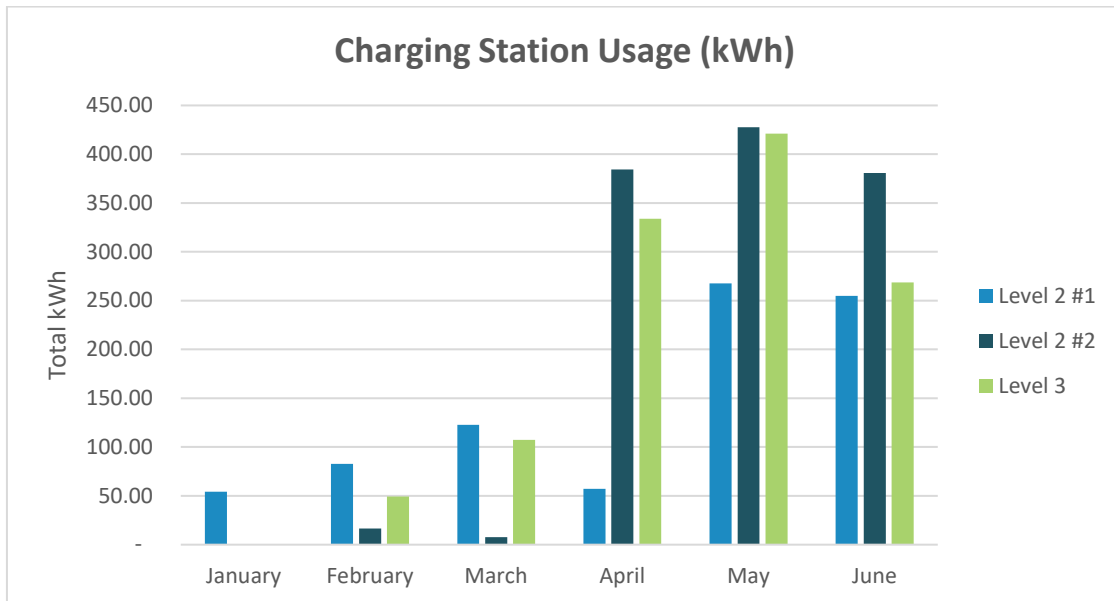
MEETING DATE: August 13, 2024
PREPARED BY: Jordan Bauman, Financial Analyst
PRESENTED BY: Justin de Bresser, Director of Corporate Services
SUBJECT: EV Charging Stations Second Quarter Report

BACKGROUND

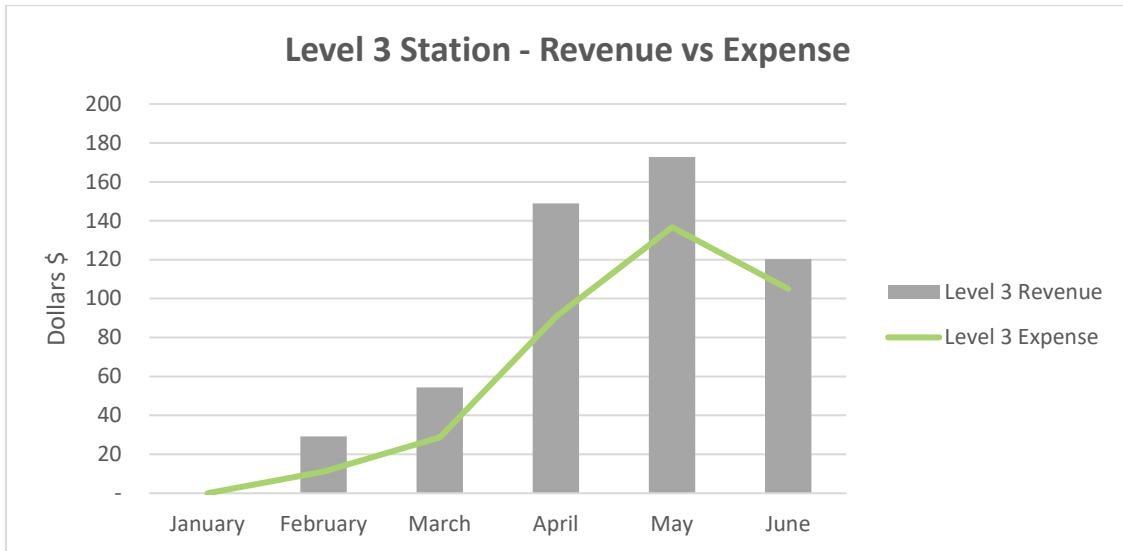
The Town’s Flo EV charging stations were installed in the last few months of 2023. Early 2024 required some troubleshooting to make the stations fully operational. Council directed Administration to report back on the usage of both charging locations in 6 months.

DISCUSSION

Below is a summary of the usage seen across the first two quarters of 2024. Charging station usage has increased from 441 kWh in Q1 of 2024 to 2,797 kWh in Q2 of 2024. Level 2 usage makes up 64% of the kWh with the remaining 36% coming from the Town’s level 3 charger located at the Civic Centre.

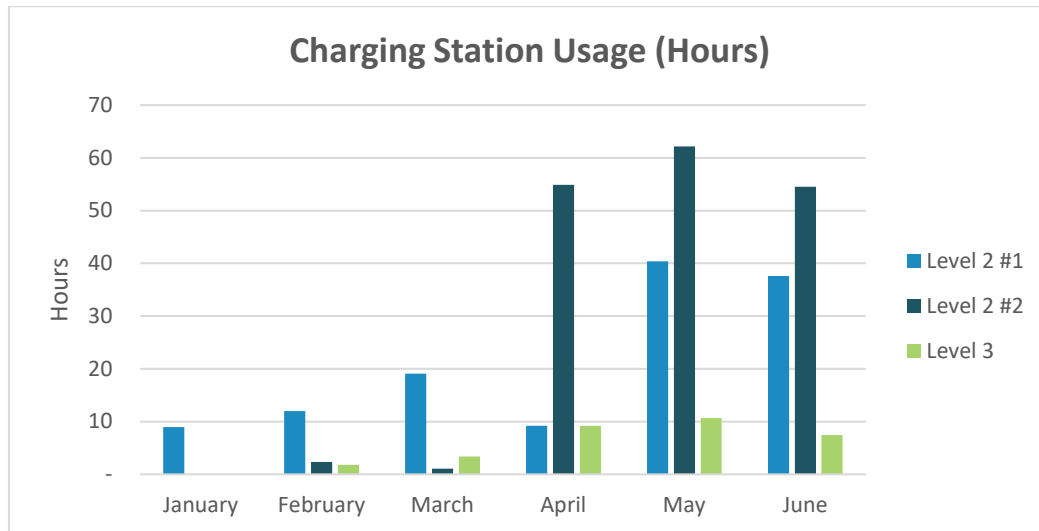


The level 3 charger generates revenue at a rate that was designed to create profit for the Town. In the first 6 months of 2024, net revenues (gross revenue less transaction fees charged by Flo) totaled \$526. During this same period, the level 3 charger used 1,181 kWh which cost the Town \$372. This resulted in a net profit of \$154 (29%) for the six months ending June 30, 2024.



*The costs outlined include the cost of energy, transmission charges, delivery charges, and local access fees.

With the level 3 charger being the only station that is currently “pay-for-use”, the level 2 chargers installed near Highway 2A are a straight expense for the Town. These charging stations were utilized for 44 hours during Q1 and 259 hours during Q2. The total cost to the Town for the power used during these sessions was \$666, which puts the average cost of charging around \$2.20/hour.



FINANCIAL IMPLICATIONS

Overall, the Town's charging station network had a net loss through the first six months of 2024 of approximately \$512. In order to minimize losses in the future, it may be beneficial to implement a minimal charge at the Level 2 station in order to recover the Town's cost of electricity. Using averages from Q1 and Q2 of 2024, an appropriate charge appears to be in the \$2.50 - \$3.00 per hour range.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council approves a charging rate of \$3 per hour for the level 2 charging station.

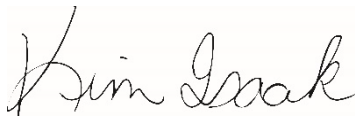
ALTERNATIVES

- a) That Council refer this back to Administration

ATTACHMENTS

- NA

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

MEETING DATE: August 22, 2023

PREPARED BY: Kim Isaak, Chief Administrative Officer

PRESENTED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **Blackfalds RCMP Multi-Year Financial Plan**

BACKGROUND

The Town of Blackfalds is served by the Royal Canadian Mounted Police, and this service is formalized through the Municipal Police Service Agreement (MPSA). On an annual basis, at the start of the policing fiscal year, a Multi-Year Financial Plan (MYFP) is prepared by the RCMP and provided to the Municipality for the purpose of engaging in long-term financial planning and future resource requirements through collaborative engagement.

In previous years Administration has taken the information provided in the MYFP for consideration in the annual budget process and updating of the Staffing Plan. The MSPA includes a cost-sharing arrangement of 70% paid by the Municipality and 30% paid by the federal government, which is the cost-sharing ratio adopted for municipalities with populations between 5,000 and 14,999.

DISCUSSION

S/Sgt. Allan provided an overview of the MPSA along with the presentation of the semi-annual report on policing activities earlier through the delegation portion of the meeting. The purpose of the Request for Decision is not only to provide a copy of the most current MYFP but to have an “Agreement in Principle” in support of the plan by Council.

The MYFP provides valuable data, metrics, and forecasted resources anticipated to assist the RCMP in maintaining the goal of ensuring the safety and security of our citizens. Our detachment strength for urban enforcement is nine (9) positions. In addition to cost-sharing on these positions, we employ two (2) municipal administrative support positions to augment the federal support staff at the detachment.

The Town of Blackfalds owns the RCMP Detachment Building and provides space to the RCMP provincial resources, which is over and above the nine (9) municipal resources. The provincial resources include nineteen (19) rural and enhanced members, five (5) public service members, six (6) RCMP Traffic members, and two (2) Victim Services positions.

The MYFP includes the forecasting of future human resources, accommodation, equipment, and fleet needs. Costs have been estimated for current and future years as divisional pooled costs. As a community of less than fifteen thousand (15,000) in population, costs are pooled together and divided over the full-time equivalent utilization in the respective police service.

Over the past number of years, accommodation of facility space for the enforcement has been a topic of discussion as the detachment has reached capacity in the housing of members. This concern has been brought up on a number of fronts, including annual discussions with K Division.

FINANCIAL IMPLICATIONS

There will be financial implications in the budget, both operational and capital costs, over the term identified in the plan. These costs will be taken into consideration in the Town's annual and long-term budget cycles.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motions:

1. That Council acknowledge support of the Multi-Year Financial Plan from April 1, 2025, to March 31, 2030, with an Agreement in Principle only and consideration as part of the Municipal annual budget development process.
2. That Council authorize the Mayor's signature of the Multi-Year Financial Plan from April 1, 2025, to March 31, 2030, acknowledging the Agreement in Principle and effective collaboration in strategic planning for policing expenditures over the term identified in the plan.

ALTERNATIVES

- a) That Council refer this item back to Administration for more information.

ATTACHMENTS

- *Blackfalds MYFP 2025-2030*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author



**BLACKFALDS MUNICIPAL POLICE SERVICE
MULTI-YEAR FINANCIAL PLAN (MYFP)
APRIL 1, 2025 TO MARCH 31, 2030**

Prepared for:

The Town of Blackfalds

Prepared by:

Blackfalds Detachment Commander

Dated:

July 31, 2024

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INTRODUCTION

This Multi-Year Financial Plan (MYFP), the “Plan”, has been prepared by the Alberta Royal Canadian Mounted Police (RCMP) in consultation with the Town of Blackfalds, pursuant to Article 17.1 of the Municipal Police Service Agreement (MPSA). This Plan is for the Fiscal Year (FY) starting on April 1, 2025 and covers a period of five years. In addition, the forecast for the 2024-25 fiscal year will be updated and finalized through this process.

This Plan reflects ongoing cooperation between the RCMP and the Town of Blackfalds to ensure adequate and effective Municipal policing is provided pursuant to the MPSA. The safety and security of the citizens of the Town of Blackfalds and the police officers serving within the Municipal Police Service (MPS) remains the ultimate goal.

The MYFPs are a five-year cost projection for the following areas:

- Human Resources
- Accommodation
- Equipment
- Divisional Administration and Other Direct and Indirect Costs
- Special Projects and Initiatives
- Financial Summary and Projections

The MYFP is a planning and reporting tool designed to establish enhanced consultation and collaboration between the Detachment Commander and Mayor/CAO on financial matters to ensure all contract parties have the information they require to effectively manage the finances of the Service and Divisional and/or Regional administration. The Plan includes items highlighted in recent Contract Management Committee (CMC) Consultation Documents, items noted in bilateral discussions and other national direction or initiatives that will have program or financial implications in contract jurisdictions.

Understanding that approved Municipal budgets are not available at the time of this submission as Municipal and Federal budget processes and timelines do not normally align, Alberta RCMP worked cooperatively with the Town of Blackfalds to obtain notional support for projected annual budgets and resource forecasts (together forming the “approval in principle” budget and personnel figures).

PROGRESS AND ACCOMPLISHMENTS 2023/24

In 2023-24, the Town of Blackfalds and the Detachment Commander identified several community priorities, including (but not limited to):

Crime Reduction: Project Focus is the main Detachment initiative to address Crime Reduction. Through the 2023-24 fiscal year, Project Focus has resulted in several higher-level drug seizures and associated charges including methamphetamines and fentanyl as well as firearm seizures. A bait vehicle was deployed with some success. In one investigation, the arrest of two prolific offenders resulted in the conclusion of seven theft investigations. One covert investigation resulted in the successful arrest of six individuals responsible for numerous vehicle thefts. Another investigation resulted in the arrest of an individual who was wanted on 50 warrants in and around the Blackfalds area. The successes for this project have been significant and have served as a valuable training opportunity for all Members in the Detachment.

Police / Community Relations – Police Visibility: Non-management Members were invited to 35 community meetings over the previous fiscal year and this was achieved while the Detachment was experiencing a resource shortage. This gave both Members and the community the opportunity to meet in a positive setting, while also setting the stage for future relationship building and the development of Members towards future leadership roles.

In addition, the Detachment increased reporting to all municipal partners and continues to disseminate the “Blackfalds Weekly News.” The Detachment continues to provide statistics to some of our smaller communities.

Traffic – Safety: As a result of this priority, one of our members successfully conducted 52 Impaired Operation investigations. As a Detachment, members completed Joint Force Operations (JFOs) with our Community Peace Officers, conducting Check Stops and roving patrols within the Town of Blackfalds as well as rural municipalities. In one operation, violations related to school buses resulted in several educational opportunities as well as violation tickets. Additionally, these JFO’s resulted in enhancing relationships with our community enforcement partners.

OPERATIONAL PRIORITIES

For the 2024-25 fiscal year, the Town of Blackfalds and the Detachment Commander identified the same community priorities, but with an increased focus on youth, mental health (for both members and public), and community participation.

This year’s APP initiatives will continue to include Project Focus, Joint Forces traffic operations and additional community reporting such as the Blackfalds Weekly News as well as encouraging non-management members to attend community meetings. This year, an additional initiative engaging more involvement by members in schools as well as increasing members’ mental health by ensuring appropriate leave and training in personal themes such as wills, financial security, and life insurance. This year, a formal focus will be placed on ensuring members use newly formed resources in mental health when dealing with the public.

SECTION 1 - HUMAN RESOURCES

1.1 Annex A – Authorized Strength

In accordance with Article 5 of the Companion Document to the Police Service Agreements, the number of positions noted in Annex “A” of the MPSA is also known as “authorized strength”. Authorized strength is the benchmark information used by the Municipality when reporting to the public, or Treasury Boards, on the size of the Service and/or Divisional/Regional administration.

The number of current Municipal positions noted in Annex “A” as of April 1, 2024 is nine Regular Members (RM). As well, there are two Municipal Employees (ME) providing support to the detachment. A breakdown of these resources and their functions are outlined in the tables below:

Municipal Detachment: Regular Members	Supt	Insp	S/Sgt	Sgt	Cpl	Cst	Total
General Duty				1	1	6	8
School Resource Officer						1	1
				1	1	7	9

Municipal Detachment: Municipal Employees	Total
Administrative Support	2
	2

1.2 Resource Requests

1.2.1 Summary of Personnel Growth Assigned to the Municipal Service – Fiscal Year 2025-26 and Beyond

Police Service Agreement	Allocation	Category of Employee	2025-26*	2026-27	2027-28	2028-29	2029-30
		Rank/Group & Level (if available)					
MPSA Alberta RCMP	Contract Policing	RM	2	1	1	1	1
		S/Cst	0	0	0	0	0
		CM	0	0	0	0	0
		PSE	0	0	0	0	0
		ME	0	1	0	0	1

*Growth is ‘approved in principle’ by the Contract Partner for the 2025-26 Fiscal Year.

An increase of six Members and two Support Staff resources to the Municipal Service over five years beginning in Fiscal Year 2025-26 is included in this MYFP as follows:

1.2.1.1 Crime Reduction/General Investigation Section (CRU/GIS) Member: 1 RM Constable in Fiscal Year 2025-26

This new position would be included in the Detachment’s existing CRU/GIS unit. This unit is a plain-clothes unit whose primary mandate is crime reduction, focusing on providing a higher level of service to the Detachment’s high-volume clients, crime reduction initiatives such as the Bait Program, Confidential Informants, and projects related to proactively targeting known property crime offenders. The secondary mandate is complex investigations that may be larger in scope than the general duty Members can reasonably complete on their own, often require complex judicial authorizations and are often aligned with crime reduction initiatives.

1.2.1.2 General Duty (front-line) Members: 1 RM Constable for each year from 2025-26 through 2029-30

These Members will be uniformed Members and responsible for proactive policing as well as responding to calls for service and general public safety.

1.2.1.3 Administrative Support: 1 Municipal Employee for the 2026-27 fiscal year and 1 Municipal Employee for the 2029-30 fiscal year.

These employees will be Detachment Services Assistants providing support to the Detachment Commander as needed. Their duties include Member support, capturing data, reporting for municipalities, court disclosure, quality control, service to the public and more.

1.2.2 Summary of Personnel Growth Assigned to Divisional Administration – Fiscal Year 2025-26 and Beyond

Police Service Agreement	Allocation	Category of Employee	2025-26*	2026-27	2027-28	2028-29	2029-30
		Rank/Group & Level (if available)					
Alberta RCMP	Contract Policing	RM	0	0	0	0	0
		S/Cst	0	0	0	0	0
		CM	0	0	0	0	0
		PSE	5	0	0	0	0

*Growth is ‘approved in principle’ by the Contract Partner for the 2025-26 Fiscal Year.

Anticipated financial impacts to the Divisional Administration rate resulting from these increased resources is expected to be minimal as these Divisional costs will be spread amongst all partners within the Division.

An increase of five (5) Support Staff resources to Divisional Administration over five years beginning in Fiscal Year 2025-26 is included in this MYFP as follows:

1.2.2.1 Finance: One (1) Public Service Employee in 2025-26 Fiscal Year

Finance has not experienced growth for several years, despite a significant increase in Divisional Operations footprint and the demands from our Contract Partners. As Divisional operations have expanded, it is imperative that the support services, including Finance, also scale accordingly. Over the past few years, the demand for detailed forecasting and financial reporting from both the Divisions and contract partners has surged, creating an unsustainable workload for the current team. The addition of a position in Finance, will improve the support provided to the Division and as well as the critical tasks that are performed. The added capacity will also increase value in strategic decision-making and advance our overall operational efficiency and effectiveness.

1.2.2.2 Asset Managers: Two (2) Public Service Employees in 2025-26 Fiscal Year

Divisions have significant housing pressures, including availability of housing in difficult markets. There is additional workload to develop multi-tiered housing strategies, requiring capital, leasing, and partnerships within other levels of government to address our housing requirements. Our northern houses and detachments are serviced by unique infrastructure, creating additional complexity in replacement planning and lifecycle management, core mandate activities of the Asset Management Unit. Our footprint of buildings portfolio is significantly higher in the Northwest compared to other regions, resulting in a higher number of facilities per employee. Asset Management growth has not been comparable to Divisional growth over the past five years, despite the increased requirement for housing and accommodations, particularly in the light of new specialized teams. The significant strain on unit commanders and districts to address aging and unique infrastructure can only be relieved with the addition of resources within Asset Management. Asset Management is planning on adding two PSE resources to alleviate large portfolios and provide more capacity for new acquisitions and fit-up activities.

1.2.2.3 Access to Information Program (ATIP): Two (2) Public Service Employees in 2025-26 Fiscal Year

Having access to government information and protecting privacy is a service Canadians expect. Privacy laws across Canada are similar and provide Canadians with a legal right to access their personal information or information under the control of provincial, territorial and federal governments. The RCMP is seeking to expand its ATIP footprint in the divisions by creating 16 new positions across the country, to create dedicated ATIP Liaison Officer Bureaus within each division to coordinate requests, validate information returned to National Headquarters, and act as a central advisor to divisional management on information and privacy issues. In Fiscal Year 2025-26, the ATIP Modernization Team supports the addition of two public service resources within the Alberta RCMP to bolster the ATIP Program and data collection.

1.2.3 Summary of Personnel Growth Assigned to Regional Administration – Fiscal Year 2025-26 and Beyond

Police Service Agreement	Allocation	Category of Employee	2025-26*	2026-27	2027-28	2028-29	2029-30
		Rank/Group & Level (if available)					
Alberta RCMP	Contract Policing	RM	0	0	0	0	0
		S/Cst	0	0	0	0	0

		CM	0	0	0	0	0
		PSE	8	0	0	0	0

*Growth is 'approved in principle' by the Contract Partners for the 2025-26 Fiscal Year.

The Regional Admin position annex has not experienced any increases since the inception of the 2012 Police Service Agreements (PSAs). Over this time, the operational footprint within the Divisions has increased at various rates and the gap between the required number of Regional positions to support those increases is becoming unsustainable. Anticipated financial impacts to the Divisional Administration rate resulting from these increased resources is expected to be minimal as these costs will be spread amongst all partners within the Northwest Region.

An increase of eight (8) Support Staff resources to Regional Administration beginning in Fiscal Year 2025-26 is included in this MYFP as follows:

1.2.3.1 Northwest Corporate Management Branch: Three (3) Public Service Employee Resources in 2025-26 Fiscal Year

The volume of procurement files has increased significantly over the life of the current PSAs. Several added policies, accountabilities, and authorities have changed the required time and effort in managing individual and collective procurement files. While some efficiencies have been gained through the creation of Standing Offers, streamlining After-the-Fact contracting processes, and shifting authority for low-dollar purchases (<\$25k) to Stores, the volume, complexity, and documentation required has increased significantly over this time. Northwest Corporate Management Branch (CMB) is planning on adding three PSE positions within our Procurement office to help address the changing environment. The added capacity will enable our procurement team to organize and prioritize their work and effectively deliver on goods, service, and construction responsibilities.

1.2.3.2 Policing Assets team: Three (3) Public Service Employee Resources in 2025-26 Fiscal Year

The RCMP is pursuing more strategic acquisition of policing assets including the procurement of Nationally led initiatives such as Conducted Energy Weapons (CEW), Portable Ballistic Shields (PBS), Extended Range Impact Weapons 40mm (ERIW), amongst several others. The coordination of the receipt, testing, and distribution of these assets to local detachments is conducted by the Northwest Policing Assets team which serves the Northwest Region's six divisions with Equipment Inventory Management, Stores Services, Divestiture of Crown Assets, Strategic Acquisition, and a range of support services. With an added emphasis on multi-year lifecycle planning of operational equipment, the Policing Assets team requires an additional three PSE positions to manage effectively.

1.2.3.3 Northwest Integration Unit: Two (2) Public Service Employee Resources in 2025-26 Fiscal Year

The Northwest Business Integration Unit (BIU) delivers on integrated service delivery projects and process improvements, both internal to NW-CMB and externally in partnership with the Divisions. The unit serves as a valuable resource, providing capacity through partnership with internal staff and external units, and plays a key role in a variety of planning initiatives and programs. Formally establishing our BIU team with two permanent PSE positions will enable our Corporate Management team to continue to coordinate Region wide deliverables such as the coordination of Corporate Accountability Training (CAT),

coordination of Regional and Divisional Business Strategies & Prioritization meetings, Emergency Management support, and several other regionally coordinated functions.

1.3 Cadet Recruitment Allowance (CRA)

Following a quinquennial review of the CRA for 2018-2023, the value of the CRA has eroded and is lower than every provincial and territorial minimum wage as well as compensation offered to trainees at other Canadian police services. As well, following COVID-19, the number of cadets attending Depot was in decline. In order to address recruitment challenges, remain competitive, and attract high caliber applicants, the RCMP is considering increasing the CRA as of September 1, 2024 from \$525 per week to \$1,215 per week and benchmark the CRA to 90% of a Step 1 Constable's weekly rate of pay to prevent erosion in the future.

The CRA is included in the Cadet Training Program (Depot) indirect rate. As the basis of the rate is a three-year historical average, the impact of the proposed CRA increase to Contract Partners will be phased in over time. Given the prior year basis of the rate, no costs will be included until the year following implementation. One third of the impact will be included in the first year following implementation, with an additional one third in each of the following years, allowing time for financial planning purposes.

The impact of the proposed increase to the Depot rate will be included in future Cadet Training Program Multi-Year Plans.

1.4 Regular Member Pay Raises

A non-contractual estimate of 4.0% has been put forward for inclusion in the MYFPs for planning purposes, and this figure has been acknowledged by CMC. Negotiated salary increases or those imposed through third party arbitration could result in increases below or above the planning rate. Given that the NPF has access to binding arbitration (in the absence of a negotiated settlement) there is inherent uncertainty in projecting settlements. As such, should Contract Partners wish to build contingencies into their planning figures to mitigate potential fluctuations in negotiated rates or the possibility of arbitration, they are encouraged to do so.

The anticipated costs associated with Regular Member Pay Raises for Fiscal Year 2025-26 are included within the Pay section of the supporting MYFP Financial tables (Excel).

1.5 Reservist Utilization

The Alberta RCMP Reserve Program was created as a tool to alleviate short-term pressures on operational units, and has evolved to continue to meet the ever-changing complexities of policing. Reservists can provide the much-needed relief to operational members and can also be a resource to meet cyclical demands for service, without adversely impacting ongoing priorities.

In order to align with the National Mandate and better meet operational needs, all reservists will fall under the Alberta RCMP's Recruiting/Reserve Policing. The Alberta RCMP Reservists will no longer be attached to a detachment or work area and all costs associated to the recruiting, medical, and training will be covered by the Alberta RCMP Reserve Program. There are currently 22 Reservists deployed as part of this program.

SECTION 2 - ACCOMMODATION

According to Article 12 of the MPSA, municipalities with a population of 5,000 or more are responsible for providing and maintaining accommodations for their Municipal Police Service, at no cost to Canada. Regardless of whether municipalities are to provide their own accommodations or occupy federal government detachment facilities; municipalities with MPSAs are responsible for 100% of the costs for providing and maintaining these accommodations. This includes furnished office space, cell-block facilities, garage space, as well as 100% of operating and maintenance costs.

In order to support the financial planning for municipal accommodations, which includes upgrading, renovating and/or life cycling of building assets, discussions between the Town of Blackfalds and the Detachment Commander should be shared with the Alberta RCMP Real Property Asset Management unit. This allows both parties to plan, budget, approve and provide guidance to ensure that it meets the standards set forth in policy.

The Town of Blackfalds owns the existing RCMP Detachment and leases the space to the RCMP provincial resources. The building is subject to space pressures; expansion options are being explored, pending approvals.

2.1 Accommodation Program Charge

Not Applicable.

2.2 Greening Government

The RCMP continues to make progress in supporting the Greening Government Strategy, a Government of Canada directive to achieve net-zero carbon and climate-resilient operations by 2050. The RCMP is taking the following steps in order to meet reporting requirements:

2.2.1 Real Property

2.2.1.1 Waste Audits

Not Applicable.

2.2.1.2 Water Meters

Not Applicable.

2.2.1.3 Climate Resilience Vulnerability Assessments (CRIVA)

Not Applicable.

2.2.2 Fleet

2.2.2.1 Conversion to Electric Operational Vehicles

The Greening Government Strategy affects the future of the National Safety and Security Fleet (NSSF - RCMP policing and administrative vehicles). The impact to the RCMP is being assessed through a study to

inform the feasibility of implementing this strategy across all geographical locations and operational requirements. Meeting NSSF Zero Emission Vehicle (ZEV) targets will impact fleet sustainment costs and includes a new requirement for electric vehicle charging infrastructure. Electric infrastructure will be required at detachments across the country as the electric policing platform becomes more prevalent (both for vehicles and vessels). More information will be provided as information becomes available.

A preliminary cost analysis has been conducted to determine the cost per unit and the conversion frequency and a plan is being developed. It been determined that there will be an initial increase of approximately \$40K per vehicle (with anticipated offset in operating costs longer term) with infrastructure cost to be determined. Real Property and Environmental Management continue to work collaboratively with National Fleet Management to develop a strategy and implementation plan for the roll-out and where infrastructure is required.

Anticipated costs for the Conversion to Electric Operational Vehicles and impact to the Contract Partners is unknown at this time.

2.3 Real Property

2.3.1 Environmental Health

Not Applicable.

2.3.2 Workplace Modernization

The COVID-19 pandemic has enabled the RCMP to consider flexible work arrangements for non-operational personnel, thanks to significant Government of Canada investments in new technology and related infrastructure. The RCMP will be exploring opportunities for modern, flexible, and technology-enabled portfolio changes to meet future needs of the force while supporting operations and government socio-economic objectives (e.g. greening, accessibility, Indigenous reconciliation).

SECTION 3 – EQUIPMENT

The accompanying financial documentation provides estimates for several groupings of equipment over the length of the Plan. Equipment purchases have been grouped into four areas focused on Criminal Operations, Informatics, Air Services and Police Vehicles.

Anticipated equipment costs are outlined in the Tables under Sections 3.1.8, 3.2.8 and 3.4.1 of this document.

3.1 Criminal Operations

3.1.1 Modernization of Intervention Equipment

The RCMP is committed to providing officers with lightweight, ergonomic and modern equipment that is readily available. Within this strategy, modern Pistols and Long Gun Rifles will have features that ensure the firearm is suitable for use by the widest demographic of police officer possible. Less lethal technologies, such as the Extended Range Impact Weapon provides officers with more opportunities to de-escalate dangerous situations rather than resorting to lethal force. In addition, Hard Body Armour have become lighter, allowing officers to wear it for longer periods of time and promoting optimal performance under hazardous conditions. Portable Ballistic Shields provide officers a form of ballistic protection should the need arise to rescue a member of the general public or a fellow officer in active shooter or similar situations. Breaching Equipment will also ensure officers are able to respond to an active threat as a result of entrances being barricaded. This strategy advances the vision of a modern police officer by ensuring RCMP officers have the appropriate tools to perform their duties as safely and effectively as possible.

3.1.1.1 Portable Ballistic Shields (PBS)

Research has identified a need for the PBS in a general duty capacity. In exigent circumstances, PBS can be deployed for preservation of life to affect a rescue of an officer or member of the general public in an open environment. As part of containment in open areas where no ballistic cover is available, PBS can provide increased ballistic protection from armour piercing rounds and would supplement the protection provided by Hard and Soft Body Armour. Costs are expected to be upwards of \$10,000 per item, multiplied by a recommended two PBS per the number of detachments. Currently in the procurement stages, it is unknown when a Standing Offer will be in place but it expected that roll-out and associated training will commence in FY 2024-25. The forecast is based on 1/3 of locations purchasing in FY 2024-25, 1/3 in FY 2025-26, and the rest in FY 2026-27.

3.1.1.2 Breaching Equipment (Breaching Tools)

General Duty officers do not currently have access to a standardized breaching tool to gain entrance to a locked or barricaded door during an active threat or unfolding event. A standard breaching tool for every frontline patrol vehicle in the country will provide the first officer(s) arriving on scene (active threat, domestic violence, person in crisis, Feeney warrant, etc.) with a breaching capability if urgently required.

Procurement commenced in FY 2023-24 to equip all frontline police vehicles with breaching tools at an initial cost of \$720 per set until June 29, 2023 increasing annually - \$750 per set until June 29, 2024, \$780 per set until June 29, 2025, \$810 per set until June 29, 2026 and \$840 per set until June 29, 2027. Training continues to be live on Agora (online orientation course, no practical training required).

3.1.1.3 Hard Body Armour (HBA)

HBA is currently assigned per operational police vehicle which does not provide immediate access to all officers and does not optimally fit everyone. There is also a need for a Gender Based Analysis Plus (GBA+) approach given the changing demographic of the RCMP. It is anticipated that a contract will be awarded early FY 2024-25 and expected to be available for five FYs (2024-25 to 2028-29) before re-solicitation. There will be three sizes available with an average estimated cost of \$1,150 per frontline officer. It has been suggested that divisions consider allocating their unit-issued HBA to all frontline officers and then calculate their remaining need, multiplied by an estimated \$1,150 per unit, to be purchased as required based on the 10-year lifecycle and proper fit. New officers will be issued HBA at Depot. An initial order of 5,000 units to replace expired and ill-fitting HBA, plus provisioning Depot, is forecasted. After the initial order, there is no forecast available because these will replace existing HBA one-for-one as needed.

3.1.1.4 Long Gun Rifle

With the roll out of the Colt C8 Carbine, the need for the .308 bolt action rifle and shotgun has been reduced, bringing into question the need for multiple platforms for general duty. Remaining current on all three platforms requires separate annual re-qualifications and training time. The patrol carbine, itself, has been updated with modern equivalent accessories to better accommodate Gender Based Analysis Plus (GBA+) which has resulted in an overall weight savings of 1.5lbs from the platform.

Due to exigent priorities, the containment kit project is not currently moving forward but is still being considered. If it is decided that the project move forward and a Standing Offer is put in place, it is estimated that containment kits (tripod, saddle, magnifier) will cost \$2,000 each with a minimum goal of two kits per detachment. Remaining in the early stages with technical specifications being created, Contract Partners will be updated via CMC as additional information is received. At this point, this item is to be included for information purposes only as the project is currently on hold until further notice.

3.1.1.5 Extended Range Impact Weapons 40mm (ERIW)

Appropriate use of crisis intervention and de-escalation techniques often requires that the officers have time and distance. Front line officers currently do not have a less lethal intervention option that allows them to maintain an increased distance from the subject. The initial delivery of ERIWs was in FY 2018-19 and the remaining systems will be spread across three FYs (2023-24 to 2025-26) because of the time required for testing, roll-out, and division-scheduled training. Costs are forecasted to be approximately \$4,925 per system per frontline police vehicle. This forecast assumes 1/3 of all vehicles receive an ERIW each FY. The ERIW is still in a pilot phase and, as a result, the number of launchers that are available for purchase by the divisions is limited. There is currently a contract in place for the pilot phase program and divisions can purchase based on their operational requirements. It is anticipated that a Standing Offer (SO) will be put in place in FY 2025-26 and there will be a procurement mechanism implemented that will allow divisions to make call ups as they require. A SO for Extended Range Sponge Rounds has been awarded and is available for divisions to purchase on the annual bulk buy. Additional O&M costs could include the modular style vehicle rack which can accommodate any two of the Carbine, ERIW, or Shotgun at a cost of \$700 each and from the bulk buy, a higher ammunition cost of \$25/round which may cause cost increases for training and annual recertification (per trainee, an estimated 20 rounds are used in initial training and an estimated 8 to 10 rounds are used in annual recertification).

3.1.2 Pistol Modernization

The RCMP has concluded that the in-service 9mm Smith and Wesson (S&W) 5946 and 3953 general duty pistols must be replaced. The current pistols have been in service since 1995 and have exceeded their life expectancy. There is a need for Gender Based Analysis Plus (GBA+) given the changing demographic of the RCMP. In addition, there exists a tactical disadvantage to the pistol due to the lack of a mounted-flashlight. Forecasted costs for Pistol Modernization is \$2,415 per officer, plus an additional \$445 per officer for Pistol Transition Training costs. Prioritization of roll out, by region, will be confirmed at a later date. The Request for Proposal (RFP) is currently posted on Canada Buys and, after the period for bid submission is closed, the RCMP will begin testing compliant bids with an anticipated contract award as early as fall of 2024. Procurement and Material Assets Management Branch (PMAM) is currently looking at late fall/winter of FY 2024-25 for the pistol roll out but could be as late as early FY 2025-26. Roll-out will occur over a maximum of three FYs (2024-25 to 2026-27) with the first being 600 pistols for train the trainer followed by the delivery of up to 1/3 of the divisional allotment per FY.

3.1.3 TASER 7 Conducted Energy Weapon (CEW)

As part of the Modernization Strategy for Police and Public Safety Intervention Equipment, there is an opportunity to modernize the current CEW X26P model to a newer and upgraded version. The TASER 7 has new technology that provides a higher probability of incapacitating subjects when de-escalating dangerous situations rather than resorting to lethal force. The TASER 7 is currently available to each frontline officer for personal issue.

The estimate includes the monthly fee multiplied by the estimated number of officers having a CEW that year, but does not include the one-time \$100 3rd-party testing for each CEW. Standing Offer prices started at \$76/month/officer for call-ups before 2023, and increased to \$80/month for call-ups before 2024, \$82 before 2025, \$85 before 2026, \$88 before 2027, \$92 before 2028, \$95 before 2029, \$99 before 2030, \$103 before 2031 and \$107 before 2032. This will also include a replacement of the original CEW. These costs replace the previous costs of buying/storing CEW handles and cartridges, and also include full warranty replacement.

3.1.4 Emergency Response Team (ERT) Vision Enhancement Device

Not Applicable.

3.1.5 General Duty (GD) Hand Held Thermal Device

The RCMP are currently examining a number of historical and more recent critical incidents, as well as previous recommendations related to low-light operations and equipment that could augment RCMP officer and public safety during these incidents. Technology has significantly improved in recent years and the RCMP is examining potential options such as hand-held Thermal, InfraRed and Night Vision optics that may be suitable for general duty applications. A hand held, rugged Thermal optic will be best suited to considerably improve officer safety during these scenarios.

Currently in the research and development stage the RCMP is examining various options and associated costs which currently range from \$2,500 to \$5,000 per device with a recommended minimum of two

devices per detachment. The Contract Management Committee will be provided with updates as this initiative progresses.

3.1.6 Chemical, Biological, Radiological and Nuclear (CBRN) Tactical Gas Mask Carry Bag

Not Applicable.

3.1.7 National Tactical Support Group Program (NTSGP) Equipment

Not Applicable.

3.1.8 Criminal Operations Equipment Plan: 2024-25 to 2029-30

The Table below breaks out the Criminal Operations Equipment Plan for the Municipal Police Service for Fiscal Years 2024-25 to 2029-30:

Municipalities Under 15K Population - Operational Equipment Plan						
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Taser 7 and subscription	\$ 336,624	\$ 336,624	\$ 336,624	\$ 336,624	\$ 336,624	\$ 336,624
Tire Deflation Device, Breaching Tools, Naloxone	\$ 5,948	\$ 6,245	\$ 6,558	\$ 6,886	\$ 7,230	\$ 7,591
Hard Body Armour	\$ 84,180	\$ 57,500	\$ 23,000	\$ 23,460	\$ 23,929	\$ 24,408
Ammunitions	\$ 146,300	\$ 48,729	\$ 49,704	\$ 50,698	\$ 51,712	\$ 52,746
Extended Range Impact Weapons 40mm	\$ 137,900	\$ 64,025	\$ 64,025	\$ 14,775	\$ 14,775	\$ -
Approved Screening Device	\$ 14,000	\$ 14,280	\$ 14,566	\$ 14,857	\$ 15,154	\$ 15,457
Pistol Modernization	\$ 52,957	\$ 211,829	\$ 211,829	\$ 211,829	\$ 158,871	\$ -
Protective Technical Services	\$ 178,202	\$ 181,766	\$ 185,401	\$ 189,109	\$ 192,892	\$ 196,749
Investigational Aids (Livescans, ATAK, Stalkar Radar)	\$ 34,475	\$ 64,761	\$ 51,760	\$ 51,760	\$ 45,710	\$ 47,082
Body Worn Cameras	\$ 223,500	\$ 922,500	\$ 927,000	\$ 931,500	\$ 933,000	\$ 936,000
Portable Ballistic Shields	\$ 65,000	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -
Forward Looking Infrared (FLIR)	\$ 44,421	-	-	-	-	-
Fume Hood	\$ 60,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946	\$ 66,245
Long Gun Rifle Containment Kit	\$ 40,000	\$ 40,000	\$ 36,000	\$ -	\$ -	\$ -
Carbines	\$ 30,000	\$ 30,000	\$ 31,500	\$ 34,500	\$ 34,500	\$ 34,500
Night Vision	\$ 32,000	-	-	-	-	-
Total Operational Equipment Costs	\$ 1,485,507	\$ 2,104,459	\$ 2,065,390	\$ 1,929,670	\$ 1,879,343	\$ 1,717,402

3.2 Informatics Equipment

3.2.1 Blue Force Tracking (BFT) formerly Android Team Awareness Kit (ATAK)

The RCMP commenced a Common Operating Picture (COP) project to explore options to address among other things, an incident response and management system capable of providing all users with a secure shared picture of unfolding incidents. An element of COP being tested by the RCMP is called ATAK which is an important part of this system, contributing to all four recommendations.

The BFT project team has completed the roll-out of the Team Awareness Kit (TAK) software suite to all officers. This suite consists of the ATAK software used on RCMP issued smart phones and tablets for front line responders, and the WinTAK software designed for use on RCMP desktops and tablets for the command and control component of the incidents.

Although the BFT suite of applications are currently available at no charge, the adoption of this kit will result in additional costs which includes the purchase and licensing of servers, purchasing of new

hardware (smart phones and tablets), airtime service fees, etc. The estimated cost is based on \$60/Member FTE Utilization/year beginning in FY 2024-25.

Further consultation with CMC will take place in the near future regarding post-roll-out support for and enhancement to ATAK. In order to maximize situational awareness, interoperability and officer safety in critical situations, it may require dedicated staffing in Divisions and NHQ.

3.2.2 Status and Messaging Model (SAMM)

The SAMM, mobile component of the Computerized Integrated Information and Dispatch System (CIIDS), application was implemented in the mid-1990's and has received limited upgrades due to the old technology platform it was built on. It is now considered to be at "end of life" and there are stability concerns with maintaining SAMM until the CIIDS Computer Aided Dispatch (CAD) application is replaced. The Gartner and Accenture CAD market assessments identified SAMM as a major pain point for our officers and creates an increased risk to officer safety as it is susceptible to crashes which leaves them off the Operational Communications Centre's (OCC) radar from a dispatch perspective.

The RCMP has continued to keep a "lights on" approach with SAMM, but due to the increased safety concerns for officers and members of the general public, the RCMP is proceeding with a project to replace SAMM with Bell CAD Mobile as an interim sole source solution until the CAD Next Generation (NG) project is complete in approximately five FYs. The project is gradually deploying a pilot to three participating divisions before the full implementation and will be completed in early 2025. Estimated costs for SAMM Replacement commencing in FY 2024-25 is \$87/Member FTE Utilization and \$36/Member FTE Utilization/year (ongoing).

3.2.3 Electronic Major Case Management (eMCM)

Not Applicable.

3.2.4 Next Generation Computer Aided Dispatch (NG CAD)

The RCMP is currently developing a Statement of Requirements/Statement of Work (SOW/SOR) for a Request for Proposal (RFP) through an Agile procurement process to replace the RCMP's Computerized Integrated Information and Dispatch System (CIIDS) with a commercial off the shelf Computer Aided Dispatch (CAD) system. The RCMP continues to maintain its existing CAD system, with more upgrades planned before the end of the contract to maintain efficient tools for police operations. All RCMP jurisdictions within provinces and Territories are currently working with the CIIDS/CAD, with the exception of British Columbia and Halifax District who have implemented the Versaterm application (which remains out of scope for this update). The Contract Management Committee will be updated as more information becomes available.

3.2.5 Digital Collaboration and Information Management (DCIM)

The RCMP does not have an enterprise solution for the management of electronic administrative and employee information. This has an impact on both operational effectiveness and ability to meet Government of Canada directives and legislated requirements. Meeting this need effectively for business lines across the RCMP requires the careful design of business applications (user-facing software) and records management tools. To do this, the Analytics, Data and Information Management (ADIM)

Directorate launched the Digital Collaboration and Information Management (DCIM) Project. Pre-planning work has been underway for the past couple years to review options, prepare a business case, outline key project requirements and initiate procurement activities.

Two options were considered: expanding the GCdocs implementation or leveraging the Microsoft 365 (M365) suite including SharePoint Online (SPO), One Drive, and Exchange Online. Based on results of a technological and business analysis of the functionalities of SPO through a Proof of Concept and User Acceptance Testing, DCIM proposed the use of M365 as a platform for the enterprise electronic documents and records management system (EDRMS). Deploying a centralized, Protected B EDRMS that is hosted on the Cloud based Software as a Service (SaaS) technology aligns with the RCMP's use of M365. This solution offers significant savings of time, effort, maintenance, integration, and licensing costs as well as meets information management user experience (UX) requirements. This is also a model that other government departments such as Share Services Canada, Agriculture Canada, and Treasury Board Secretariat have adopted, therefore RCMP is leveraging those partnerships for knowledge sharing and lessons learned to assist in our implementation.

An enterprise EDRMS must be available to the entire enterprise across multiple devices in order to provide the best value to the organization. The DCIM project's objective is to implement an effective enterprise EDRMS for the RCMP through modernizing approaches to digital information management and collaboration to improve the RCMP's ability to use information effectively, improve business processes with updated information flows and meet legislative and regulatory responsibilities surrounding the management of information. The work represents phase 1 of the DCIM project that will implement the base functionality for the EDRMS requirements while phase 2 and 3 will build on functionality such as further collaboration and file sharing capabilities with external partners and stakeholders.

The next steps for DCIM will be to refine cost estimates, determine the source of funds, develop the project charter and move the initiative through RCMP governance bodies for Project and Expenditure Authority approvals. Following approvals, DCIM will begin onboarding professional services resources to start detailed planning and core configuration work as well as security and privacy compliance activities. As the funding and operating models are currently under development, financial and human resource implications will be presented to CMC for consideration later in FY 2024-25 with an anticipated onboarding to start in the fall of FY 2025-26.

3.2.6 RCMP Network Modernization

The RCMP is located at over 950 locations across Canada, many of which are not in urban centres. RCMP operations rely on a robust, available and reliable network to enable access to our critical business applications and services. Many RCMP Divisions are requiring increases to their network capacity to enable modern applications across their sites ensuring continued availability and access to RCMP's operational systems and supporting ongoing police operations and administrative services. Network remediation in partnership with Shared Services Canada (SSC) will aim to address the following:

- Procurement of new technologies for enhancing nation wide network capacity.
- Implementation of new and emerging connectivity technologies for RCMP's remote and northern sites.

- Implementation of new, modernized wide area network technology that will further enhance cloud applications and off-loaded non-critical traffic for priority of operational traffic.

This project is a generational investment in the RCMP's national digital networking ecosystem which will open the door for greater resiliency, national Cloud connectivity, and better access to RCMP national data centres.

The RCMP's digital network must be modernized to ensure that the continued availability and access to core police operational and administrative systems is maintained. Without the necessary additional network capacity, many of the RCMP's sites in the North and other remote locations across Canada will not be fully enabled to leverage modern policing applications. Working with SSC, the RCMP will ensure that the continued availability and access to core police operational information systems is maintained. RCMP with the support of SSC will manage the deployment of the network enhancement tools including the ongoing evolution and changes to the RCMP's national digital network footprint. Currently in the research and development stage, this initiative will be presented to CMC for consultation and discussion at a later date.

3.2.7 Next Gen 9-1-1

As mandated by the Canadian Radio-Telecommunications Commission (CRTC), all Enhanced 9-1-1 (E9-1-1) infrastructure throughout Canada must be updated to support the additional features supported by Next- Generation 9-1-1 (NG9-1-1) technologies, which will require new or upgraded equipment in RCMP primary and secondary Public Safety Answer Points (PSAP) and Operational Communications Centres (OCC). Specific timelines are outside the control of the RCMP, as the E9-1-1 decommission date of March 04, 2025 is dictated by the CRTC. While costs to upgrade the Telecom provider's NG9-1-1 network will not rest with the RCMP, there will be necessary modifications to OCC equipment to operate on the improved network, and will likely result in an increase in the ongoing tariff charged by the Telecom provider to supply 9-1-1 service. The costs are not yet known; however, the RCMP has placed this item on the CMC Matrix and will provide further updates as costing information becomes available. Costing will be done in coordination with the agency responsible for 9-1-1 services in each provincial/territorial /municipal jurisdiction.

3.2.8 Informatics Plan: 2024-25 to 2029-30

The Table below breaks out the Informatics Plan for the Municipal Police Service for Fiscal Years 2024-25 to 2029-30.

Municipalities Under 15K Population - Technology Plan						
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Workstation Life Cycling	\$ 141,620	\$ 72,931	\$ 39,741	\$ 46,183	\$ 79,876	\$ 79,876
Workstations(Mobile) & In-car equip+Watchguard	\$ 138,356	\$ 184,785	\$ 255,774	\$ 203,726	\$ 213,912	\$ 213,912
Radios (All AFFRCS) + Equipment	\$ 258,576	-	\$ 700,598	\$ 735,628	\$ 772,410	\$ 772,410
Radio Parts and Consumables	\$ 119,185	\$ 61,710	\$ 62,260	\$ 62,260	\$ 62,260	\$ 62,260
Other Equipment (Laptop+ Machines)	\$ 64,646	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and software expansion	\$ 35,560	\$ 33,066	\$ 34,100	\$ 31,350	\$ 32,450	\$ 32,450
Tech Rentals/Software	\$ 166,450	\$ 191,779	\$ 193,453	\$ 195,126	\$ 196,800	\$ 196,800
Repairs and Maintenance	\$ 32,450	\$ 33,825	\$ 35,200	\$ 36,300	\$ 37,400	\$ 37,400
Total Technology Forecast	\$ 956,843	\$ 578,096	\$ 1,321,126	\$ 1,310,573	\$ 1,395,107	\$ 1,395,107
Telecommunications (non-billable)	\$ 120,226	\$ 120,764	\$ 121,303	\$ 121,842	\$ 122,381	\$ 122,381

3.3 Air Services

Not Applicable.

3.4 Police Vehicles

3.4.1 General Duty

Police vehicles are subject to an evergreen cycle requiring regular replacement. Working within the RCMP's Strategic Fleet Management Framework with regard to the Land fleet Rationalization Plan and deployment standards, Alberta RCMP has taken a strategic and measured approach with lifecycles for vehicles varying from 5-8 years (typically reaching lifecycle based on mileage rates/usage and condition). This approach takes into consideration both the varied operational requirements of its various contract and non-contract partners and the capacity afforded to provide Fleet Services for the whole Division.

Estimated inflation associated with vehicle costs and fit up, unscheduled replacements, lifecycle requirements, as well as capacity, were all built into the five-year forecast. However, it should be noted that due to unpredictable and non-controllable factors such as market conditions, supply chain constraints, unforeseen divisional priority changes, the expenditures are expected to vary from the initial forecast.

3.4.2 Police Vehicle Plan: 2024-25 to 2029-30

The Table below identifies anticipated costs associated with the Municipal Detachment Police Vehicles for Fiscal Years 2024-25 to 2029-30.

Municipalities Under 15K Population - Police Vehicles Plan						
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Vehicles	\$2,065,500	\$2,410,000	\$1,545,500	\$2,059,000	\$2,513,500	\$2,513,500
Fit-Up	\$ 401,600	\$ 453,100	\$ 305,267	\$ 422,767	\$ 511,267	\$ 511,267
Contingency	\$ 140,000	\$ 144,000	\$ 123,500	\$ 127,500	\$ 131,500	\$ 131,500
Total Police Vehicle Costs	\$2,607,100	\$3,007,100	\$1,974,267	\$2,609,267	\$3,156,267	\$3,156,267

SECTION 4 – DIVISIONAL ADMINISTRATION AND OTHER OPERATIONAL EXPENDITURES

4.1 Well Being Ambassadors

Mental health and wellness have been identified as an emerging area of concern and as a key priority within the RCMP across the federal government. Currently, the responsibilities assumed by the RCMP Mental Health Champions (MHC) in addition to their regular duties are placing undue pressure on individuals who do not have sufficient time to fully support and effectively promote employee well-being initiatives. The MHC expressed their concerns and unanimously agreed that the positions should be budgeted in on a permanent, full-time basis to address and promote psychological health and safety in times of change, creating a Psychological Health and Safety Management System (PHSMS).

As a result, the MHC role has transitioned into the Well Being Ambassador role, a job description at the AS-04 level which was approved and a competency profile developed. The Alberta RCMP currently has a resource at the EDS-02 level performing these duties. The anticipated costs associated with Well Being Ambassadors for 2025-26 to 2029-30 fiscal years (5 FYs) are \$127,163.00/year (including O&M and Employee Benefit Plan). Costs are expected to be incurred by the Alberta RCMP from 2024-25 fiscal year onward. Forecasted costs are part of the Divisional Administration and will be equitably distributed among all RCMP business lines, including municipal, provincial and federal levels of funding.

4.2 Reintegration Coordinators

The RCMP approved a National Reintegration Program in spring 2021 which focuses on building officers' confidence in order to support them in a respectful and safe return to operational duties following occurrences such as, but not limited to, an officer-involved shooting, involvement in any form of traumatic or critical incident, gradual return to work, or return from long term absence. Building on the RCMP's first Reintegration Program developed by officers within the Alberta RCMP in 2015, the Program has emerged as a proven standard of support for officers and has expanded across the Country. The National Reintegration Program has been launched nationally and the course training standard has been completed to benefit all divisions of the Program. The Alberta RCMP currently has one resource at the Corporal level performing these duties.

Funded by the Chief Human Resources Officer (CHRO) until the end of 2023-24 fiscal year, the Alberta RCMP's anticipated costs associated with the National Reintegration Program for 2025-26 to 2029-30 fiscal years (5 FYs) are \$340,430.00/year (including O&M, Capital and Employee Benefit Plan). Forecasted costs are part of the Divisional Administration and will be equitably distributed among all RCMP business lines.

4.3 Access to Information Program (ATIP)

Having access to government information and protecting privacy is a service Canadians expect. Privacy laws across Canada are similar and provide Canadians with a legal right to access their personal information or information under the control of provincial, territorial and federal governments. The RCMP is seeking to expand its ATIP footprint in divisions by creating 16 new positions across the country, to create dedicated ATIP Liaison Officer Bureaus within each division to coordinate requests, validate information returned to National Headquarters (NHQ), and act as a central advisor to divisional

management on information and privacy issues. In 2022, the Contract Management Committee was consulted on an initial pilot of this roll-out, where five divisions were transferred funds from NHQ to support limited bureau capacity to serve as proof of concept and identify challenges/faulty assumption. The initial results of this pilot have been extremely successful, with divisions reporting increased visibility and carriage of ATIP requests moving through the division. Because divisions are without dedicated full-time resources, expertise in this field is becoming more challenging to obtain and retain.

In the future proposed model, the ATIP Modernization Team supports a total of 22 Full-Time Equivalents (FTE) at the AS-04 level, with Regular Member equivalents as required, which amounts to an overall increase of 16 additional resources across the country. It is important to note that larger divisions may require more senior positions at the AS-06 level, which is reflective of the scope of effort required, as well as the rank equivalency with Regular Member structures to ensure that there is appropriate authority within the division, and level of support for Commanding Officers. Due to a lack of funding during 2023-24 fiscal year, the pilot did not move forward. As such, no substantial data was available. ATIP Modernization plans to resume the pilot with internal temporary funding during 2024-25 fiscal year. This, along with ATIP's bolstered data collection, will allow the Program to better assess the results and outline a permanent planned way forward to increase ATIP service delivery in the divisions in 2025-26 fiscal year onward.

In 2025-26 fiscal year, the ATIP Modernization Team supports three (3) resources – an increase of two (2) positions for the Alberta RCMP, with officer equivalents as required. The Alberta RCMP anticipated costs associated with ATIP for 2025-26 to 2029-30 fiscal years (5 FYs) are \$248,396/year (excluding O&M and Employee Benefit Program). These costs refer to one existing ATIP Liaison Officer at the AS-02 level and group and two future planned positions at the AS-04 level as recommended in the future proposed model. Classification may vary depending on current organization structure. Forecasted costs are part of the Divisional Administration and will be equitably distributed among all RCMP business lines.

4.4 Training Requirement

Demands within mandatory training programs, including pistol modernization and carbine training, annual operational skills and IARD, have substantially increased over the past few years due to requirements stemming from the RCMP's response to the McNeil Report. In addition, as new equipment being rolled-out as part of the modernization of intervention equipment, mandatory training must be maintained to meet operational requirements.

The CEW roll-out process within the Alberta RCMP began 2023/24 and conversion training for all frontline officers is being conducted which will ultimately increase costs for training and travel for 2024/25. Upcoming equipment such as the Portable Ballistic Shield, and the new pistol conversion are forecasted to begin rolling out in 2024/25 fiscal year end. The estimated training cost per member is \$445 which will include targets, simunition barrels and ammunition. The Extended Range Impact Weapon will require one day training with an annual recertification. With a higher ammunition cost, this may cause cost increases for training.

During the pandemic block training was run as a day and a half course for basic recertification. As of January 2023, block training has resumed as a five-day course that is mandatory for all police officers to complete on a three-year cycle. Approximately one-third of provincial police officers will require block training on an annual basis. In the past half of the police officers were completing their training in Alberta,

however due to capacity constraints and the five-day course, the majority of those resources will travel to Regina Depot to complete their training. This will increase costs for travel and potentially overtime for those travelling out of province.

Municipalities Under 15K Population - Training Plan						
Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Non-Negotiable	\$ 295,592	\$ 301,503	\$ 307,533	\$ 313,684	\$ 319,958	\$ 326,357
Operational Requirement	\$ 27,092	\$ 27,634	\$ 28,187	\$ 28,750	\$ 29,325	\$ 29,912
Business Enhancement	\$ 277,415	\$ 282,964	\$ 288,623	\$ 294,395	\$ 300,283	\$ 306,289
Other	\$ 56,563	\$ 57,695	\$ 58,849	\$ 60,026	\$ 61,226	\$ 62,451
Total	\$ 656,662	\$ 669,796	\$ 683,192	\$ 696,855	\$ 710,793	\$ 725,008

SECTION 5 – SPECIAL PROJECTS AND INITIATIVES

5.1 Body Worn Cameras (BWC) and Digital Evidence Management Systems (DEMS)

In the Government of Canada's Fall Economic Statement (November 30, 2020), funding was provided to implement a National BWC and DEMS program for frontline RCMP officers to improve transparency and accountability and respond to concerns about policing from racialized and Indigenous communities. Canada agreed to cover all costs throughout the first three years of the initiative to allow Contract Partners time to plan.

At this time, the RCMP is still engaged in the procurement process for BWCs. For planning purposes, Contract Partners should estimate a cost of \$3,000 per Member FTE Utilization starting in FY 2024-25. This preliminary estimate includes the BWC, the cloud-based DEMS and support staff to operate the program; not just the camera. The BWC and DEMS cost will be billed indirectly to the contract partners. The RCMP will continue to provide updates via the CMC Sub-Committee meetings as information becomes available.

The anticipated costs to your Municipality associated with BWC for Fiscal Years 2025-26 to 2029-30 is outlined under the Table in Section 3.1.8.

5.2 GEN II Tactical Armoured Vehicle (TAV)

Not Applicable

5.3 Armoured Skid Steer

Not Applicable

5.4 Cybercrime

The National Integrated Operations Council (NIOC) Sub-Committee on cyber is exploring methods that Contract Partners may use in order to increase RCMP capacity to investigate cybercrime. This may include creating dedicated investigative teams to respond to cybercrime outside of the scope of the federal mandate. Still in the gathering stages, NIOC sought the Contract Management Committee's (CMC) input and feedback on this initiative in September 2022, and followed up with an RMCP Touchpoint meeting in January 2024, which will help guide discussions on the advantages, disadvantages, realities and concerns across contract jurisdictions. It is anticipated that 135 RCMP National Cybercrime Solution (NCS) and 104 external Partner (Police Agency) users across Canada will be activated in FY 2024-25 but the implementation plan will depend on each province & territory and how they would like the RCMP to proceed in their division. It is hopeful that this initiative will be fully operational in FY 2025-2026. More information about the cost of this initiative will be provided to Contract Partners via CMC once this project is developed further.

5.5 Corporate & Human Resources Enterprise Resource Planning (ERP) Modernization (2022-26)

Providing effective and efficient police services requires a robust Enterprise Resource Planning (ERP) system to sustain Corporate and Human Resource management functions such as Finance, Property Management, Procurement Services, Training, Staffing, Recruitment, etc. In order for Corporate and HR

support functions to remain relevant and effective today and into the future, the RCMP plans to make significant investments over a multi-year period to implement the following strategic transformations:

- **Corporate System Modernization (S4 - SAP) Update:** The RCMP has secured the services of a Systems Integrator (SI) to advance the project with planning and initial design taking place in FY 2024-25. The development of a new system will begin in FY 2025-26;
- **Member Pay System Modernization (Vendor TBD) Update:** The RCMP is collaborating with PSPC on next steps in modernizing our Member Pay system (current vendor support reaches end of life in 2027); and
- **HR System Modernization (Vendor TBD) Update:** The replacement and modernization of the Human Resources Management Information System (HRMIS) v8.9 platform is the focus of an internal options analysis and is progressing in line with branch priorities and current capacity in order to secure long-term system stability and support the HR transformation agenda.

The RCMP will realize these broad business outcomes:

- Operational support to Contract Policing – Provide efficient business processes and systems.
- Modernization – support common, shared systems that replace outdated technologies and reduce customizations.
- Cost Effectiveness – deliver affordable and sustainable management services.
- Standardization – enable streamlined processes and common data structures across the RCMP.
- Integration – enhance internal and external national integration and collaboration.

The RCMP will continue to engage and communicate its plans for system modernization and the associated business transformation with our Contracting Partners and key stakeholders to ensure the alignment of strategic priorities.

5.6 Emergency Response Team (ERT)

Not Applicable

5.7 Uniform Modernization (New Uniform)

As part of an ongoing effort to modernize operational uniforms, the RCMP is looking at new uniform articles that better meet the unique needs of its mandate, operational requirements and considerations related to a diverse workforce. A new duty shirt pilot and wear trial took place between June and December 2023 yielding very positive results and feedback and SEC approved moving forward with procuring and implementing the new duty shirt in March 2024. The new shirt is estimated at \$70 per unit versus the existing \$35 and officers will be entitled to 10 shirts a year. FY 2025-26 is the first year the RCMP is expected to incur cost for this item, as time is required to procure the shirts and build inventory. The Uniform and Equipment Program is looking to post the Notice for Planned Procurement once an internal announcement has gone out from the Commissioner’s office.

Alberta RCMP does not anticipate any costs associated with Uniform Modernization (New Duty Shirt) for Fiscal Years 2025-26 to 2029-30.

5.8 Records Management System (RMS) – PROS Universal Application (PROS UA)

The RCMP is looking at maximizing the effectiveness and efficiency of RCMP business and police operations through the national enhancement of the PROS Records Management System (RMS) through the PROS Universal Application (PROS UA). The RCMP and Vendor are in discussion on the various functionality in order to determine time, cost and scope of this initiative. Further updates will be made available through the PROS Multi-Year Plan delivered to CMC each September.

5.9 Digital Policing Strategy

The RCMPs Digital Policing Strategy, known as “The Connected RCMP” is focused on ensuring the organization has the right technology required to deal with the digital era’s impacts on policing. This technology needs to be delivered quickly and in a way that meets the needs of citizens, businesses, partners, and RCMP employees. Since 2019, work has been done to define a future digital operating environment to make the RCMP a more data-driven and automation-enabled police force and advance the capabilities and efficiency of front-line policing through four target operating environments: improved situational awareness, advanced analytics, workflow automation, and partner and citizen engagement.

Initially introduced to the Contract Management Committee (CMC) in February 2021, it is understood that while the Digital Policing Strategy provides an overarching roadmap for the RCMP, there are no costs to Contract Partners directly associated with the Digital Policing Strategy itself and that the RCMP would bring new cost items to CMC as IM/IT projects and initiatives are identified.

The Digital Policing Strategy is a three to five-year vision with implementation expected between Fiscal Years 2027-28 and 2029-30.

5.10 Crypto Currency:

Cryptocurrency, as a criminal enabler, is a serious threat to Canadian infrastructure and the economy, and its use is prevalent in operational investigations across the RCMP. Cryptocurrency is a technical subject matter that is highly susceptible to loss, which requires specific expertise to properly understand and manipulate. Failure to ensure proper mechanisms and support are in place for the investigation and subsequent search and seizure of evidence, puts the RCMP at risk of financial liability, creating negative case law, and loss of reputation. Dedicating resources to oversee operations will ensure investigators have access to the knowledge and skills necessary to safely manage the inherent risks associated with the technology, and will increase opportunities for illicit asset recovery and forfeiture.

RCMP is exploring methods that Contract Partners may use in order to increase RCMP capacity to investigate cryptocurrency-enabled crime. This may include integrating dedicated provincial resources into existing Federal Cryptocurrency Teams to respond to cryptocurrency files outside of the federal mandate. Given that there are structures and initiatives already established, immediate front-line operational support could be achieved through more funding and allocation of designated resources into these teams. It is anticipated that one resource per province or territory (two in British Columbia and Alberta) would meet the immediate critical needs of the RCMP, but the implementation plan will depend on each province & territory and how they would like the RCMP to proceed in their division. It is hopeful that this initiative will be fully operational in Fiscal Year 2025-26. More information about the cost of this initiative will be provided to Contract Partners via CMC once this project is developed further.

5.11 Ongoing Commissions, Assessments and Reports:

5.11.1 Mass Casualty Commission (MCC) Recommendations

The Mass Casualty Commission (MCC) has made numerous recommendations related to air services, general duty officer safety, interoperability between different jurisdictions and many more. The RCMP has developed a strategy which was released publicly on March 27, 2024, and is currently finalizing a management action plan to address the findings and recommendations. This action plan will identify the need for new resources and additions or modifications to policing equipment, air services, vehicles, training, etc.

5.11.2 Missing and Murdered Indigenous Women and Girls (MMIWG) Inquiry

The National Inquiry released its Final Report on June 3, 2019 and the Government of Canada (GoC), through Crown- Indigenous Relations and Northern Affairs Canada (CIRNAC), led the response and released the Missing and Murdered Indigenous Women, Girls, and 2SLGBTQQIA+ People National Action Plan and Federal Pathway in 2021. Engagement continues with Contract Partners and Indigenous organizations at the national level while the Indigenous Support and Services (ISS) directorate within Contract and Indigenous Policing continues to review RCMP actions aligning and addressing the Calls for Justice. Continued additions or modifications to current policy, recruitment, Indigenous engagement and training remain part of the RCMP's plan.

5.11.3 Discoveries of Unmarked Graves/Truth and Reconciliation

The tragic discoveries of hundreds of children buried on, or near, the grounds of former residential schools have brought renewed attention to this dark time in Canada's history. The RCMP may be asked to assist in activities in response to the Calls to Action. RCMP contributions will be culturally sensitive and trauma-informed, and will take place in partnership with Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC), local Indigenous communities and organizations, as well as with the input of a number of local, provincial/territorial and federal departments and agencies. In addition, fulfilling the Truth and Reconciliation Commission of Canada's Calls to Action 73 to 76 requires the active participation of all levels of government, Indigenous leaders and communities, Residential School survivors, churches and current landowners. The RCMP is fully committed to supporting the implementation of these recommendations, and to reconciliation with Indigenous communities.

5.11.4 Province of Alberta Communications System (PACS) Decommissioning

The Division is now fully converted to AFRRCS and therefore no longer requires the use of repeater towers throughout the province. The previous Province of Alberta Communications Systems (PACS) is no longer in use and planning is underway to have these towers removed. Currently, the project is estimated to be \$4.1M, however, the full extent of the project is still not known at this time. Analysis continues, and a business case will be submitted once completed.

SECTION 6 – FINANCIAL SUMMARY AND PROJECTIONS

The MYFP Table at the end of this section provides a financial summary for the Town of Blackfalds. It is also attached in Excel format for your reference. This summary includes the previous year actual (2023-24), the current year planned forecast (2024-25) and the five years on which this MYFP is based (2025-26, 2026-27, 2027-28, 2028-29 and 2029-30). Forecasts are identified in both 100% and 70% terms.

Adequate funding is critical to providing policing services to ensure the safety of your community and its citizens. Based on the forecasts identified within the financial tables, the estimated basic average cost per RM for 2024-25 has increased to \$173,447 in 70% terms, and is projected to increase to \$173,671 in 2025-26 in 70% terms.

Indirect costs have also been impacted by the pay raise for RMs; including the Division Administration rate. This rate is determined by the sum of several cost categories, including the cost of core administration, members on special leave (such as medical leave), and health-care costs, and allocating the total costs by the number of working FTE members in the province. With increased health-care costs and more RMs on special leave, the Division Administration rate has also increased, and is forecasted at a rate of \$45,631 per working member for the 2024-25 fiscal year.

The annual estimate of costs for the Town of Blackfalds for the 2024-25 Fiscal Year, based on a working member FTE utilization of 7.5 is estimated at \$1,418,854.

In order for your community and the Alberta RCMP to more strategically plan for policing expenditures, the total expenditures (listed above) will be divided into quarters and reflected equally on each quarterly invoice in the 2024-25 Fiscal Year; similar to an equalized payment plan, and will be reconciled following Quarter 4. Your community's estimated quarterly invoice payments for 2024-25 are as follows:

Quarterly Invoice Amount	24-25 Estimated Quarterly Invoice	
Quarter 1 (April 1, 2024 - June 30, 2024)	\$	354,714
Quarter 2 (July 1, 2024 - September 30, 2024)	\$	354,714
Quarter 3 (October 1, 2024 - December 31, 2024)	\$	354,714
Quarter 4 (January 1, 2025 - March 31, 2025)	\$	354,714

In order to minimize the risk of significant over or under payment, the RCMP will review actual expenditures in comparison to the forecast throughout the year and adjust accordingly if there are significant variances.



Contract Policing Year to Date Report
March 31st, 2024

Division: K
Contract Type: Municipal
Contract Partner: Blackfalds
Customer Number: 74026

	22-23	23-24 YTD	24-25 Forecast
Established Positions	407.00	352.00	352.00
Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.)	315.51	291.19	309.50
Police Dog	-	-	-

Pooled Direct Costs

Resource Type	DIV_Responsibility_Center	Commitment Item Number/Name	22-23	23-24 YTD	24-25 Forecast
Pay	Pay	030 - Pay - Members	35,218,354	33,383,593	39,152,750
		030 - Pay - Members Prior Year Retro	65,200	-	1,335,344
Pay Total			35,283,554	33,383,593	40,488,094
O&M	Administration		3,687	7,069	-
	Air Services		-	-	-
	CROPS		720,234	466,839	1,485,507
	Fleet (Vehicle Fit-up)		273,172	329,115	401,600
	Informatics		356,897	515,192	956,843
	Secret Expense (580)		22,120	27,201	30,000
	Training		432,071	461,778	656,662
	Unit O&M		3,413,752	3,428,094	3,530,936
O&M Total			5,221,933	5,235,288	7,064,549
Capital	Fleet		1,511,099	1,263,001	2,205,500
Capital Total			1,511,099	1,303,997	2,205,500
Grand Total			42,016,586	39,922,878	49,755,143

Total Pooled Direct Costs 42,016,586 39,922,878 49,755,143

Pooled Indirect Costs

Type	Indirect Category	Indirect Item	22-23	23-24 YTD	24-25 Forecast	
Rate	Member EBP	Member Superannuation	19.44%	19.44%	20.13%	
		Member CPP	3,826	3,830	3,925	
		Member EI	1,126	1,180	1,210	
	Non-Member EBP	Non-Member Superannuation	9.91%	9.86%	9.86%	
		Non-Member CPP	3,826	3,830	3,925	
		Non-Member EI	1,351	1,420	1,455	
	Member Rate	Cadet Training Program		4,782	4,725	5,244
			CRCC/ERC/PCC	661	661	661
		ERA	119	119	119	
		Legal Services	201	205	209	
PDSTC		37,217	42,535	46,210		
PROS		797	764	764		
Recruiting		1,379	1,463	1,607		
Division Administration		37,704	43,876	45,631		

	Member EBP	Member Superannuation	6,696,447	6,328,382	8,150,253	
		Member CPP	1,207,034	1,115,158	1,214,928	
		Member EI	355,274	343,614	374,356	
	Non-Member EBP	Non-Member Superannuation	-	-	-	
		Non-Member CPP	-	-	-	
		Non-Member EI	-	-	-	
	Member Rate	Cadet Training Program		1,508,769	1,376,145	1,623,018
			CRCC/ERC/PCC	208,634	192,551	204,661
		ERA	37,675	34,770	36,957	
		Legal Services	63,293	60,057	64,792	
PDSTC		-	-	-		
PROS		251,471	222,463	236,347		
Recruiting		435,088	426,005	497,367		
Division Administration		11,896,049	12,776,120	14,122,852		

Total Pooled Indirect Costs 22,659,789 22,875,267 26,525,530

Adjustments to Pooled Costs

Shared Services	354,902	407,793	407,793
Total Adjustments to Pooled Costs	354,902	407,793	407,793

Total Pooled Costs 100% 65,031,276 63,205,937 76,688,486
 Total Pooled Costs 70% 45,521,893 44,244,156 53,681,926

Per capita Rate (Cost Per Member) 100% 206,115 217,064 247,782
 Per capita Rate (Cost Per Member) 70% 144,280 151,945 173,447

Blackfalds Established Positions 8.00 9.00 9.00
 Blackfalds Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.) 8.92 6.90 7.50
Estimated Pooled Direct and Indirect Costs for Blackfalds 1,286,981 1,047,796 1,300,854

Additional Costs (Non-Pooled Costs) Billed by Location

Location	Non-Pooled Costs	Commitment Item Number/Name	22-23	23-24 YTD	24-25 Forecast
BLACKFALDS	Non Pooled - CS	051 - Extra Duty Pay - Mem	83,893	120,515	140,000
	Non Pooled - CS Total		83,893	120,515	140,000
	Non Pooled - No CS	213 - Corps of Commission	7,908	13,376	20,000
		570 - Prisoners' Expenses	-	-	-
		830 - Furniture & Fixtures	-	-	-
	Non Pooled - No CS Total		7,908	13,376	20,000
Grand Total			91,801	133,890	160,000

Adjustments After Contract Partner Share - 25,168 - 36,154 - 42,000
 Overtime Adjustment - 25,168 - 36,154 - 42,000
Total Adjustments - 25,168 - 36,154 - 42,000

Total Costs (After Final Adjustments) 1,353,614 1,145,532 1,418,854

Quarterly Invoice Amount	23-24 Quarterly Invoice	24-25 Estimated Quarterly Invoice
Quarter 1 (April 1, 2024 - June 30, 2024)	\$ 376,696	\$ 354,714
Quarter 2 (July 1, 2024 - September 30, 2024)	\$ 376,696	\$ 354,714
Quarter 3 (October 1, 2024 - December 31, 2024)	\$ 251,696	\$ 354,714
Quarter 4 (January 1, 2025 - March 31, 2025)	\$ 225,000	\$ 354,714



Contract Policing Year to Date Report
2025-26 to 2029-30

Division: K
Contract Type: Municipal
Contract Partner: Blackfalds
Customer Number: 74026

Established Positions
Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.)
Police Dog

	25-26 Forecast	26-27 Forecast	27-28 Forecast	28-29 Forecast	29-30 Forecast
Established Positions	370.00	376.00	379.00	382.00	385.00
Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.)	325.50	331.00	334.50	339.50	344.00
Police Dog	-	-	-	-	-

Pooled Direct Costs

Resource Type	DIV_Responsibility_Center	Commitment Item Number/Name	25-26 Forecast	26-27 Forecast	27-28 Forecast	28-29 Forecast	29-30 Forecast
Pay	Pay	030 - Pay - Members	41,775,000	43,968,000	45,988,000	48,309,000	50,663,000
		030 - Pay - Members Prior Year Retro	-	-	-	-	-
Pay Total			41,775,000	43,968,000	45,988,000	48,309,000	50,663,000
O&M	Administration		0	0	0	0	0
	Air Services		-	-	-	-	-
	CROPS		-	-	-	-	-
	Fleet (Vehicle Fit-up)		2,104,459	2,065,390	1,929,670	1,879,343	1,717,402
	Informatics		453,100	305,267	422,757	511,267	550,000
	Secret Expense (580)		578,096	1,321,126	1,310,573	1,395,107	1,395,107
	Training		33,000	36,000	39,000	42,000	45,000
	Unit O&M		669,796	684,192	696,855	710,793	725,008
O&M Total			3,636,865	3,745,971	3,858,350	3,974,100	4,093,323
Capital	Fleet		7,475,315	8,156,945	8,257,215	8,512,609	8,525,841
Capital Total			7,475,315	8,156,945	8,257,215	8,512,609	8,525,841
Grand Total			51,804,315	53,793,945	56,431,715	59,466,609	61,888,841

Total Pooled Direct Costs

	51,804,315	53,793,945	56,431,715	59,466,609	61,888,841
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Pooled Indirect Costs

Type	Indirect Category	Indirect Item	25-26 Forecast	26-27 Forecast	27-28 Forecast	28-29 Forecast	29-30 Forecast
Rate	Member EBP	Member Superannuation	20.13%	20.13%	20.13%	20.13%	20.13%
		Member CPP	4,024	4,124	4,227	4,333	4,441
		Member EI	1,240	1,271	1,303	1,335	1,368
	Non-Member EBP	Non-Member Superannuation	9.86%	9.86%	9.86%	9.86%	9.86%
		Non-Member CPP	4,024	4,124	4,227	4,333	4,441
		Non-Member EI	1,492	1,529	1,567	1,606	1,646
	Member Rate	Cadet Training Program	5,670	5,670	5,670	5,670	5,670
		CRCC/ERC/PCC	661	661	661	661	661
		ERA	119	119	119	119	119
		Legal Services	212	216	219	222	226
		PDSTC	47,226	47,226	47,226	47,226	47,226
		PROS	769	776	783	783	783
Recruiting		1,709	1,709	1,709	1,709	1,709	
Division Administration		47,456	49,355	51,329	53,382	55,517	

Member EBP	Member Superannuation	8,409,308	8,850,758	9,257,384	9,724,602	10,198,462
	Member CPP	1,309,678	1,365,103	1,414,026	1,471,042	1,527,804
	Member EI	403,552	420,630	435,704	453,273	470,763
Non-Member EBP	Non-Member Superannuation	-	-	-	-	-
	Non-Member CPP	-	-	-	-	-
	Non-Member EI	-	-	-	-	-
Member Rate	Cadet Training Program	1,845,585	1,876,770	1,896,615	1,924,965	1,950,480
	CRCC/ERC/PCC	215,241	218,878	221,193	224,499	227,475
	ERA	38,868	39,525	39,943	40,540	41,077
	Legal Services	69,164	71,387	73,224	75,433	77,580
	PDSTC	-	-	-	-	-
	PROS	250,192	256,757	261,883	265,798	269,321
	Recruiting	556,280	565,679	571,661	580,206	587,896
	Division Administration	15,447,069	16,336,403	17,169,510	18,123,200	19,097,956

Total Pooled Indirect Costs

	28,544,936	30,001,889	31,341,143	32,883,557	34,448,813
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Adjustments to Pooled Costs

Shared Services	407,793	407,793	407,793	407,793	407,793
Total Adjustments to Pooled Costs	407,793	407,793	407,793	407,793	407,793

Total Pooled Costs 100%

Total Pooled Costs 70%

Per capita Rate (Cost Per Member) 100%

Per capita Rate (Cost Per Member) 70%

Blackfalds Established Positions

Blackfalds Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.)

Estimated Pooled Direct and Indirect Costs for Blackfalds

Blackfalds Established Positions	11.00	12.00	13.00	14.00	15.00
Blackfalds Net Member FTE Utilization (less Special Leave: Medical, Maternity, etc.)	8.00	8.50	9.00	9.50	10.00
Estimated Pooled Direct and Indirect Costs for Blackfalds	1,389,368	1,513,630	1,660,801	1,816,908	1,968,657

Additional Costs (Non-Pooled Costs) Billed by Location

Location	Non-Pooled Costs	Commitment Item Number/Name	25-26 Forecast	26-27 Forecast	27-28 Forecast	28-29 Forecast	29-30 Forecast
BLACKFALDS	Non Pooled - CS	031 - Extra Duty Pay - Mem	144,900	149,972	155,221	160,653	166,276
	Non Pooled - CS Total		144,900	149,972	155,221	160,653	166,276
	Non Pooled - No CS	213 - Corps of Commission	20,600	21,218	21,855	22,510	23,185
		570 - Prisoners' Expenses	-	-	-	-	-
		830 - Furniture & Fixtures	-	-	-	-	-
Grand Total	Non Pooled - No CS Total		20,600	21,218	21,855	22,510	23,185
			165,500	171,190	177,075	183,163	189,462

Adjustments After Contract Partner Share

Overtime Adjustment	-	43,470 -	44,991 -	46,566 -	48,196 -	49,883
Total Adjustments		43,470 -	44,991 -	46,566 -	48,196 -	49,883

Total Costs (After Final Adjustments)

	1,511,398	1,639,828	1,791,310	1,951,876	2,108,236
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SIGNATURES

This Multi-Year Financial Plan is presented in accordance with the provisions of the MPSA. The RCMP remains committed to balancing operational requirements with the sound stewardship of public resources in a complex and evolving landscape.

In acknowledgement of your support for the above multi-year plan and the 2024-25 FTE utilization target, forecast and quarterly invoice amount, please review and sign the Approval in Principle included at the end of this document by July 31, 2024.

Allan,Andrew Howard Digitally signed by Allan,Andrew
Howard Clark,000085275
Signature Block,000085275 Command
Date: 2024.07.15 08:15:05 -06'00'
Blackfalds Municipal Police Service

Date:

I acknowledge receipt of this Multi-Year Financial Plan (MYFP) that has been prepared as required under Article 17.1 of the MPSA. This MYFP, including the proposed budget and any changes to the number of personnel, is approved "in principal" only and will be considered as part of the Municipal annual budget development process. At the conclusion of our budget process, we will supply the Detachment Commander a budget letter which will include confirmation of any changes in the number of Members and Support Staff for the Municipal Police Service and an explanation for any difference between the most recent projected budget figure and the approved budget, including any suggestions for addressing the difference.

Signature Block of Mayor/CEO
The Town of Blackfalds

Date:

MEETING DATE: August 13, 2024

PREPARED BY: Preston Weran, Director of Infrastructure and Planning Services

PRESENTED BY: Preston Weran, Director of Infrastructure and Planning Services

SUBJECT: **Aspen Lakes West School Site Capital Project Award**

BACKGROUND

During the 2024 Capital Budget, \$600,000 was allocated to development costs related to the new Catholic School Site Project. At the May 14th, 2024, Council meeting the project budget was increased to \$3 million dollars and Administration was instructed to start negotiations as per the motions below:

154/24

Councillor Coulter moved That Council increase the 2024 Capital Budget by \$2.4 million for the Aspen Lakes West School Site Project, formally called the Catholic School Services Project.

CARRIED UNANIMOUSLY

155/24

Mayor Hoover moved That Council authorize the CAO to proceed with contract negotiations with the developer.

CARRIED UNANIMOUSLY

With the help of Stantec, Administration has completed the detailed design works for this phase with the developer for the Aspen West Area and put the project out for tender. Administration expects to have a finalized Memorandum of Understanding shortly with the Developer along with their intent to sign a Development Agreement to recover the \$3 million dollars for this project. Additional details of this MOU will be discussed in camera later in this meeting.

The latest scope of tendered work includes the roadways, underground utilities, services, and stormwater management to allow the neighbourhood roadways and infrastructure to be constructed. Vista Trail will be extended north 300 meters from its current limit to the front of the school building and most of the municipal reserve lands. Allard Crescent, the eastern roadway, will be extended to allow access and services to the back part of the school site. Some lots within this area will be serviced when the roadway is installed. Lastly, stormwater and underground piping will be included, along with shallow utility services.

See the attached civil drawings for detailed information. Shallow Utilities design work and roadway landscaping projects are moving forward to meet Provincial timeframes.

DISCUSSION

The Aspen Lakes West School Site (Aspen Lakes West phase 2) civil works was posted on Alberta Purchasing Connection and the Alberta Construction Association on July 23rd, 2024 and closed on August 8th, 2024, at 2:00 pm. We received 7 bids for the project, all in good order, and all include 10% contingency but excluding G.S.T as per below:

Contractor	Sch 1 - Grading	Sch 2 - Underground	Sch 3 - Surface	Sch 4 - Additional Lot (provisional Developer Paid)	TOTAL WITH OUT SCHEDULE 4 (Including Contingency) no GST
Northside Construction Partnership	\$561,500.00	\$849,988.40	\$577,821.25	\$132,640.75	\$2,188,240.62
Grayson Excavating Ltd	\$556,475.00	\$920,297.57	\$611,380.74	\$134,512.69	\$2,296,968.64
Urban Dirtworks Inc.	\$544,920.00	\$973,853.45	\$574,180.55	\$157,088.05	\$2,302,249.40
Pidherney's Inc.	\$539,391.80	\$985,097.46	\$629,044.76	\$132,521.15	\$2,368,887.42
Bettensons	\$491,380.00	\$1,043,794.13	\$620,743.05	\$148,615.00	\$2,371,508.90
Central City Asphalt	\$685,780.00	\$960,297.57	\$790,920.50	\$137,052.19	\$2,680,697.88
PME Inc	\$755,838.24	\$1,296,224.98	\$752,836.38	\$169,937.73	\$3,085,389.56
<i>Stantec's Pre-Tender Estimate</i>	<i>\$535,000.00</i>	<i>\$883,269.97</i>	<i>\$601,360.00</i>	<i>\$146,084.93</i>	<i>\$2,230,139.97</i>
<i>Stantec's Opinion of Probable Cost Council Approved</i>	<i>\$442,500.00</i>	<i>\$786,000.00</i>	<i>\$626,000.00</i>	<i>N/A</i>	<i>\$2,133,500.00</i>

As outlined above and in the attached Stantec Consulting Letter of Award, “Northside Construction is a well-established contractor that had operated in the Central Alberta region for many decades, they have proven time and time again their ability to complete residential subdivision work. Their schedule is to complete the Grading and Deep Utilities this fall. The road construction would begin first thing in the spring of 2025. The submitted schedule meets the requirements set out within the tender documents.”

The tender award before Council does include the consulting and contract administration for this phase of construction. However, it does not include the shallow utility installations for power, gas, and telecommunications or the roadway landscaping. These scopes of work will be tendered out separately once the detailed design is vetted and detailed design is completed. Based on the effort and anticipated timeline of two months for construction, the known and estimated costs are further detailed in the table below:

2024 Capital Budget and Expenses		
Aspen Lakes West School Site Engineering and Design	\$151,836.80	Actual
Aspen Lakes West School Site Construction Inspection and Testing	\$192,050	Estimated
Legal Survey and Subdivision	\$19,221.12	Actual
Shallow utility improvements (Telus and power) including engineering	\$347,000	Estimated
Legal for Agreement	\$15,000	Estimated
Landscaping of Roadways	\$2,450,852.71	Actual
Construction Award of Aspen Lakes West School Site	\$2,188,240.62	
Budget Variable	\$29,151.46	
2024 Capital Budget Funds Approved	\$3,000,000.00	

FINANCIAL IMPLICATIONS:

Based on our estimate for the total project costs as outlined above, the project will be on budget. If this project is to move forward this year as planned in time for the school opening, the possibility of retendering this project is not an option. The civil scope of this award does allow for most of the work to be completed, with a plan for the remainder of the work to be finalized before July 1, 2025.

ADMINISTRATIVE RECOMMENDATION:

That Council consider the following motion:

1. That Council award Aspen Lakes West School Site (Aspen Lakes West phase 2) to North Side Construction Partnership for \$2,188,240.62 excluding GST.

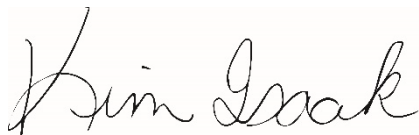
ALTERNATIVES:

- a) Refer the Project Award back to Administration for more information.

ATTACHMENTS:

- Tender Award letter
- Tender Drawing Package and Drawing Addendum

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author



August 9, 2024
File: 1101000162

Attention: Preston Weran, Director of Infrastructure and Planning Services
Town of Blackfalds
5018 Waghorn Street
Blackfalds, AB T0M 0J0

Dear Preston,

Reference: Aspen Lakes West School Site. – Tender Review

The above-mentioned tender for the Town of Blackfalds was received by Stantec in Red Deer on Thursday, August 8, 2024. We completed a review of the Seven (7) submitted tender submissions to ensure that the tender requirements have been met and to confirm correctness of the unit price schedules. Minor mathematical errors were found in the unit price schedule submitted by Grayson, Urban, and PME.

The total tender results have been summarized in the following table (includes contingency and excludes GST):

Contractor	Sch 1 - Grading	Sch 2 - Underground	Sch 3 - Surface	Sch 4 - Additional Lot (provisional Developer Paid)	TOTAL WITH OUT SCHEDULE 4 (Including Contingency) no GST
Northside Construction Partnership	\$561,500.00	\$849,988.40	\$577,821.25	\$132,640.75	\$2,188,240.62
Grayson Excavating Ltd	\$556,475.00	\$920,297.57	\$611,380.74	\$134,512.69	\$2,296,968.64
Urban Dirtworks Inc.	\$544,920.00	\$973,853.45	\$574,180.55	\$157,088.05	\$2,302,249.40
Pidherney's Inc.	\$539,391.80	\$985,097.46	\$629,044.76	\$132,521.15	\$2,368,887.42
Bettensons	\$491,380.00	\$1,043,794.13	\$620,743.05	\$148,615.00	\$2,371,508.90
Central City Asphalt	\$685,780.00	\$960,297.57	\$790,920.50	\$137,052.19	\$2,680,697.88
PME Inc	\$755,838.24	\$1,296,224.98	\$752,836.38	\$169,937.73	\$3,085,389.56
<i>Stantec's Pre-Tender Estimate</i>	<i>\$535,000.00</i>	<i>\$883,269.97</i>	<i>\$601,360.00</i>	<i>\$146,084.93</i>	<i>\$2,230,139.97</i>
<i>Stantec's Opinion of Probable Cost Council Approved</i>	<i>\$442,500.00</i>	<i>\$786,000.00</i>	<i>\$626,000.00</i>	<i>N/A</i>	<i>\$2,133,500.00</i>

A complete summary of the tendered results and comparison to the Engineer's Pre-Tender Estimate is attached for your information and record. The mathematical errors are highlighted in the comparison.

August 9, 2024

Preston Weran, Director of Infrastructure and Planning Services

Page 2 of 2

Reference: **Aspen Lakes West School Site. – Tender Review**

Northside Constructions Partnership was the lowest bidder with an amount of \$2,188,240.62 which is \$41,899.35 (approximately 2.3%) less than the engineer's pre tender estimate and \$54,740.62 (approximately 2.5%) higher than the Council approved Opinion of Probable Cost. (This does not include Schedule 4 which will be developer paid should they choose to proceed)

Northside Construction Partnership has provided a list of subcontractors to complete select items of work within the contract which are provided below.

Subcontractor	Item of Work
Appollo Landscaping	Landscaping
Border Paving	Paving
Olds Concrete	Curb and Gutter
Kinsley	Signs
Alberta Parking Lot Services	Line Painting

Northside Construction is a well-established contractor that had operated in the Central Alberta region for many decades, they have proven time and time again their ability to complete residential subdivision work. Their schedule is to complete the Grading and Deep Utilities this fall. The road construction would begin first thing in the spring of 2025. The submitted schedule meets the requirements set out with in the tender documents.

I recommend award of the Tender to Northside Construction Partnership.

Please contact me should you have any questions or concerns.

Sincerely,

Stantec Consulting Ltd.

Alan Forman P.Eng.
Senior Associate, Project Manager
Phone: 403-373-4272
Alan.forman@stantec.com

Attachment: **Aspen Lakes West School Site– Tender Comparison**

c

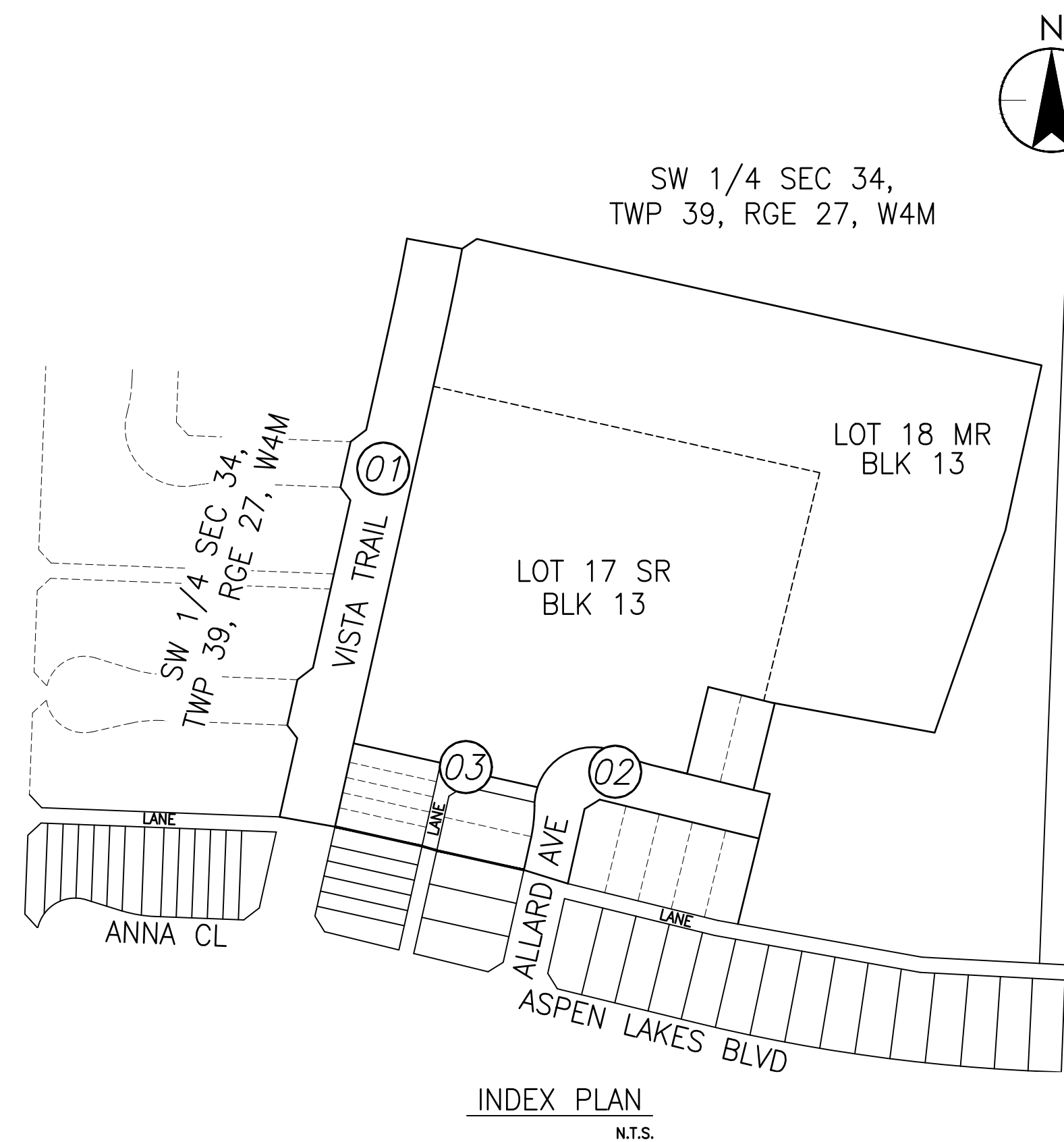
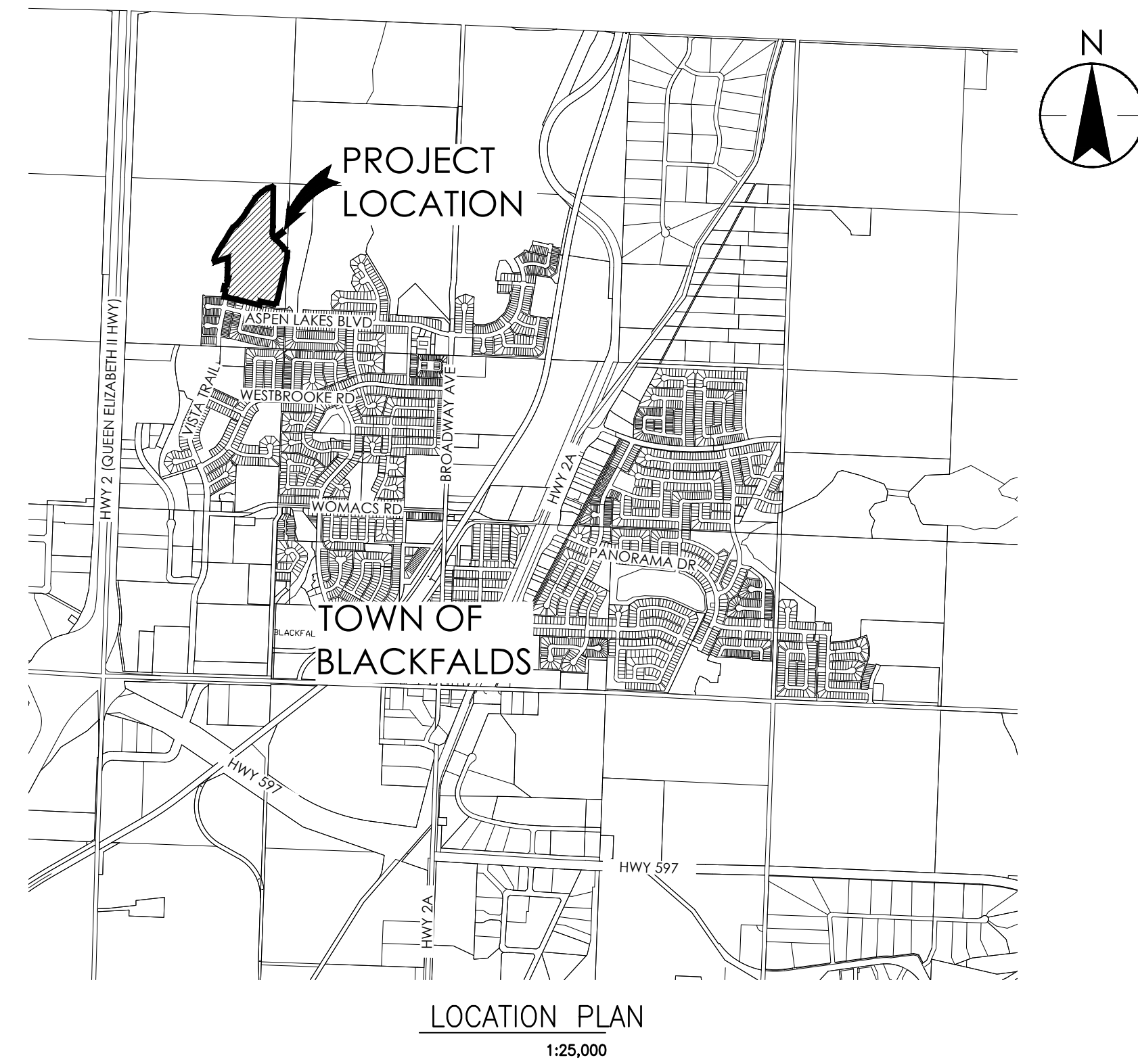


ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

JULY 2024

Project Number: 1161109975



Sheet List Table	
Sheet Number	Sheet Title
00	Cover
01	Index Plan & List of Drawings
02	Plan of Subdivision
C01A	Site Grading Plan
C01B	Cut - Fill Plan
C01C	Excess Fill Grading Area
C02	Roadway Grading Plan
C03	Signage & Pavement Marking Plan
C04	Overall Utilities Plan
C05	Water Distribution Plan
C06	Water Flushing Plan
C07	Sanitary Sewer System
C08	Major Storm Drainage Plan
C09	Minor Storm Sewer Plan
C10	Building Grade Plan
P01	Vista Trail STA 1+060 TO STA 1+360
P02	Allard Avenue STA 2+000 TO STA 2+240
P03	Lane A STA 5+000 to 5+120 and STA 6+000 to 6+080

Revision	By	Appd	YYYY.MM.DD
G			
F			
E			
D			
C			
B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18
Issued			
File Name: 109975_cv	ERH	ERH	LLG 2024.06.03
	Dwn.	Dign.	Chkd. YYYY.MM.DD

Permit/Seal

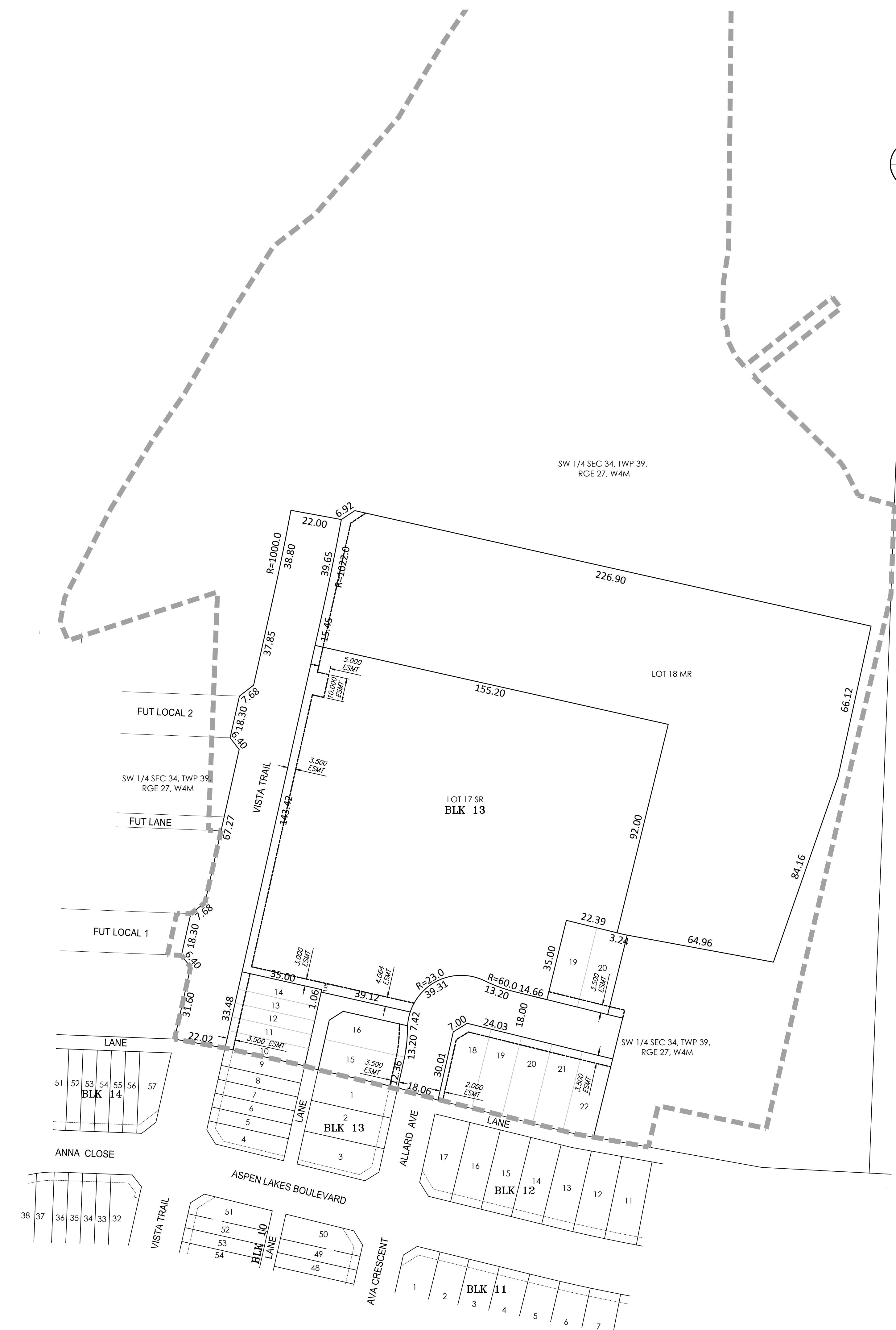
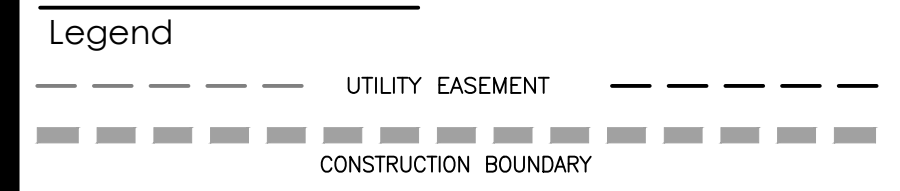
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
INDEX PLAN & LIST OF DRAWINGS

Project No. 1161109975	Scale AS SHOWN
Revision Sheet 0 2 of 18	Drawing No. 01



Revision	By	Appd	YYYY.MM.DD
G			
F			
E			
D			
C			
B	ISSUED FOR TENDER	ERH	2024.07.23
A	ISSUED FOR APPROVAL	ERH	2024.06.18

Issued	By	Appd	YYYY.MM.DD
File Name: 109975_cv	ERH	ERH	2024.06.03
	Dwn.	Dign.	Chkd.

Permit/Seal

Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2
BLACKFALDS, AB CANADA

Title
PLAN OF SUBDIVISION

Project No. 1161109975	Scale 1:1000
Revision 0	Sheet 3 of 18
Drawing No. 02	

D
C
B
A
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 ORIGINAL SHEET - ARCHD

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Legend

	BOREHOLE NUMBER
	BOREHOLE GROUND ELEVATION
	ORIGINAL GROUND CONTOURS
	FINISHED DESIGN GRADE CONTOURS
	SILT FENCE
	TOPSOIL BERM
	TOPSOIL 250mm THICK
	CONSTRUCTION BOUNDARY
EXISTING	
	CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATERLINE
	MANHOLE
	CATCH BASIN MANHOLE
	STANDARD FACE CATCH BASIN (K-1)
	ROLLED FACE CATCH BASIN (SK-7)
	WATER VALVE
	FIRE HYDRANT VALVE
	FIRE HYDRANT
	REDUCER

Notes

- EROSION AND SEDIMENT CONTROL**
- INSTALL SILT FENCE AS SHOWN.
 - SILT FENCES TO CAPTURE SEDIMENTS ON THE UPHILL SIDE AT CURRENT PHASES AS NOTED ON DRAWING.
 - ALL SURFACE DRAINAGE FROM LANDS TO HAVE SEDIMENTATION BASINS CONSTRUCTED UPSTREAM OF INLETS. BASIN DEPTH TO BE 300mm MAXIMUM.
 - ALL CATCH BASINS TO HAVE SEDIMENT TRAPS UNTIL 2 YEARS AFTER CONSTRUCTION.

Revision	By	Appd	YYYY.MM.DD
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

Issued	By	Appd	YYYY.MM.DD	
File Name: 109975c_gp	ERH	ERH	LLG	2024.06.03
	Dwn.	Dign.	Chkd.	YYYY.MM.DD

Permit/Seal

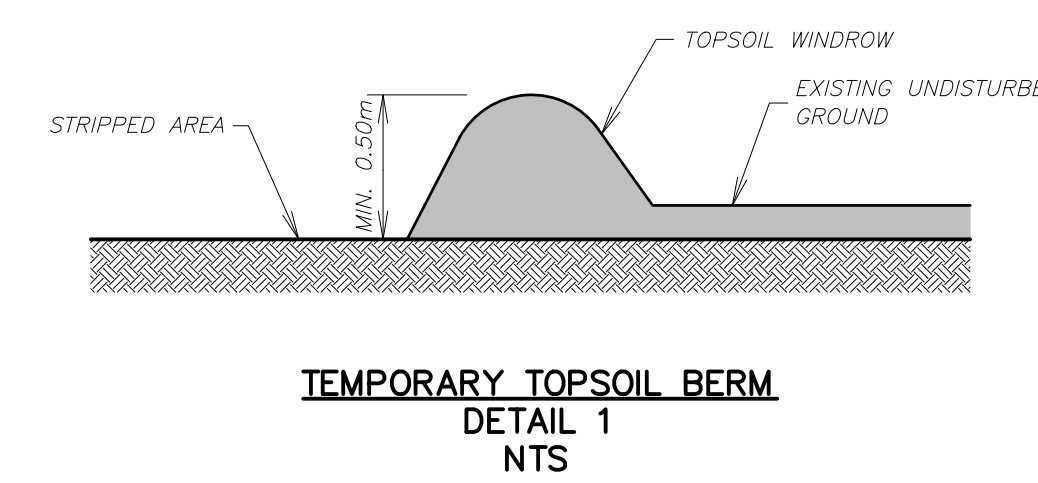
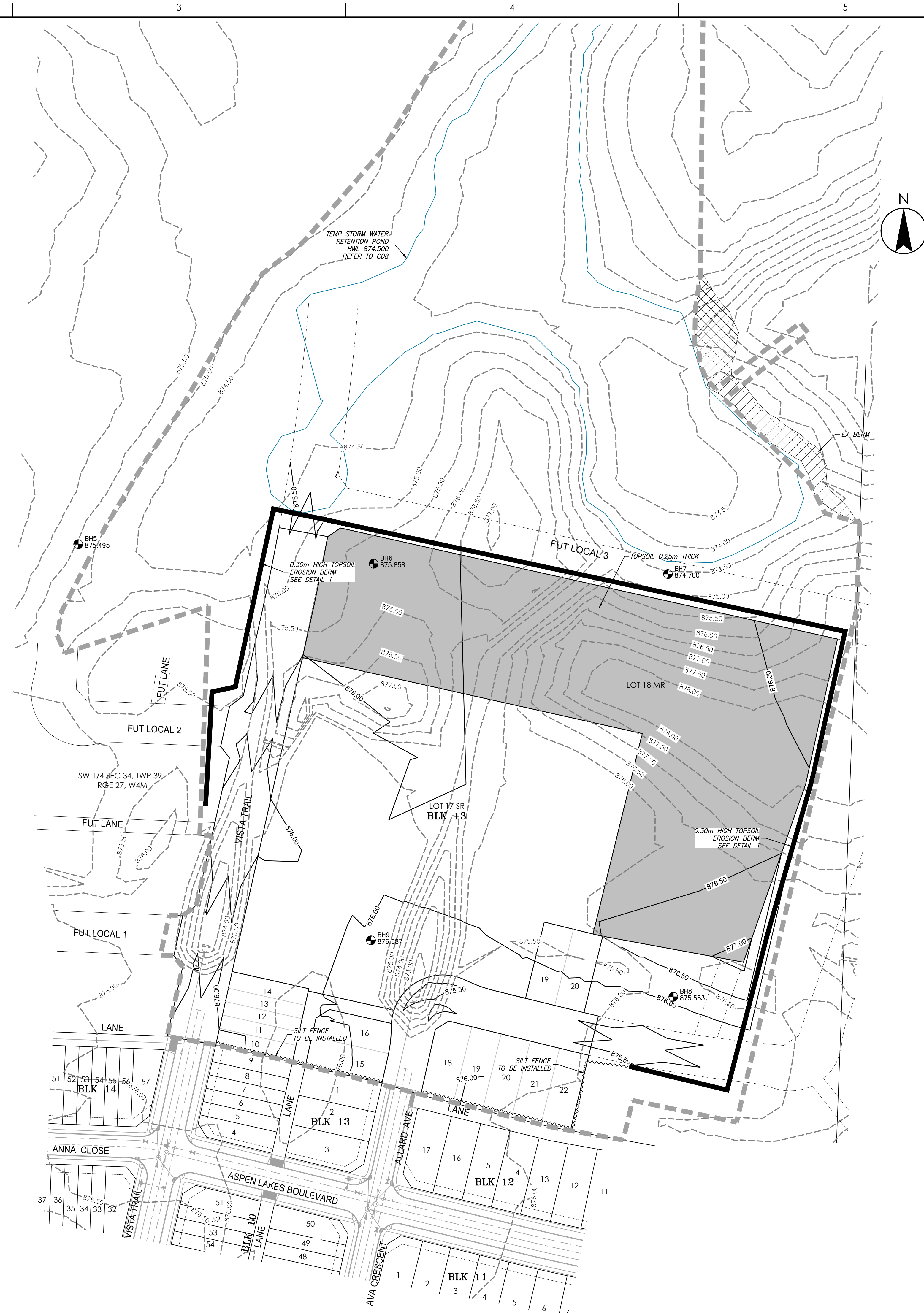
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

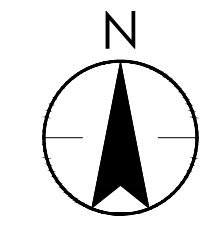
BLACKFALDS, AB CANADA

Title
SITE GRADING PLAN

Project No. 1161109975	Scale 1:1000
Revision Sheet 0 4 of 18	Drawing No. C01A



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 ORIGINAL SHEET - ARCHD



Legend

- 0.20 CUT
- 0.40 FILL
- >1.00m FILL AREA
- TOPSOIL 250mm THICK



Revision	By	Appd	YYYY.MM.DD
G			
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B	ERH	ADF	2024.07.23
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File Name	By	Appd	YYYY.MM.DD
109975c_gp	ERH	ERH	2024.06.03
	Dwn.	Dgn.	Chkd.

Permit/Seal

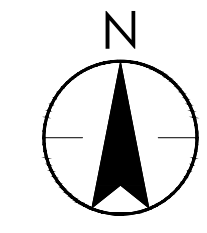
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
CUT - FILL PLAN

Project No. 1161109975	Scale 1:1000
Revision 0	Sheet 5 of 18
Drawing No. C01B	

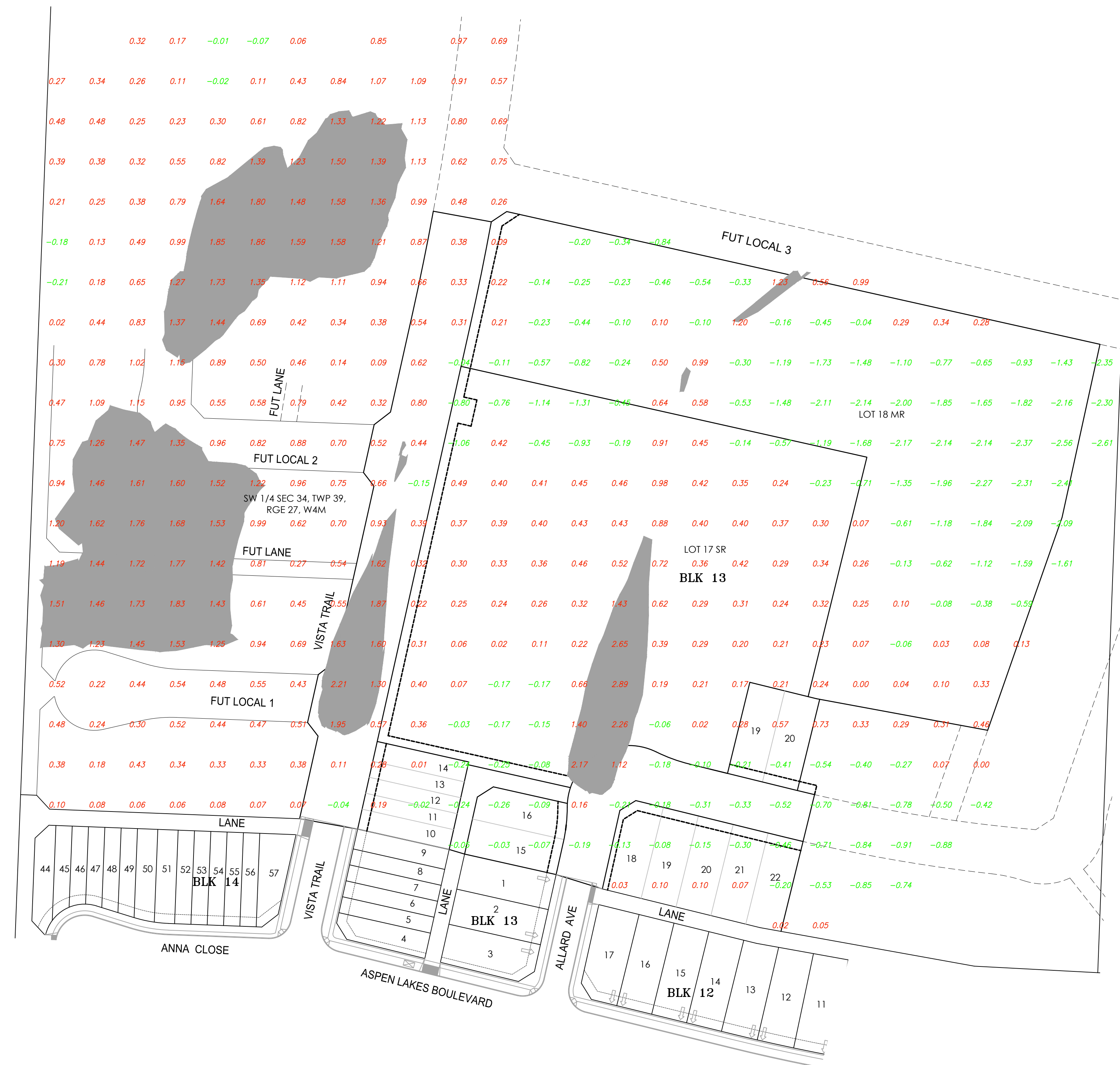


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Legend

- 0.20 CUT
- 0.40 FILL
- >1.00m FILL AREA



Revision	By	Appd	YYYY.MM.DD
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

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File Name: 109975c_gp	ERH	ERH	2024.06.03
	Dwn.	Dign.	Chkd.

Permit/Seal

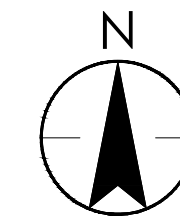
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
EXCESS FILL GRADING AREA

Project No. 1161109975	Scale 1:1000
Revision 0	Sheet 6 of 18
Drawing No. C01C	



Legend

EXISTING	FACE OF CURB	PROPOSED
○	MANHOLE	⊙
○	CATCH BASIN MANHOLE	⊙
▭	STANDARD FACE CATCH BASIN	▭
▭	ROLLED FACE CATCH BASIN	▭
⊕	POWER POLE	⊕
⊕	WATER VALVE	⊕
⊕	FIRE HYDRANT	⊕
▭	REINFORCED SIDEWALK CROSSING	▭
▭	DIRECTION OF DRAINAGE	▭
▭	POST AND CABLE FENCING	▭
▭	GRASS SWALE	▭
▭	BOLLARDS	▭
▭	COMMUNITY MAILBOX	▭
▭	POTENTIAL TRANSIT STOP	▭
▭	CONSTRUCTION BOUNDARY	▭

NOTES

- ALL CONSTRUCTION AND MATERIALS TO MEET TOWN OF BLACKFALDS SPECIFICATIONS.
- REFER TO GEOTECHNICAL REPORT FOR EXISTING CONDITIONS AND CONSTRUCTION REQUIREMENTS.
- CONTRACTOR TO COORDINATE THE EFFORTS AND SCHEDULING OF ALL UTILITY COMPANIES AND TOWN OF BLACKFALDS FORCES FOR THEIR PORTION OF THE WORK.
- LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD. ANY CONFLICTS WITH PROPOSED UTILITIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
- ALL ROAD GRADES SHOWN ARE TOP OF ASPHALT (TOA) = LIP OF GUTTER (LOG).

Revision	By	Appd	YYYY.MM.DD
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Permit/Seal

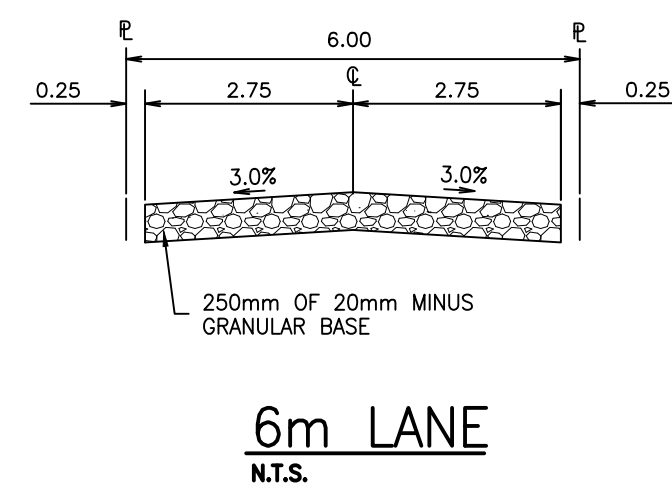
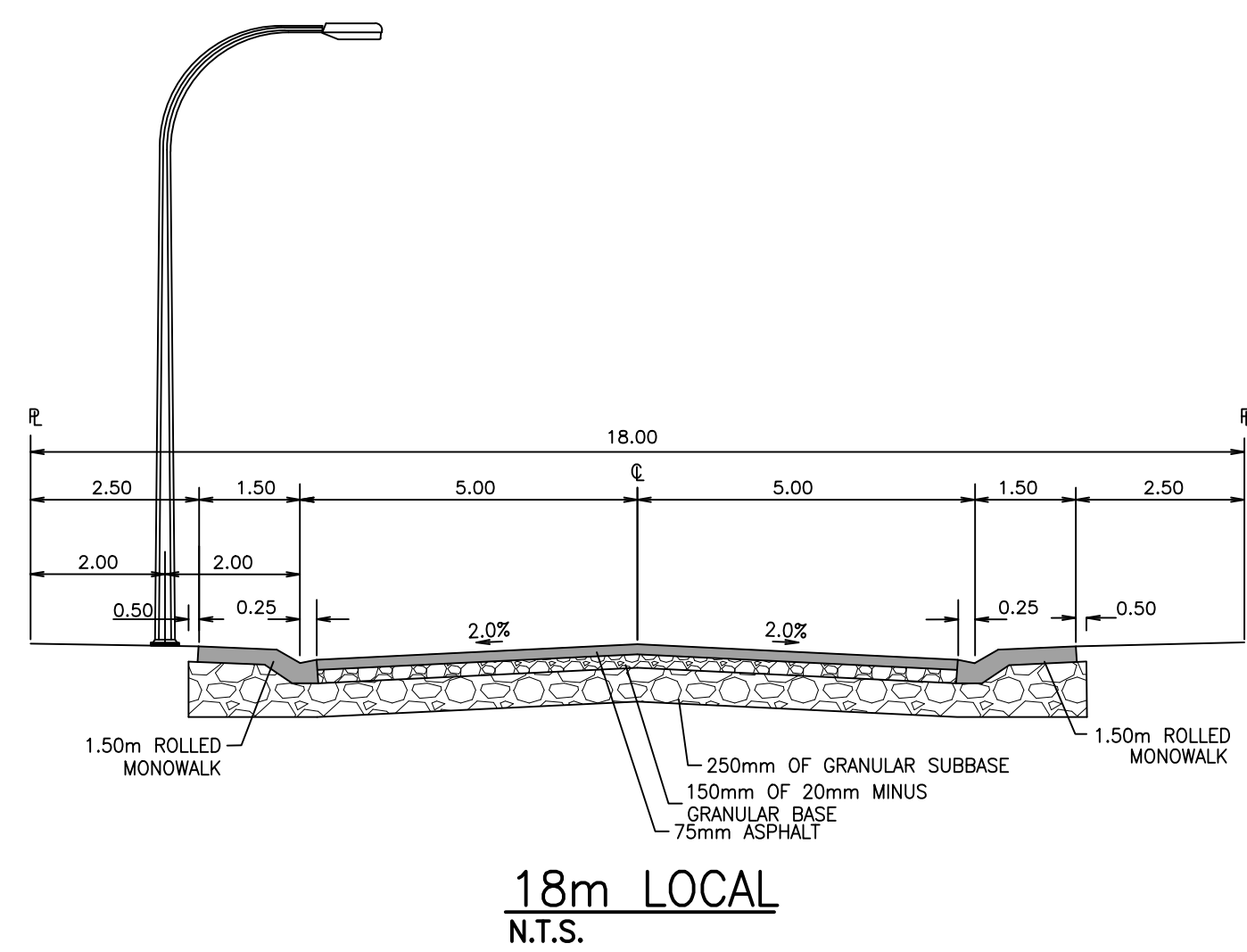
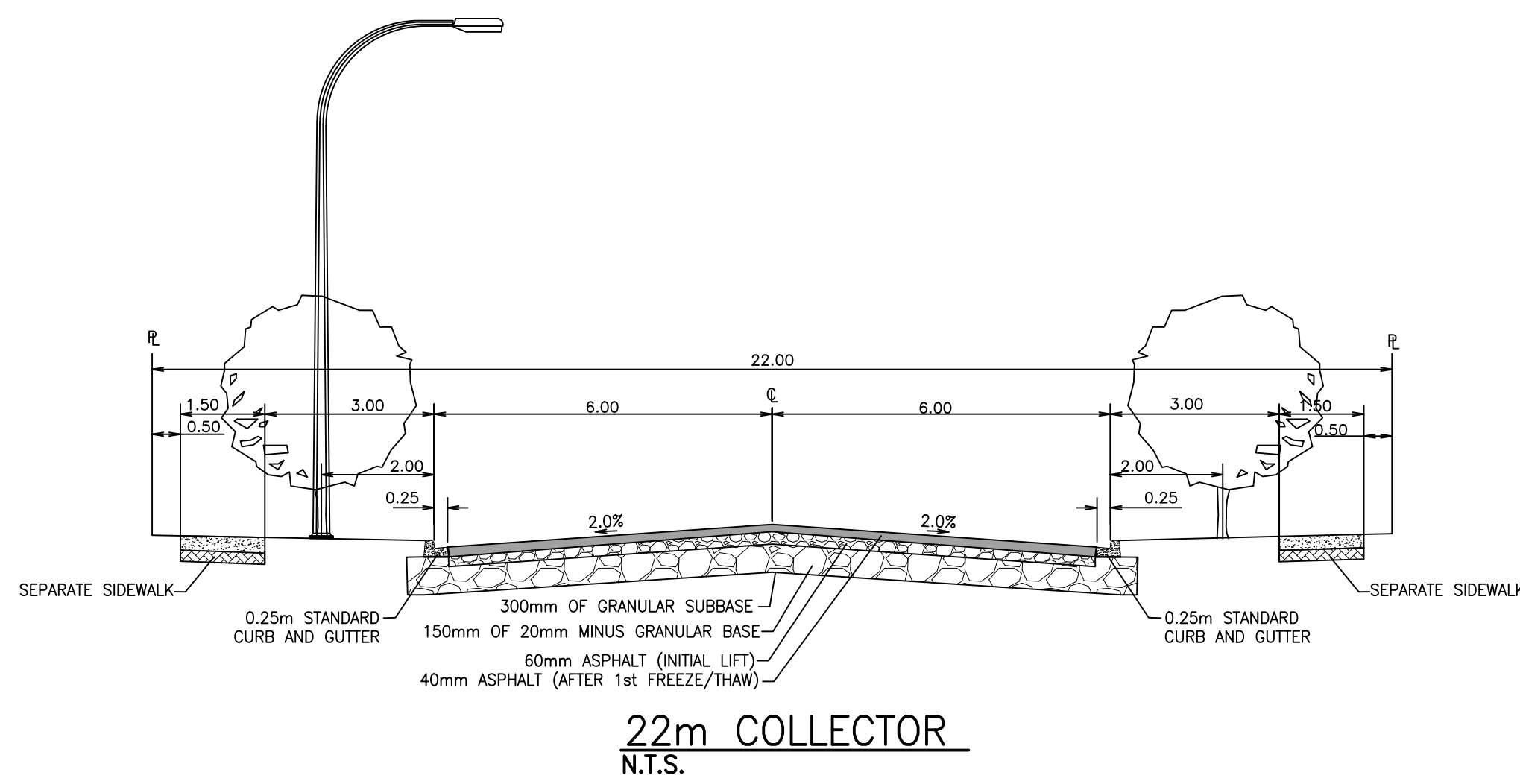
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ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

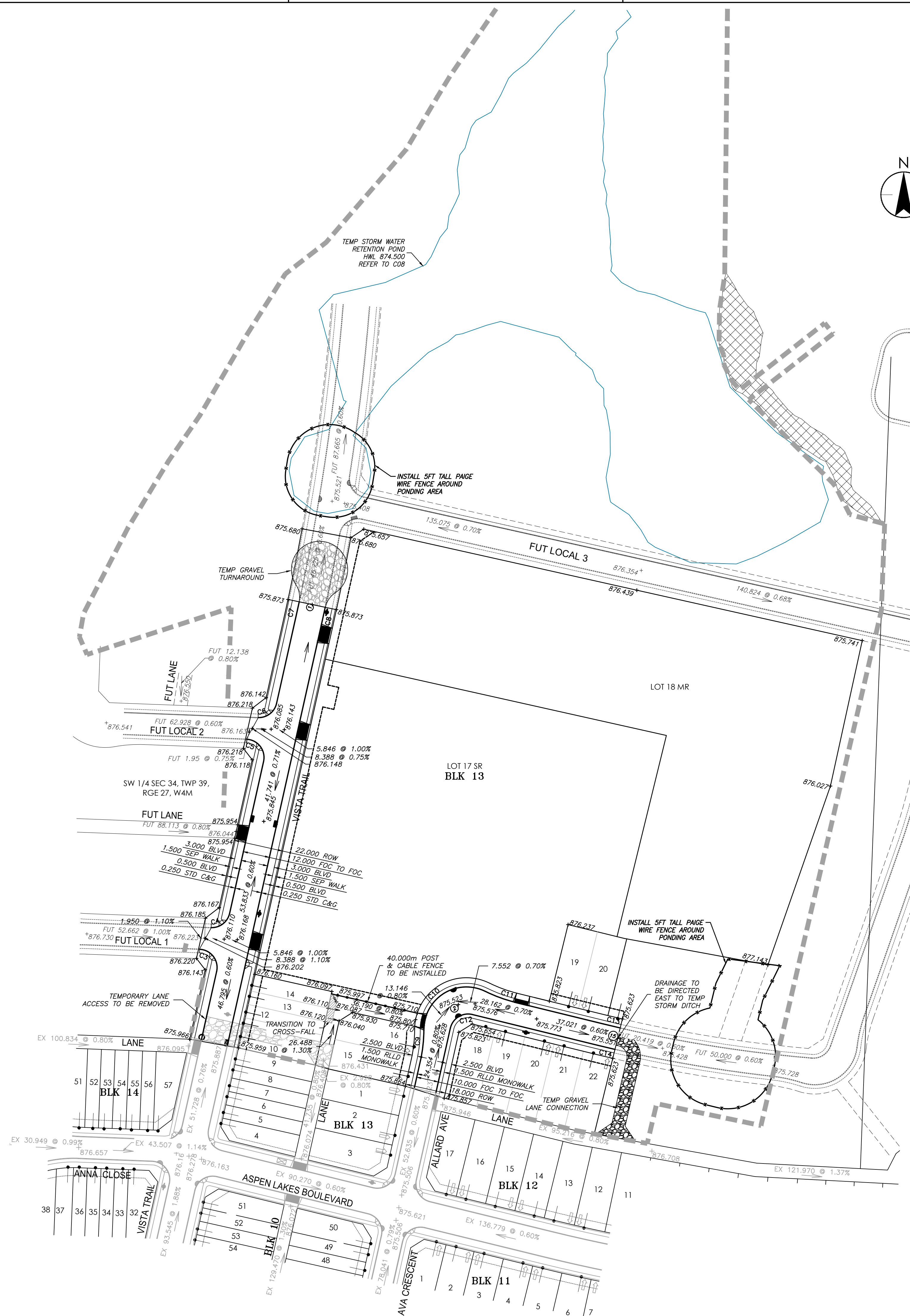
Title
ROADWAY GRADING PLAN

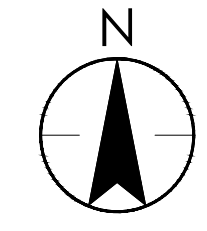
Project No. 1161109975	Scale 1:1000
Revision Sheet 0 of 18	Drawing No. C02



FACE OF CURB DATA TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DEFLECTION ANGLE
1	1010.997	141.333	70.782	8°00'35"
2	13.000	20.688	13.271	91°10'50"
15	604.000	92.849	46.516	8°48'28"

FACE OF CURB DATA TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DEFLECTION ANGLE
C3	8.000	14.020	9.604	100°24'41"
C4	8.000	11.113	6.664	79°35'19"
C5	8.000	14.020	9.604	100°24'41"
C6	8.000	11.113	6.664	79°35'19"
C7	1005.000	6.872	3.436	0°23'30"
C8	1017.000	7.014	3.507	0°23'43"
C9	64.000	14.078	7.068	12°36'12"
C10	19.000	38.596	30.636	116°23'15"
C11	64.000	14.078	7.068	12°36'12"
C12	8.000	12.731	8.167	91°10'50"
C13	599.000	92.081	46.131	8°48'28"
C14	609.000	93.618	46.901	8°48'28"





Legend

EXISTING	PROPOSED

- Notes**
- ALL PAVEMENT MARKINGS SHOWN OUTSIDE THE LIMITS OF CONSTRUCTION ARE FOR REFERENCE ONLY AND MAY NOT ACCURATELY REFLECT THE EXISTING MARKINGS OR CURRENT TOWN OF BLACKFALDS STANDARDS.
 - ALL NEW PAVEMENT MARKINGS ARE TO BE TIED TO EXISTING MARKINGS WHERE REQUIRED.
 - ALL PAVEMENT MARKINGS ARE TO BE TYPE 1 OR PAINT AS PER TOWN OF BLACKFALDS SPECIFICATIONS.
 - THE TOP AND FACE OF CURB SHALL BE PAINTED YELLOW WHERE THERE ARE NO TRAFFIC CONTROL DEVICES AT THE FOLLOWING LOCATIONS:
 - ON TRAFFIC ISLANDS AND TRAFFIC CALMING DEVICES;
 - FOR A DISTANCE OF 1.00m AT MEDIAN BULL NOSES; AND
 - FOR A DISTANCE OF 5.00m BEFORE AND AFTER ALL FIRE HYDRANT LOCATIONS.
 - INSTALL STREET NAME MARKER SIGNS AT EACH INTERSECTION. TOWN OF BLACKFALDS PUBLIC WORKS DEPARTMENT WILL CONFIRM THE INSTALLATION LOCATIONS IN THE FIELD.
 - ALL SIGNAL, PAVEMENT MARKINGS AND SIGNAGE ARE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BLACKFALDS TRAFFIC DESIGN GUIDELINES AND M.U.T.C.D.
 - AMEND SUBDIVISION PLAN SIGNS AND SUBDIVISION INFORMATION SIGNS.
 - DIMENSIONS ARE TO LIP OF GUTTER UNLESS OTHERWISE NOTED.
 - ALL PAINTED MARKINGS TO BE INSTALLED BY CITY FORCES.
 - LIMITS OF ALL PAVEMENT MARKINGS TO BE ESTABLISHED IN THE FIELD BY THE ENGINEER OR THEIR REPRESENTATIVE.
 - ALL EXISTING PAVEMENT MARKINGS WHICH HAVE BECOME OBSOLETE ARE TO BE REMOVED AS REQUIRED ONLY BY AN ACCEPTABLE METHOD APPROVED BY THE TRAFFIC ENGINEER OR THEIR REPRESENTATIVE.

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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

Issued	By	Appd	YYYY.MM.DD	
File Name: 109975c_pv	ERH	ERH	LLG	2024.06.05
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Permit/Seal

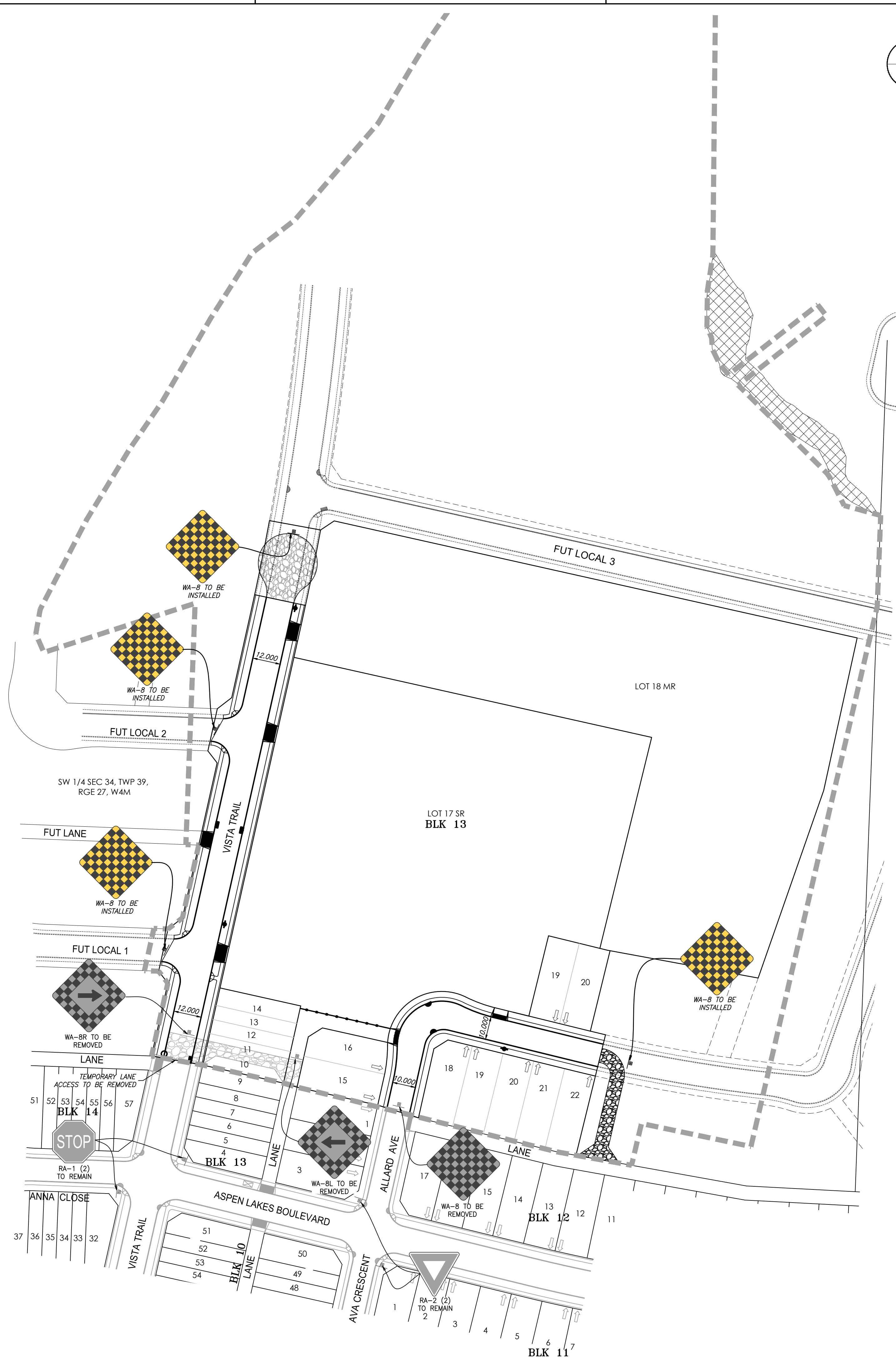
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
SIGNAGE & PAVEMENT MARKING PLAN

Project No. 1161109975	Scale 1:1000
Revision 0	Sheet 8 of 18
Drawing No. C03	



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ORIGINAL SHEET - ARCH/D



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Legend

EXISTING		PROPOSED
---	CURB AND GUTTER	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATERLINE	---
⊙	MANHOLE	⊙
○	CATCH BASIN MANHOLE	○
⊖	STANDARD FACE CATCH BASIN (K-1)	⊖
⊖	ROLLED FACE CATCH BASIN (SK-7)	⊖
+	WATER VALVE	+
+	FIRE HYDRANT VALVE	+
+	FIRE HYDRANT	+
+	REDUCER	+
---	SHALLOW UTILITY DUCT CROSSING	---
---	GAS CROSSING SLEEVE	---
---	CONSTRUCTION BOUNDARY	---

Notes

- ALL MANHOLES ARE TO BE STANDARD 1200mm UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS ARE TO BE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

Revision

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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

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File Name	By	Appd	YYYY.MM.DD
109975c Ug	ERH	LLG	2024.05.29
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Permit/Seal

Client/Project

ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title

OVERALL UTILITIES PLAN

Project No.

1161109975

Revision Sheet

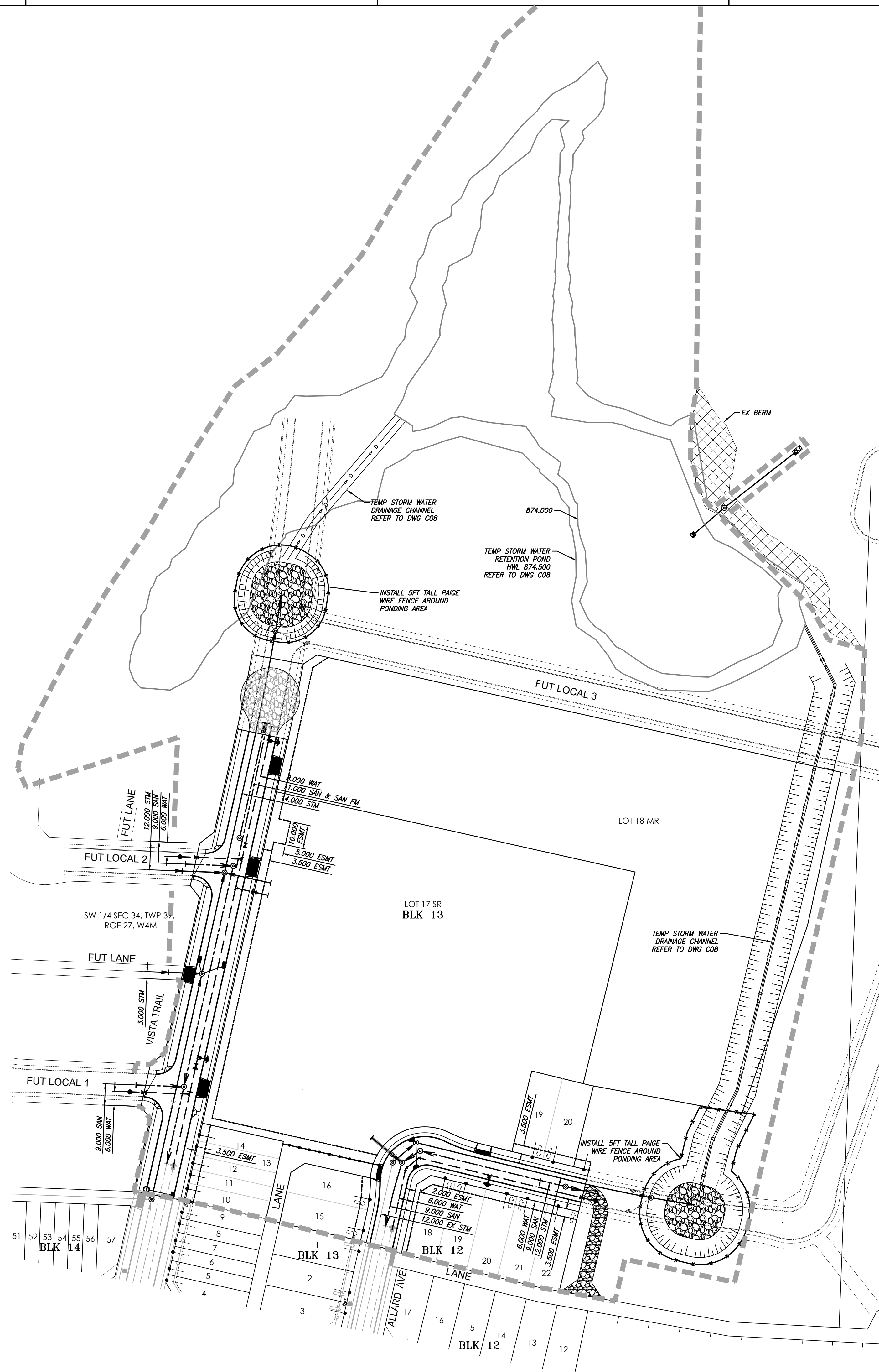
0 9 of 18

Scale

1:1000

Drawing No.

C04



Legend

GRADE AT FRONT PL	980.55	980.50
FRONT SERVICE LOCATION (4.5m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)		
SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	S 978.30	
LOWEST TOP OF FOOTING	LTF 979.15	
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT FRONT OF HOUSE	980.90	
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT REAR OF HOUSE	980.90	
ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING AT CENTRE OF BUILDING ENVELOPE)	OG 979.40	
SERVICE TYPE	○ ● ▲	
LOT TYPE	L	
LOT NUMBER	92	
DEPTH OF FILL EXCEEDS 1.2m (BEARING CERTIFICATE REQUIRED)	*	
CMC ADDRESS	12	
POWER, TELUS, & SHAW DROPPOFF	*	

GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.35	980.30
--	--------	--------

LEGEND

- SINGLE WATER & SANITARY SERVICE
- ▲ DUAL WATER & SANITARY SERVICE
- SINGLE WATER, SANITARY & STORM SERVICE
- ▲ DUAL WATER, SANITARY & STORM SERVICE
- * EXISTING WELL HEAD

NOTE:
ALL LOT GRADING MUST BE INCLUDED WITH THE HOUSE DESIGN AND APPROVED BY THE DEVELOPER.

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B	ERH	ADF	2024.07.23
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File Name: 109975c_bg ERH ERH LLG 2024.06.04
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Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
BUILDING GRADE PLAN

Project No.
1161109975

Revision Sheet
0 15 of 18

Scale
1:500

Drawing No.
C10

FUT LOCAL 3

LOT 18 MR

LOT 17 SR
BLK 13

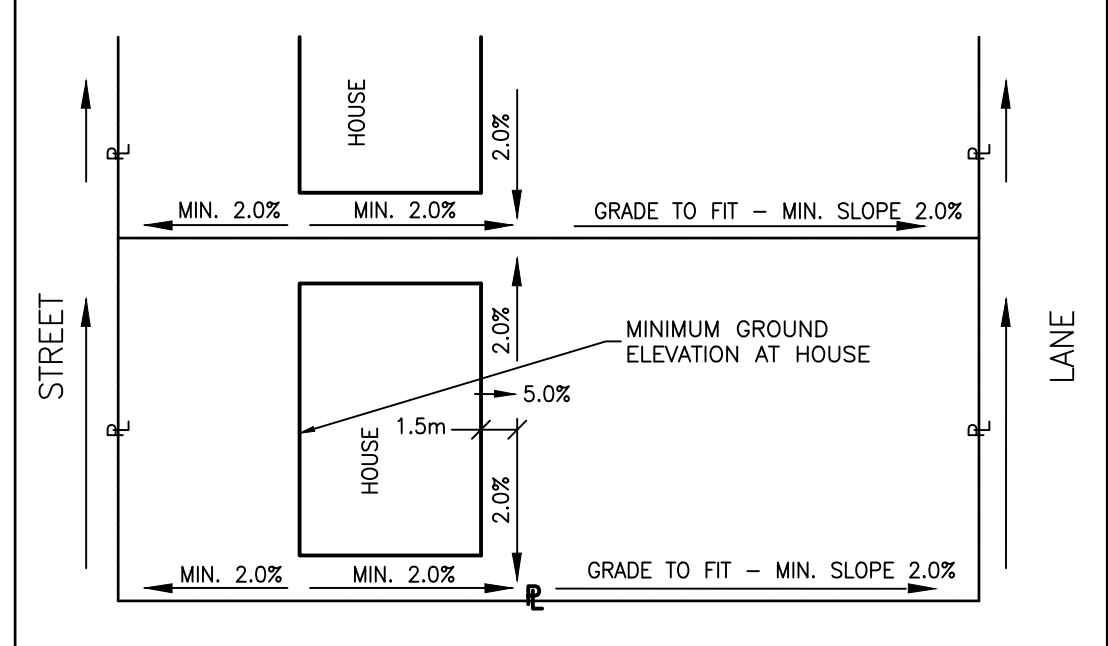
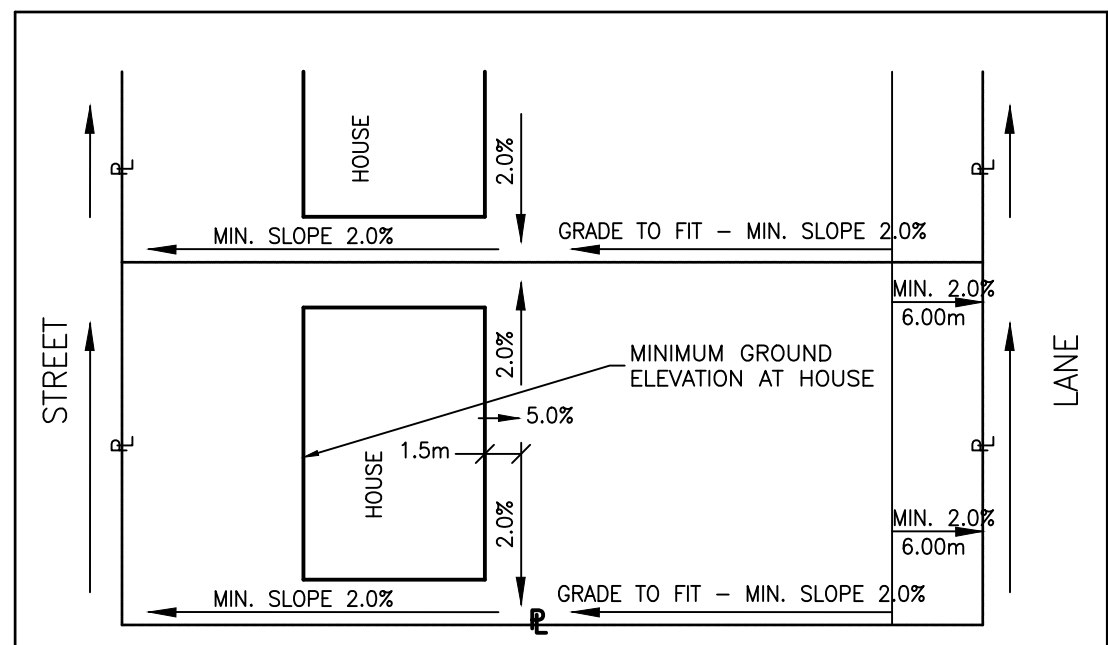
SW 1/4 SEC 34, TWP 39,
RGE 27, W4M

ALLARD AVE

LANE

FUT LANE

VISTA TRAIL



NOTE:
1. HOUSE BUILDERS TO PAY SPECIAL ATTENTION TO FOUNDATION DESIGN. THE FOUNDATION ON THE LOW SIDE OF THE LOT MAY REQUIRE CONSTRUCTION OF A "PONY WALL."

NOTES

- ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
- SAN SERVICES TO BE 150mm DIA SDR-28 PVC
- STM SERVICES TO BE 100mm DIA SDR-28 PVC
- WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
- ALL HOUSE SERVICES TO BE TERMINATED 6.50m INSIDE PROPERTY LINE UNLESS OTHERWISE NOTED.
- LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
- HOUSE BUILDER TO SET ACTUAL TOP OF FOOTINGS AND FINISH LOT LANDSCAPE GRADES SUCH THAT POSITIVE SURFACE DRAINAGE IS MAINTAINED AWAY FROM THE HOUSE FOUNDATION WALL TOWARD THE STREET OR REAR LOT DRAINAGE FEATURE. SUGGESTED LANDSCAPE GRADE AT FRONT & REAR = HIGHEST SIDE YARD ELEV. + 0.10m.
- STEEL REINFORCEMENT RECOMMENDED FOR CONCRETE FOOTINGS AND FOUNDATION WALLS WHERE ACTUAL TOP OF FOOTING IS HIGHER THAN ORIGINAL GROUND (OG) ELEVATION INDICATED. ENGINEER COMPLETING SOIL BEARING CERTIFICATE TO CONFIRM REQUIREMENTS AND/OR DETAILS.
- REFER TO THE SUBMISSION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
- MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.3m WHERE SITE MATERIAL IS GRAVEL.

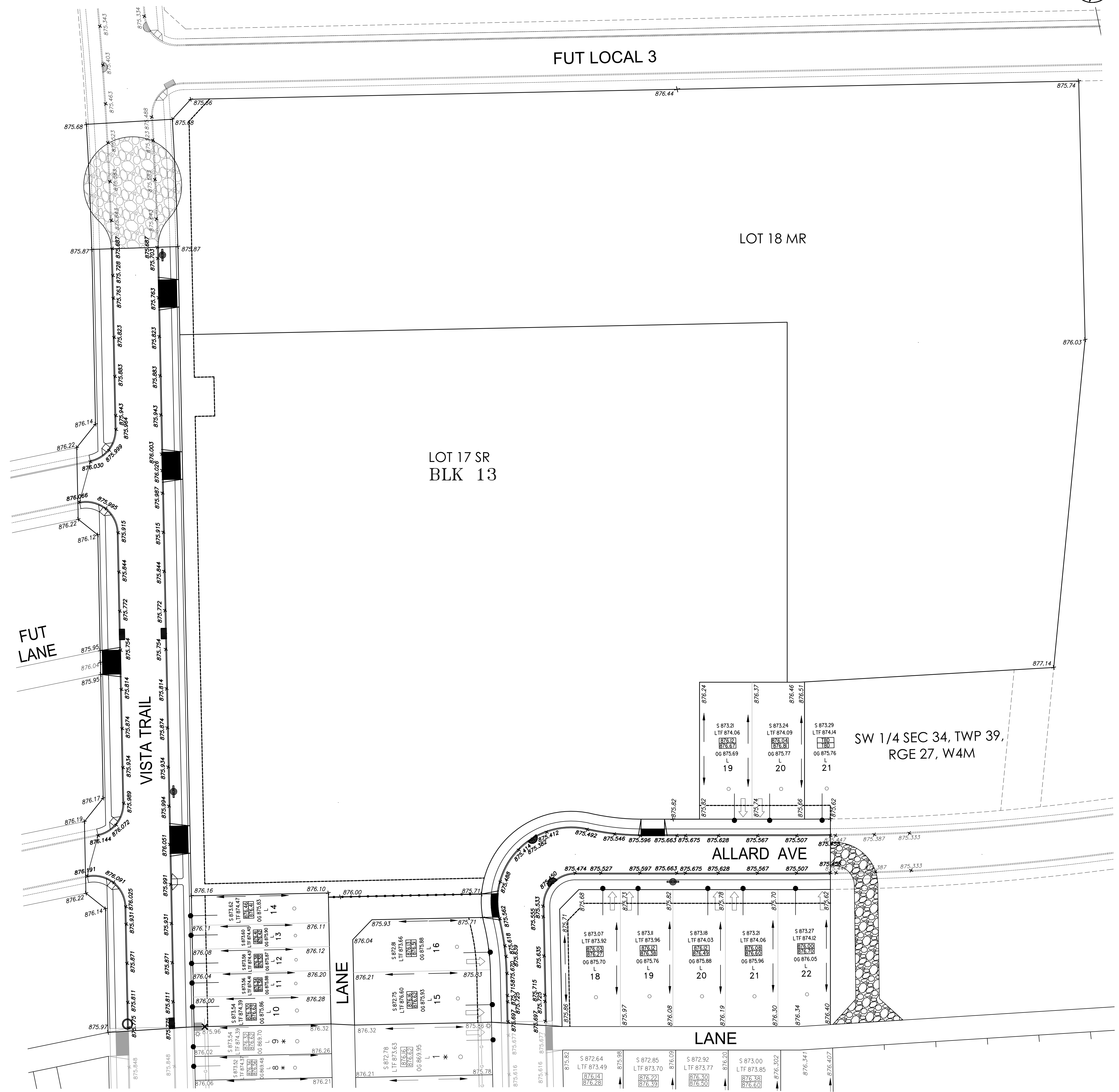
LOT TYPES

- L - LEVEL LOT
- Lb - LEVEL LOT (BACK TO FRONT DRAINAGE)
- W - FULL WALKOUT BASEMENT
- WS - SPLIT LEVEL WALKOUT BASEMENT
- (T) - TRANSITION LOT

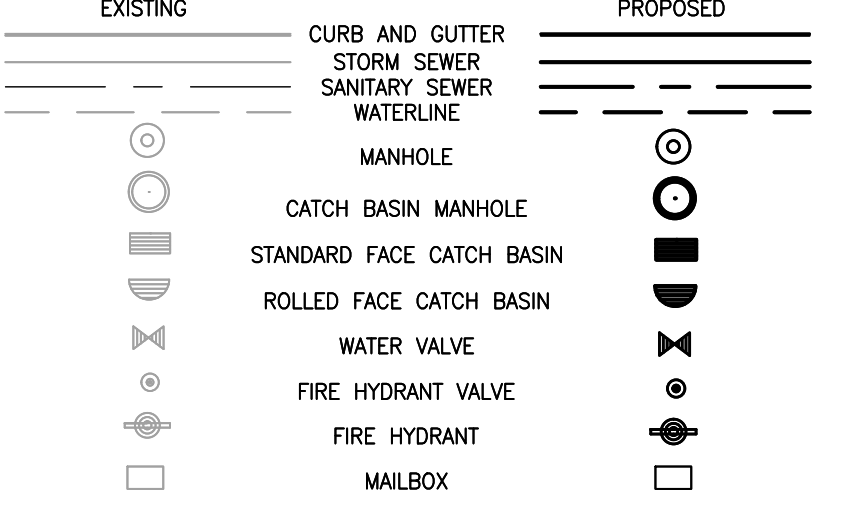
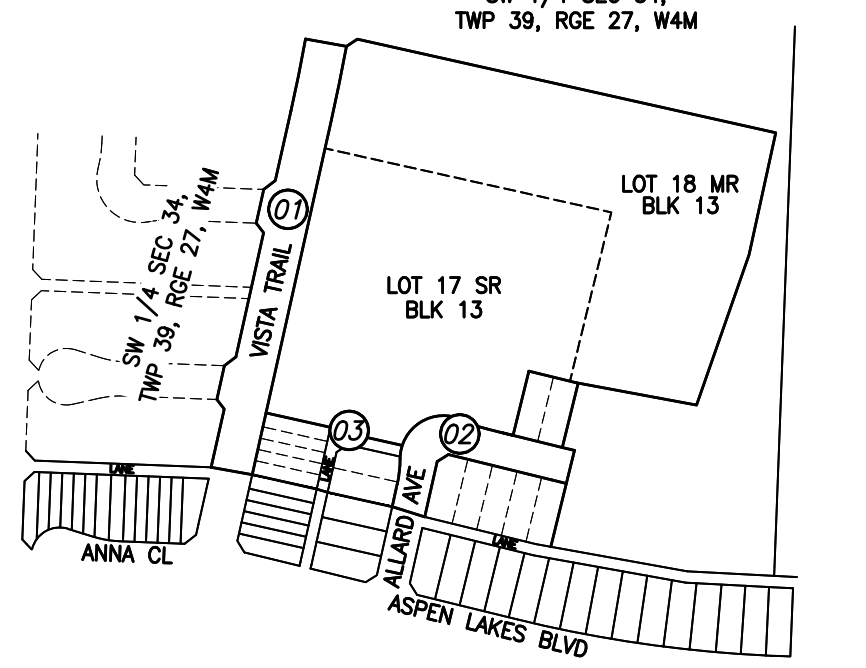
POWER LEGEND

- | | | |
|----------|---------------------------|----------|
| EXISTING | UTILITY EASEMENT | PROPOSED |
| ■ | POWER TRANSFORMER | ■ |
| ● | POWER URD BOX | ● |
| ▲ | COMMUNICATION PEDESTAL | ▲ |
| □ | COMMUNICATION SERVICE BOX | □ |
| ○ | SHAW PEDESTAL | ○ |
| ⊗ | STREET LIGHT | ⊗ |
| □ | COMMUNITY MAILBOX | □ |

- IN AREAS OF FILL GREATER THAN 1.0m, COMPACT FILL TO 98% S.P.D. TO WITHIN 1.0m OF FINISHED GRADE. IN AREAS OF FILL LESS THAN 1.0m, COMPACT FILL TO 95% S.P.D.
- ALL ELEVATIONS ARE LIP OF GUTTER UNLESS NOTED OTHERWISE.
- SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT.



Legend



- Notes
- ALL MANHOLES ARE TO BE STD. 1200mm UNLESS OTHERWISE NOTED.
 - ALL CATCH BASIN LEADS ARE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

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Permit/Seal

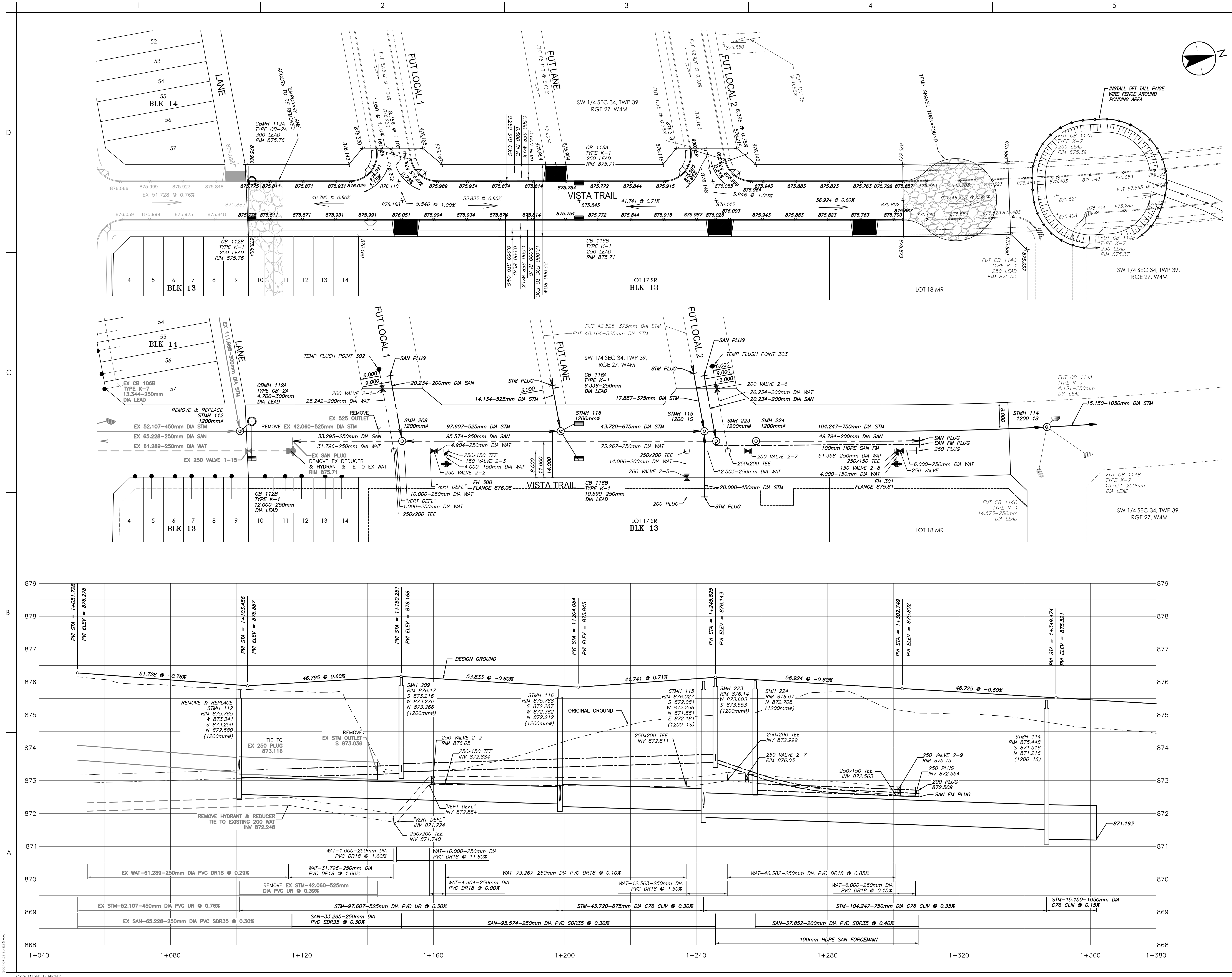
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ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

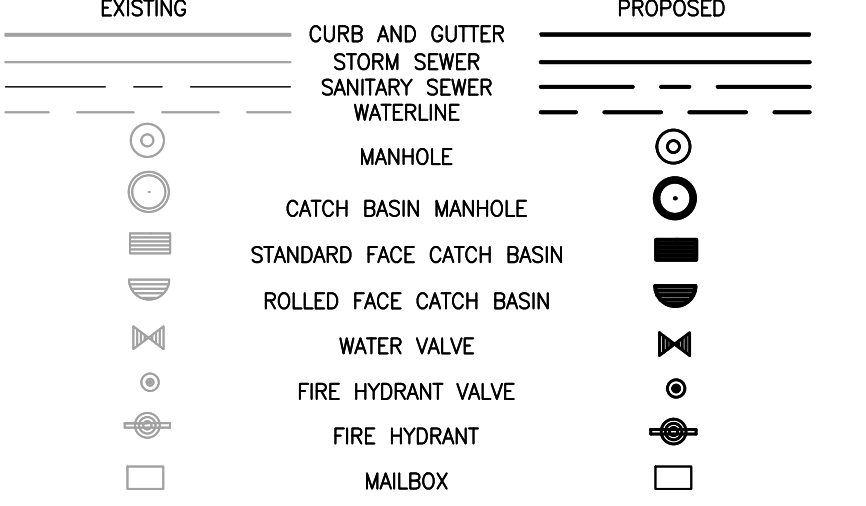
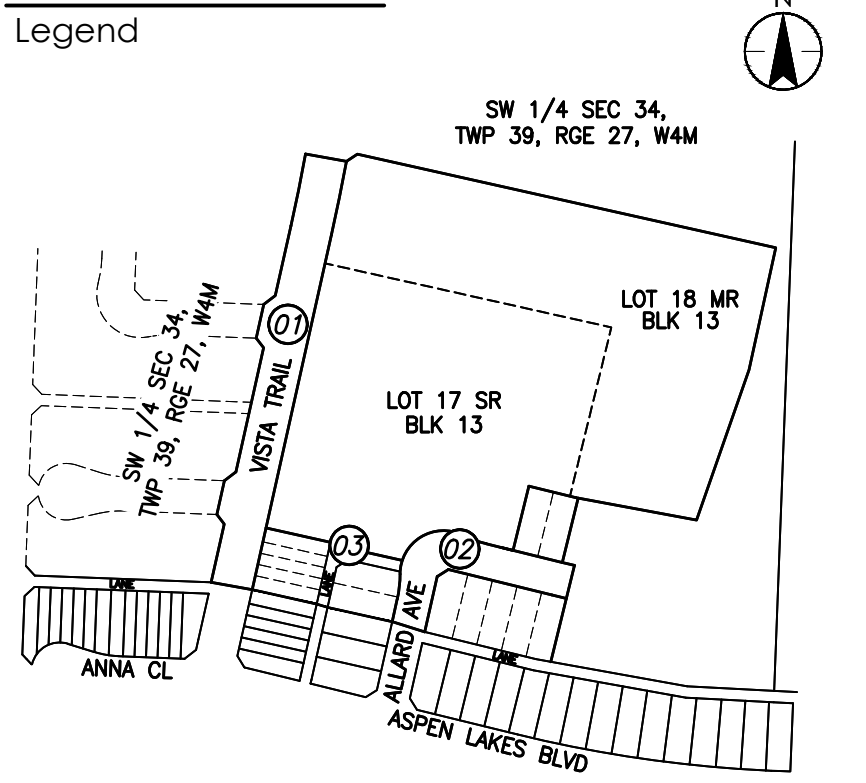
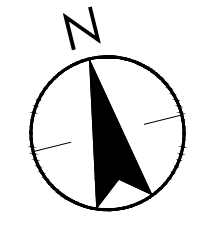
BLACKFALDS, AB Canada

Title
VISTA TRAIL STA 1+060 TO STA 1+360

Project No. 1161109975	Scale 1:500
Revision Sheet 0 16 of 18	Drawing No. P01



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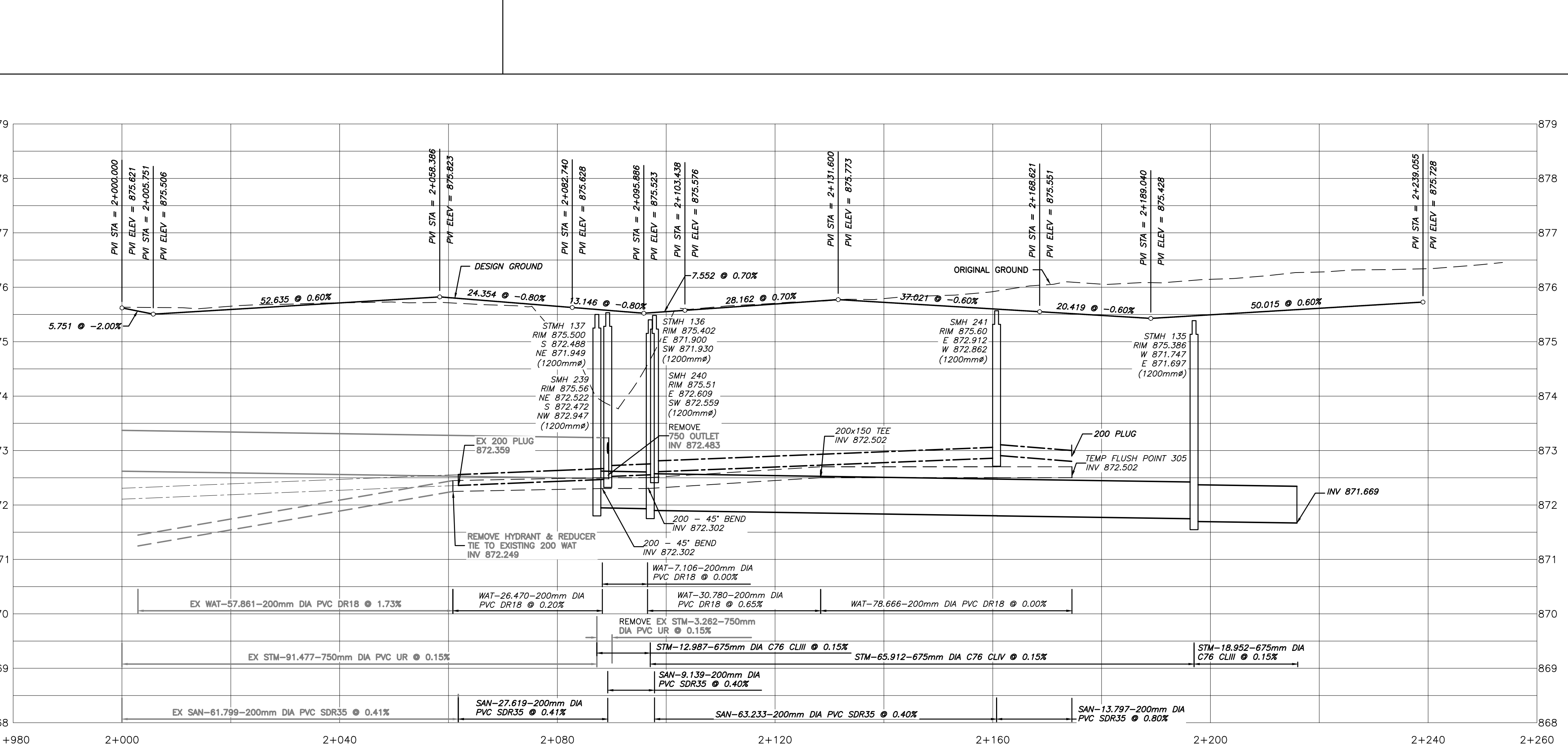
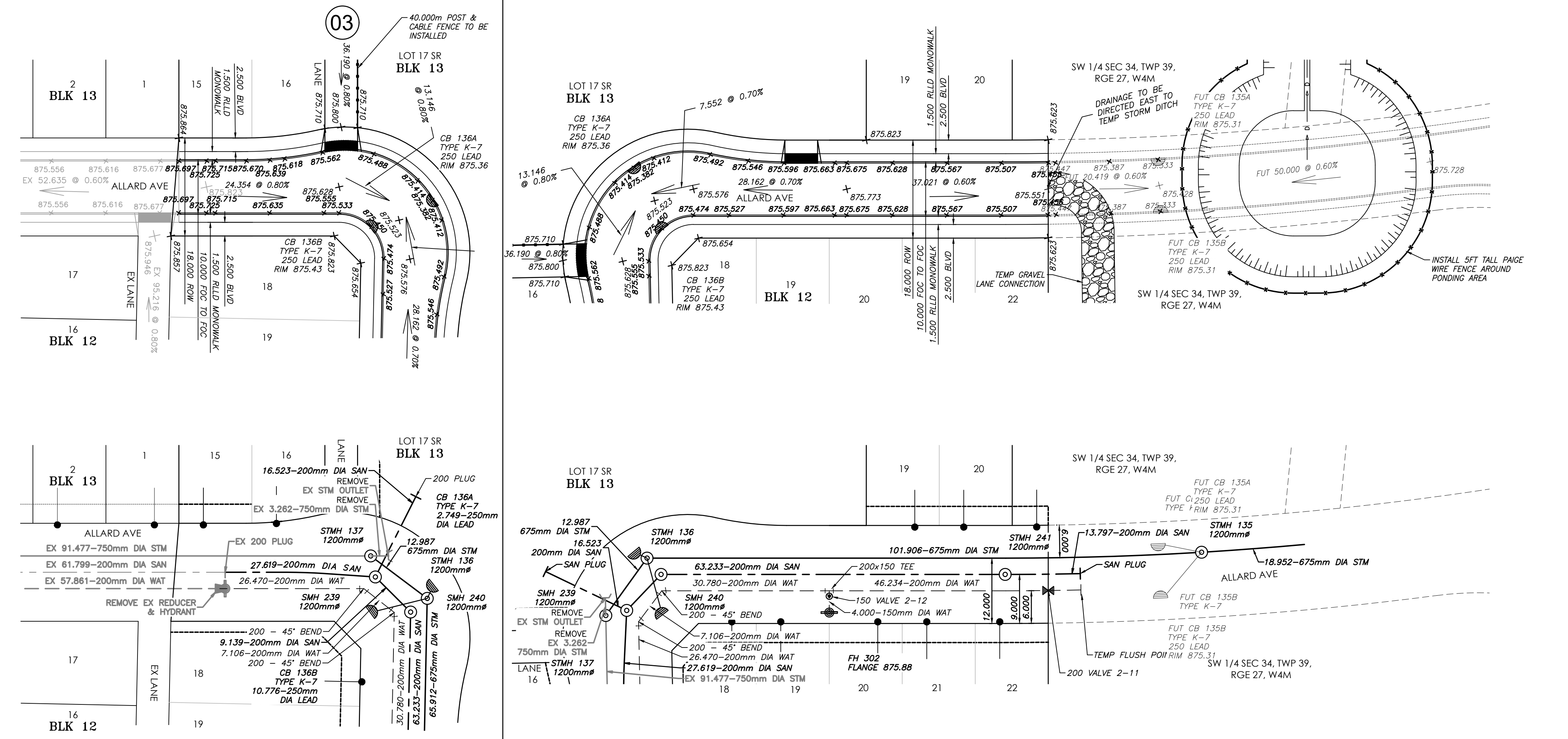
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ASPEN LAKES WEST DEVELOPMENTS LTD.

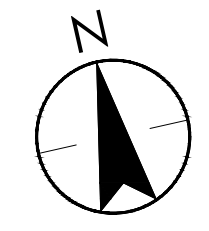
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

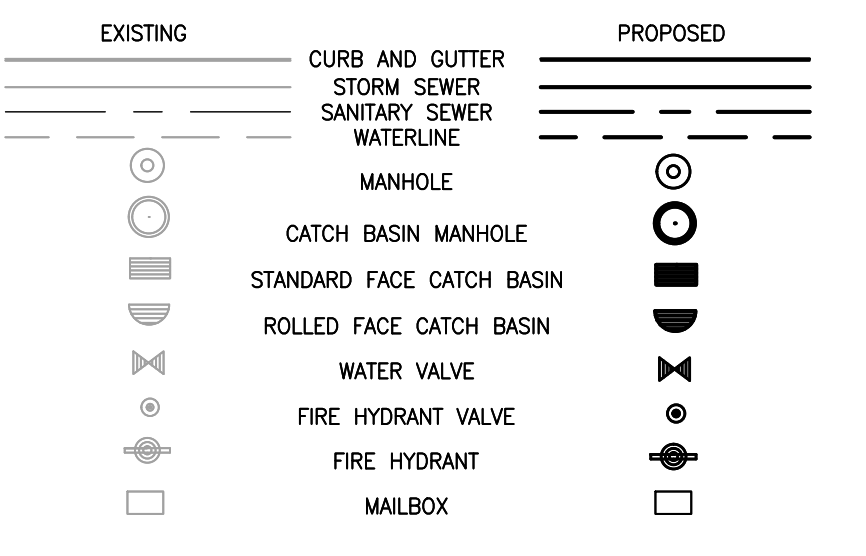
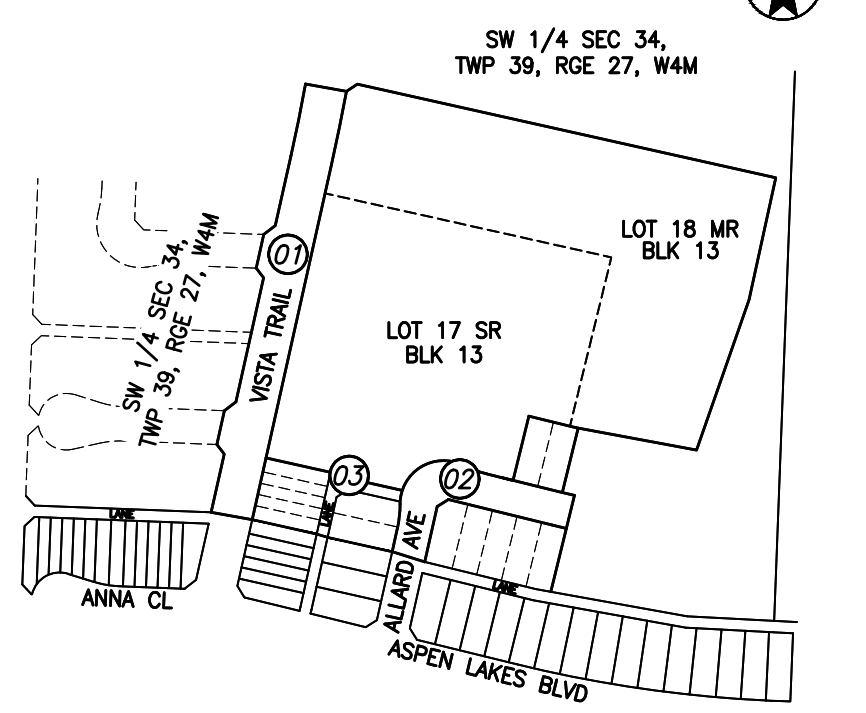
Title
ALLARD AVENUE STA
2+000 TO STA 2+240

Project No. 1161109975
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Sheet 17 of 18
Scale 1:500
Drawing No. P02





Legend



Notes

- ALL MANHOLES ARE TO BE STD. 1200mm UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS ARE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

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B	ERH	ADF	2024.07.23
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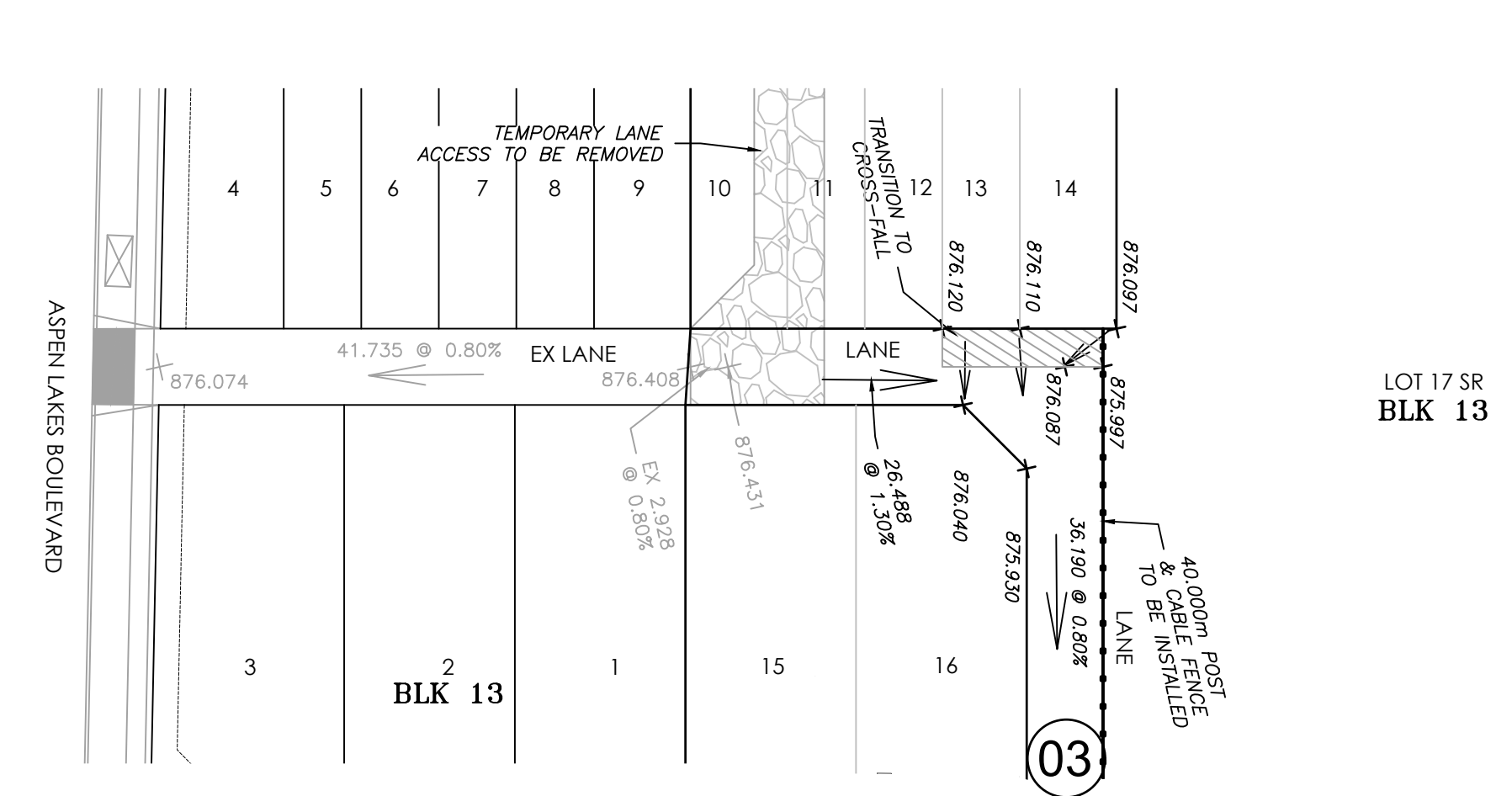
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ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

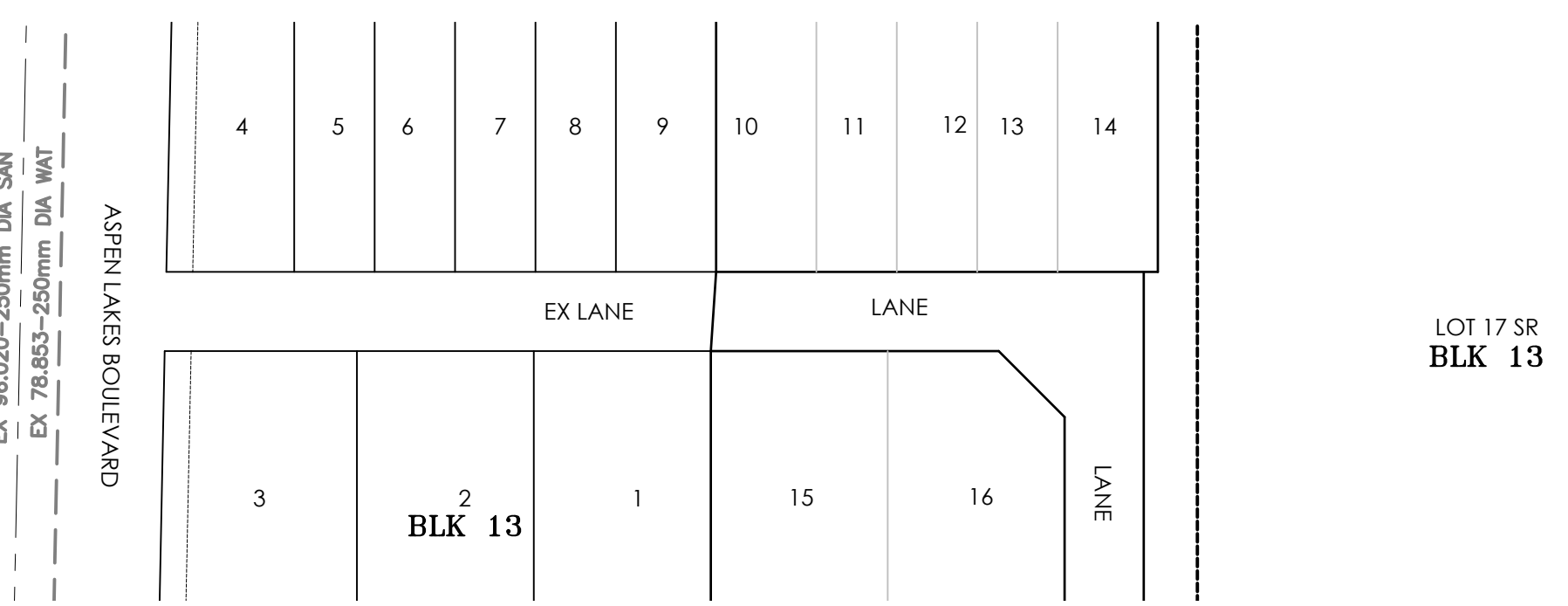
BLACKFALDS, AB Canada

Title
LANE A STA 5+000
TO 5+120 AND STA
6+000 TO 6+080

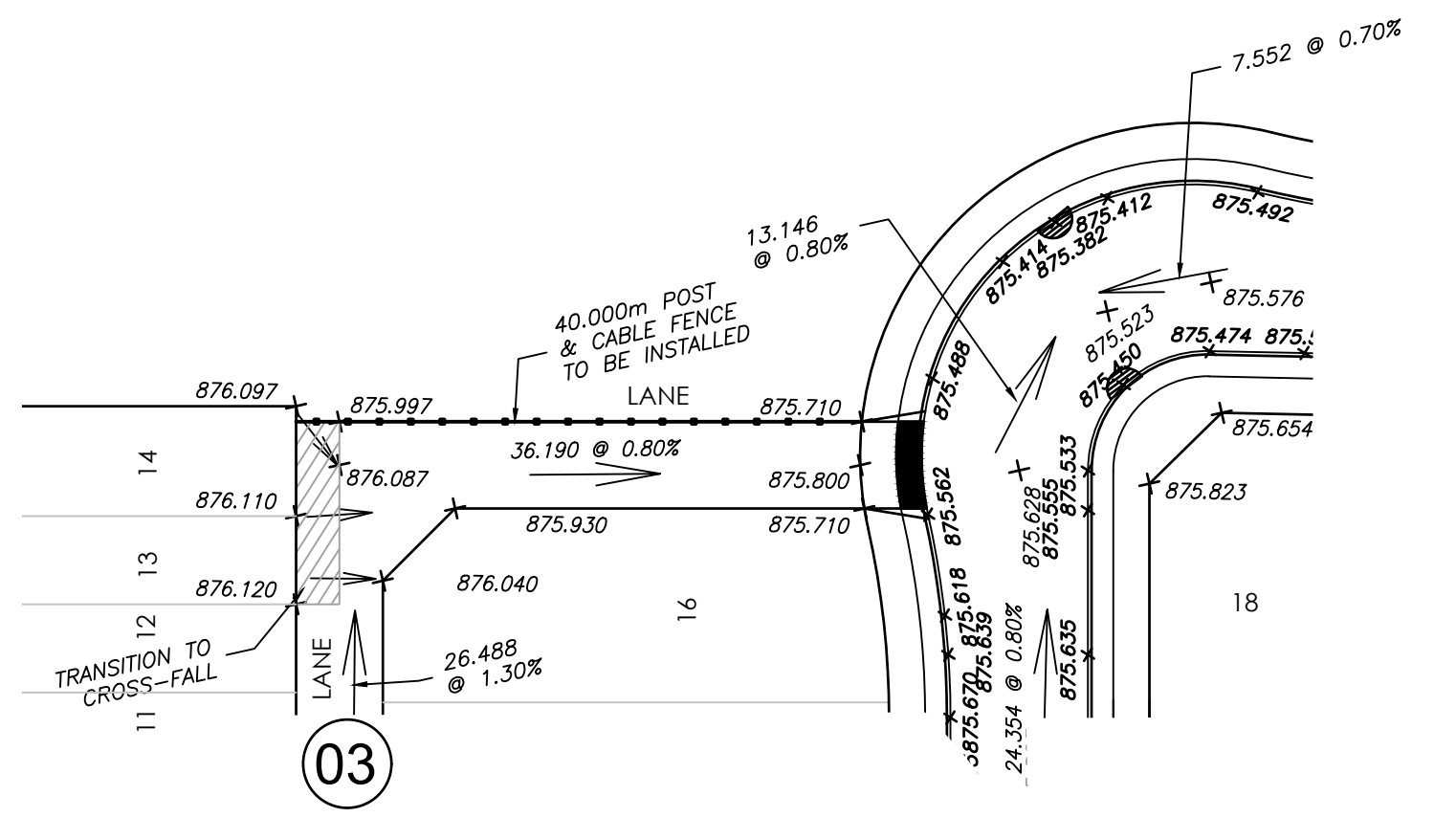
Project No. 1161109975
Revision Sheet 0 18 of 18
Scale 1:500
Drawing No. P03



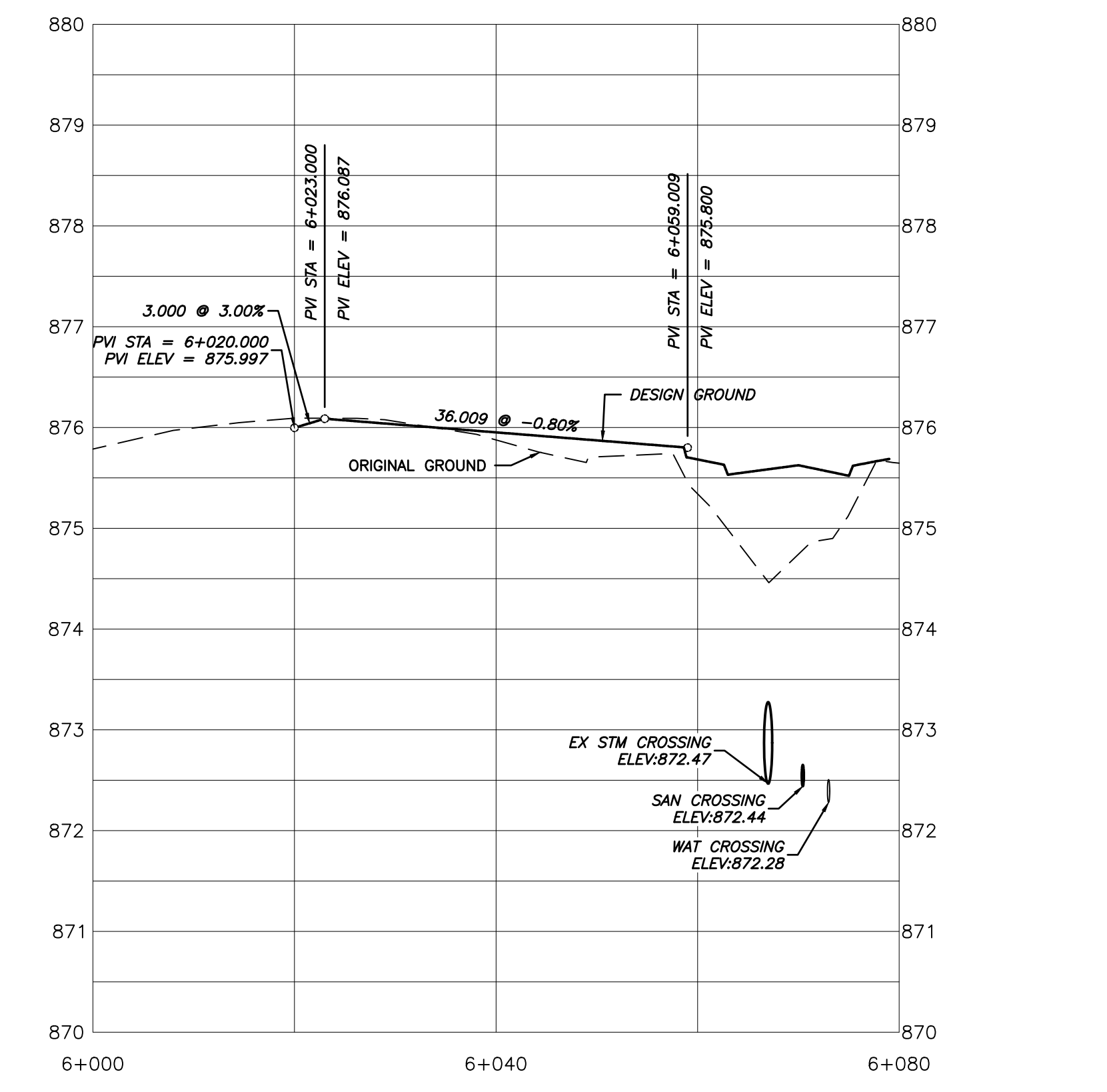
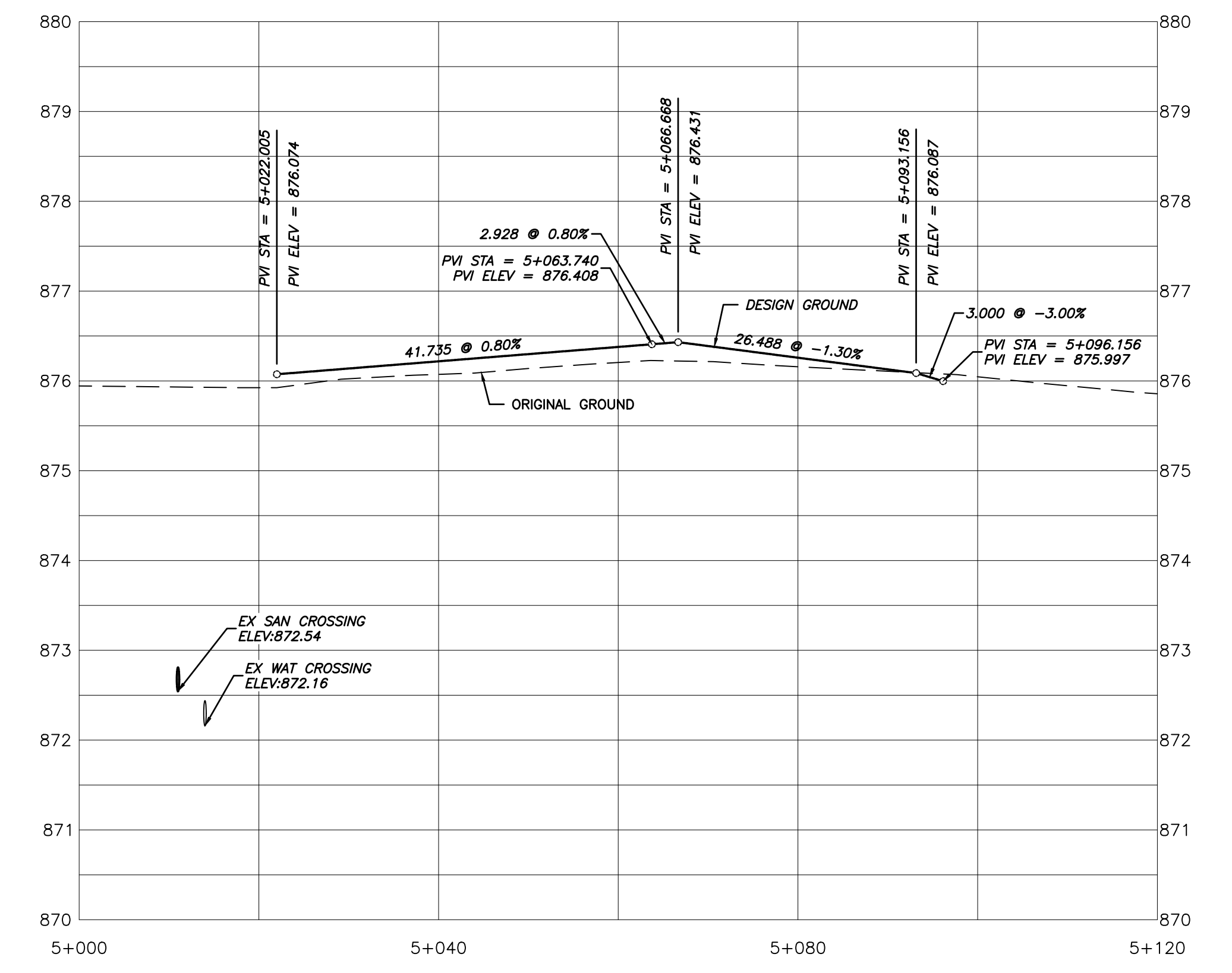
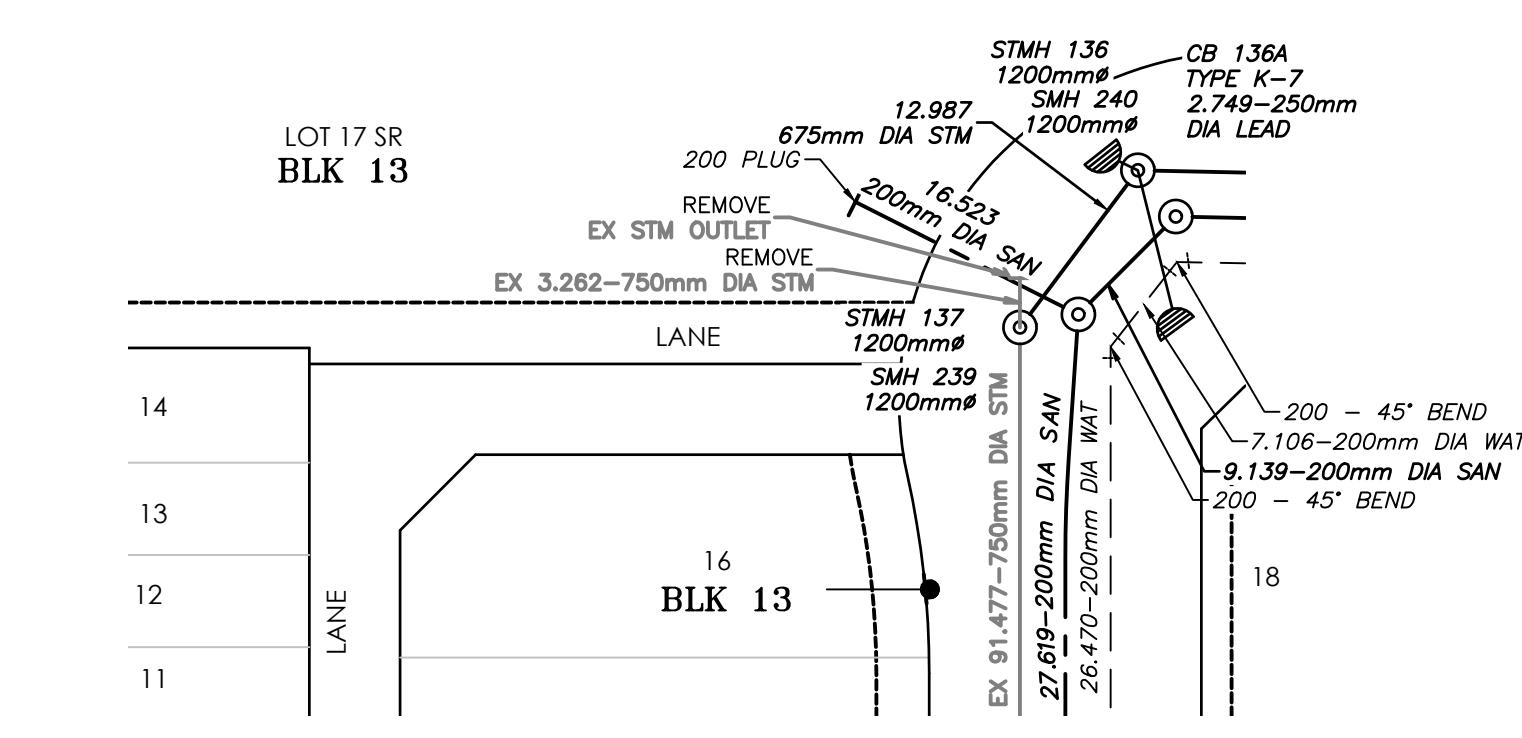
LOT 17 SR
BLK 13



LOT 17 SR
BLK 13



LOT 17 SR
BLK 13



Legend	
EXISTING	PROPOSED

- Notes**
- ALL PAVEMENT MARKINGS SHOWN OUTSIDE THE LIMITS OF CONSTRUCTION ARE FOR REFERENCE ONLY AND MAY NOT ACCURATELY REFLECT THE EXISTING MARKINGS OR CURRENT TOWN OF BLACKFALDS STANDARDS.
 - ALL NEW PAVEMENT MARKINGS ARE TO BE TIED TO EXISTING MARKINGS WHERE REQUIRED.
 - ALL PAVEMENT MARKINGS ARE TO BE TYPE 1 OR PAINT AS PER TOWN OF BLACKFALDS SPECIFICATIONS.
 - THE TOP AND FACE OF CURB SHALL BE PAINTED YELLOW WHERE THERE ARE NO TRAFFIC CONTROL DEVICES AT THE FOLLOWING LOCATIONS:
 - ON TRAFFIC ISLANDS AND TRAFFIC CALMING DEVICES;
 - FOR A DISTANCE OF 1.00m AT MEDIAN BULL NOSES; AND
 - FOR A DISTANCE OF 5.00m BEFORE AND AFTER ALL FIRE HYDRANT LOCATIONS.
 - INSTALL STREET NAME MARKER SIGNS AT EACH INTERSECTION. TOWN OF BLACKFALDS PUBLIC WORKS DEPARTMENT WILL CONFIRM THE INSTALLATION LOCATIONS IN THE FIELD.
 - ALL SIGNAL, PAVEMENT MARKINGS AND SIGNAGE ARE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BLACKFALDS TRAFFIC DESIGN GUIDELINES AND M.U.T.C.D.
 - AMEND SUBDIVISION PLAN SIGNS AND SUBDIVISION INFORMATION SIGNS.
 - DIMENSIONS ARE TO LIP OF GUTTER UNLESS OTHERWISE NOTED.
 - ALL PAINTED MARKINGS TO BE INSTALLED BY CITY FORCES.
 - LIMITS OF ALL PAVEMENT MARKINGS TO BE ESTABLISHED IN THE FIELD BY THE ENGINEER OR THEIR REPRESENTATIVE.
 - ALL EXISTING PAVEMENT MARKINGS WHICH HAVE BECOME OBSOLETE ARE TO BE REMOVED AS REQUIRED ONLY BY AN ACCEPTABLE METHOD APPROVED BY THE TRAFFIC ENGINEER OR THEIR REPRESENTATIVE.

Revision	By	Appd	YYYY.MM.DD
1 ADDENDUM 1	ERH	ADF	2024.07.29
G			
F			
E			
D			
C			
B ISSUED FOR TENDER	ERH	ADF	2024.07.23
A ISSUED FOR APPROVAL	ERH	ADF	2024.06.18

Permit/Seal

Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
SIGNAGE & PAVEMENT MARKING PLAN

Project No. 1161109975	Scale 1:1000
Revision Sheet 0 8 of 18	Drawing No. C03

