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1. **Call to Order**
 2. **Land Acknowledgement**
 - 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty 6 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 Agenda**
 - 3.1 Agenda for September 13, 2022
 4. **Delegation**
 - 4.1 Victim Services Program, *Shawna Wyatt & Lynne Mulder*
 5. **Public Hearing**

None
 6. **Business Arising from Minutes**

None
 7. **Business**
 - 7.1 Request for Decision, Alberta Development Officers Week Proclamation Request
 - 7.2 Request for Decision, Blackfalds District Ag Society Miniature Golf Course
 - 7.3 Request for Decision, Border Paving Plaza Tender Award
 8. **Action Correspondence**
 - 8.1 Blackfalds Chamber of Commerce Business of the Year Awards - 2022 -
 9. **Information**
 - 9.1 Report for Council, Asset Management Program Update
 - 9.2 Report for Council, Off-Site Levies Bylaw Update Plan for 2023
 - 9.3 Report for Council, AJHL Showcase Update
 - 9.4 Report for Council, Approval of FCM MAMP Grant for Pavement Management Study
 - 9.5 Economic Development & Tourism Advisory Committee Meeting Minutes – May 9, 2022
 - 9.6 Recreation, Culture and Parks Board Meeting Minutes – June 1, 2022
 - 9.7 Report for Council, Enforcement and Protective Services Monthly Report - August 2022
 - 9.8 Report for Council, Development & Building Monthly Report - August 2022
 - 9.9 Report for Council, BOLT KPI Monthly Report - August 2022
 - 9.10 City of Lacombe Highlights - August 22, 2022
 - 9.11 Lacombe County Highlights - August 25, 2022
 10. **Round Table Discussion**

None
 11. **Adoption of Minutes**
 - 11.1 Minutes from the Regular Council Meeting on August 23, 2022
 12. **Notices of Motion**

None
 13. **Business for the Good of Council**

None
 14. **Confidential**
 - 14.1 FOIP Section 23
 - 14.2 FOIP Section 23
 - 14.3 FOIP Section 19
 15. **Adjournment**
-

Future Meetings/Events:

- Standing Committee of Council Meeting – September 19, 2022
- Regular Council Meeting – September 27, 2022

MEETING DATE: September 13, 2022

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Alberta Development Officers Week Proclamation Request**

BACKGROUND

Each year, the week of the Alberta Development Officers Association (ADOA) annual conference is recognized as Development Officers week. The ADOA Executive Board is hopeful each municipality in the province recognizes all Development Officers and the hard work and commitment that is required to carry out their duties.

DISCUSSION

Development Officers are current planning and development specialists with knowledge in current legislation, policies and bylaws, and the technical requirements of developments within the province of Alberta. A Development Officer ensures that the land use regulations and policies of the municipality they work for are administered and enforced.

The primary responsibility of a Development Officer is to review, process, and issue Development Permits pursuant to the requirements established by the *Municipal Government Act*, the Land Use Bylaw, Statutory Plans, and other relevant legislation. They are also responsible for the enforcement of Development Approvals and contraventions to the Land Use Bylaw. The work they do is key in the responsible growth and development of a municipality and ensuring that properties are developed in accordance with the rules in place.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

1. That Council moves to proclaim September 18 – 24, 2022, as Alberta Development Officers Week in the Town of Blackfalds

ALTERNATIVES

- a) That Council refer this item to Administration for further consideration.

ATTACHMENTS

- *Proclamation – Alberta Development Officers Week September 18 – 24, 2022*

APPROVALS



CAO Myron Thompson

Department Director/Author

Proclamation

WHEREAS,

A Development Officer is a current planning and development specialist with knowledge in current legislation, policy and bylaws, systems, and technical requirements for physical development within communities in the Province of Alberta. A Development Officer enforces and administers land use regulations and policies on behalf of a municipality and is designated to the position of Development Authority by the municipality as defined by the Municipal Government Act, RSA 2000, Chapter M-26; and

WHEREAS,

the Alberta Development Officers Association, representing professional Development Officers in Alberta, endorses Alberta Development Officers Week to recognize sound development and planning practices and the contribution made by Development Officers to the quality of development within our communities and environment; and

WHEREAS,

Alberta Development Officers Week helps us to publicly recognize the work of our municipal colleagues in planning and development for the improvement of the Town of Blackfalds; and

WHEREAS,

We recognize Development Officers and their commitment to public service, and

NOW THEREFORE,

on behalf of Council, I, Mayor Hoover of the Town of Blackfalds, do hereby proclaim the week of

**September 18th to September 24th to be
Alberta Development Officer's Week**

I call upon everyone in our community and area to join in the celebration of Alberta Development Officer's Week.

Proclaimed on Tuesday, September 13, 2022.

Mayor Jamie Hoover

BLACKFALDS
A L B E R T A

MEETING DATE: September 13, 2022

PREPARED BY: Christopher Johnson, Economic Development Officer

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Blackfalds District Ag Society Miniature Golf Course**

BACKGROUND

The Visitor Economy in Blackfalds has surfaced as a priority in recent years and has evolved as a standalone pillar in the Economic Development and Tourism Strategy. As such, there has been much discussion about increasing activity in the area of the Wadey Visitor Information Centre, which is located directly adjacent to two of our key visitor attractions, which are the All-Star Park and the campground. Economic Development Officer, Johnson has had discussions with the Blackfalds District Ag Society on a proposed development of a full-size miniature golf course using the existing land to the North North-East of the Wadey Centre, while still maintaining existing landscape, pathways, and structures. The Ag Society is supportive of the project and would assist in acquiring capital funding as well as possible ongoing funding for the project. The project was also discussed at a recent EDTAC meeting where it received resounding support.

DISCUSSION

Blackfalds District Ag Society Miniature Golf Course will become the first miniature golf course facility in the Town of Blackfalds and only the second in the entire County of Lacombe. The Town of Blackfalds will benefit from an additional recreational facility adding to the quality of life for residents, but additionally through the added revenue from increased visitor economy utilizing hotel, campgrounds, retail stores, restaurants, and other businesses during their stop or stay in our community.

Blackfalds District Ag Society Miniature Golf Course fits into both the Economic Development & Tourism Strategy as well as the Municipal Sustainability Plan, whilst helping to satisfy the Community Life Pillar of the MSP. It would be promoted through all of our main recreational facilities locally to families and residents across the County. It will also be a listed visitor centre and rec facility through Travel Alberta and Lacombe Regional Tourism and additionally promoted through all social media platforms for the Town of Blackfalds and in future welcome video productions.

The target market for miniature golf facilities includes everyone of all ages and primarily provides a fun, recreational activity for individuals and families thereby helping to promote an increased quality of life.

Preliminary discussions have taken place with some potentially interested funding and development partners and research has also taken place to identify some grant opportunities which may be available to fund portions of the project.

If the project is supported initial plans are to integrate the course into the existing landscape. The attached layout is conceptual for illustrative purposes and the course could be developed utilizing modular components that could be moved or re-arranged if needed. Initial planning also includes

working with the Blackfalds District Ag Society on augmenting the structure in future years and internal discussions also looked at the possibility of having a “Town & Country” Theme.

FINANCIAL IMPLICATIONS

Project cost estimates are projected to be approximately \$310,000. A grant funding application has been submitted to UFA Rural Communities Foundation by the Blackfalds District Ag Society in the amount of \$100,000. It is determined also that the project would qualify under the provinces Community Facility Enhancement Program. Capital funding that would be required by the Municipality would be approximately \$55,000.

ADMINISTRATIVE RECOMMENDATIONS

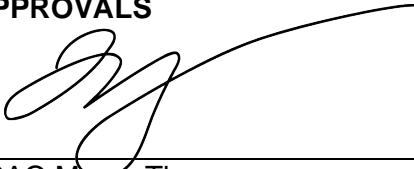
1. That Council support the project in principle and direct Administration to work with the Blackfalds District Ag Society on project funding and initial planning processes.

ALTERNATIVES

- a) That Council refer this item to Administration for further consideration.

ATTACHMENTS

- *Example layout (not to scale, for visualization purposes only)*

APPROVALS_____
CAO Myron Thompson_____
Department Director/Author



Legend

 Proposed Mini Golf Area

MEETING DATE: September 13, 2022

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Border Paving Plaza Tender Award**

BACKGROUND

As per Council's direction from the June 14th, 2022, Regular Council Meeting, Administration has re-tendered the Border Paving Plaza project this Fall. The hope at that time was that project pricing would be more favourable this Fall and that we would be able to start construction this year. The scope of the project was revised after receiving pricing from the last tender and as such, the tender package reflected those adjustments.

The tender was extended and closed on September 12th at 2:00 p.m. Tender amounts will be provided at the September 13th Regular Council Meeting for Council to review. We have yet to hear from the Federal Government about an extension for the Canada Community Revitalization Grant of which the Town was approved for \$501,000. That deadline date currently sits as a March 31st, 2023.

The perforated screening wall is not included in the tender. Funding for that part of the project would remain up to the Town. Once a successful contractor is selected for the project, Administration will provide the Recreation, Culture and Parks Board and Council with an assortment of pictures to choose from to be included for the perforated screening wall.

DISCUSSION

The estimated project costs and revenue sources were previously provided at the June 14th Regular Council Meeting. The business item is attached for Council as that hasn't changed. As mentioned in June, the project is almost fully funded from sponsorship. The cost for the perforated screening wall through Behrends also remains at a value of \$119,125.

FINANCIAL IMPLICATIONS

The overall project costs provided to Council tonight less the revenue sources will determine the amount required to be funded from land reserves.

ADMINISTRATIVE RECOMMENDATION

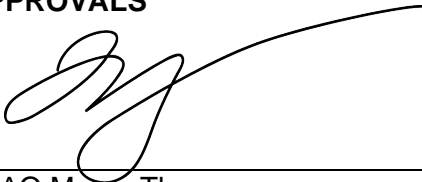
1. That Council accept the recommendation of Administration in awarding the Border Paving Plaza tender to the contractor as indicated, and in the amount provided through review at the Regular Council Meeting.
 2. That Council award the metal perforated screening wall to Behrends in the amount of \$119,125.00.

ALTERNATIVES

- a) That Council does not move to award the Border Paving Plaza.
- b) That Council does not move to award the metal perforated screening wall to Behrends in the amount of \$119,125.00.
- c) That Council refer this item back to Administration for further information.

ATTACHMENTS

- *Request for Decision, Border Paving Plaza Tender Award – June 14, 2022 Regular Council Meeting*
- *Border Paving Plaza Site Plan*

APPROVALS

CAO Myron Thompson

Department Director/Author

MEETING DATE: June 14, 2022

PREPARED BY: Myron Thompson, Chief Administrative Officer

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Border Paving Plaza Tender Award**

BACKGROUND

Over the past two years there has been a focus on the planning and development of the Eagle Builders Centre (EBC) and associated surface works, including the Gregg Street realignment and parking area. Included in these planning processes has been the vision of a Centre Plaza feature that would be in the central core of our downtown located east of the EBC and directly south of the existing parking area.

The Blackfalds Centre Plaza will be a four-season public gathering place providing an aesthetically pleasing open area where residents and visitors can gather to take in community markets, festivals, performances, and other community events. At the March 14th, 2022 SCC meeting the Committee was provided a document that included numerous renderings of the project design, site plan as well as information pertaining to project sponsorship and project costing and revenues. The SCC also provided a recommendation to Council to advance the tendering process.

The information was advanced at the Regular Meeting of Council on March 22nd, 2022 with the following resolutions:

080/22 *Councillor Svab moved that Council accept the recommendation of the Standing Committee of Council that the project be advanced including that of the project tendering process.*

CARRIED UNANIMOUSLY

081/22 *Councillor Sands moved that Town Council accept the recommendation of the Standing Committee of Council in formally accepting the naming rights sponsorship of the plaza to be provided to Border Paving Ltd.*

CARRIED UNANIMOUSLY

082/22 *Councillor Dennis moved that Council accept the recommendation of the Standing Committee of Council and formally accept the naming of the facility to be that of the Border Paving Plaza.*

CARRIED UNANIMOUSLY

083/22 *Councillor Svab moved that Council use the fun activity graphics to be depicted on the perforated aluminum screening wall.*

CARRIED UNANIMOUSLY

DISCUSSION

Stantec completed the final drawing and tender package with the project released for tender on May 11th, 2022. Administration had been carrying a projected project cost of \$668,000 based on costs estimates over previous months work on the project and initial project design utilizing pre-cast concrete construction. Stantec prior to releasing the project tender had provided an opinion of probable cost for the project at \$710,000. The Town was required to formally tender to project under the requirements of the Canada Community Revitalization Fund from which we have been approved for \$501,000. Also, the project is required to be completed by March of 2023 although in speaking with the program contact the government may possibly extend the timeline due to challenges being met by numerous grant funding recipients.

The project closed on May 26th, 2022 at which time only one bid submission was received and was from Pearl Rose Construction Ltd. out of Red Deer which is the firm that constructed the Blackfalds & District Ag. Society Amphitheatre at the Abbey Centre. Their bid came in at \$1,135,800. Administration believes that the construction industry is busy and that many firms have already secured work for the construction season. Further it is determined that construction costs escalated significantly over the months of March and April.

Project costs and revenue sources are provided as follows:

Anticipated Project Cost at start of the year	\$668,000
Stantec Opinion of Probable Cost (May 2022)	\$710,000
Revenue Sources	
CCRF Grant	\$501,000
Border Paving Ltd	\$100,000
DB Bobcat	\$25,000
ATCO Gas (in kind services)	\$10,000
STEP Energy	\$10,000
Town of Blackfalds – Land Reserve	\$22,000

Administration has undertaken a review of the overall scope and items of work in the received bid and through a number of reductions/changes and in-house provisions have decreased the project costs from \$1,135,800 down to \$621,000. This cost does not include the perforated screening wall which the Town will secure as a separate process and which the value is \$119,125. These changes will not drastically change the project with the most notable being the deletion of the crosswalk from the plaza to the entrance of the EBC that had been tendered using concrete pavers. This reduction saves significant costs with that crosswalk remaining as is being a paved crosswalk.

Upon formal award the contractor has committed to complete the project this current construction season.

FINANCIAL IMPLICATIONS

The overall project will be funded 87% through grant funding and sponsorship. The remaining portion being 13% or \$94,000 would be funded through land reserves.

ADMINISTRATIVE RECOMMENDATION

1. That Council move to award the Border Paving Plaza tender to Pearl Rose Construction Ltd. in the amount of \$621,000.00.
2. That Council award the metal perforated screening wall to Behrends in the amount of \$119,125.00.

ALTERNATIVES

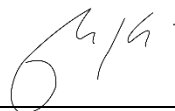
1. That Council does not move to award the Border Paving Plaza to Pearl Rose Construction Ltd. for \$621,000.00.
2. That Council does not move to award the metal perforated screening wall to Behrends in the amount of \$119,125.00.
3. That Council refer this item back to Administration for further information.

ATTACHMENTS

None

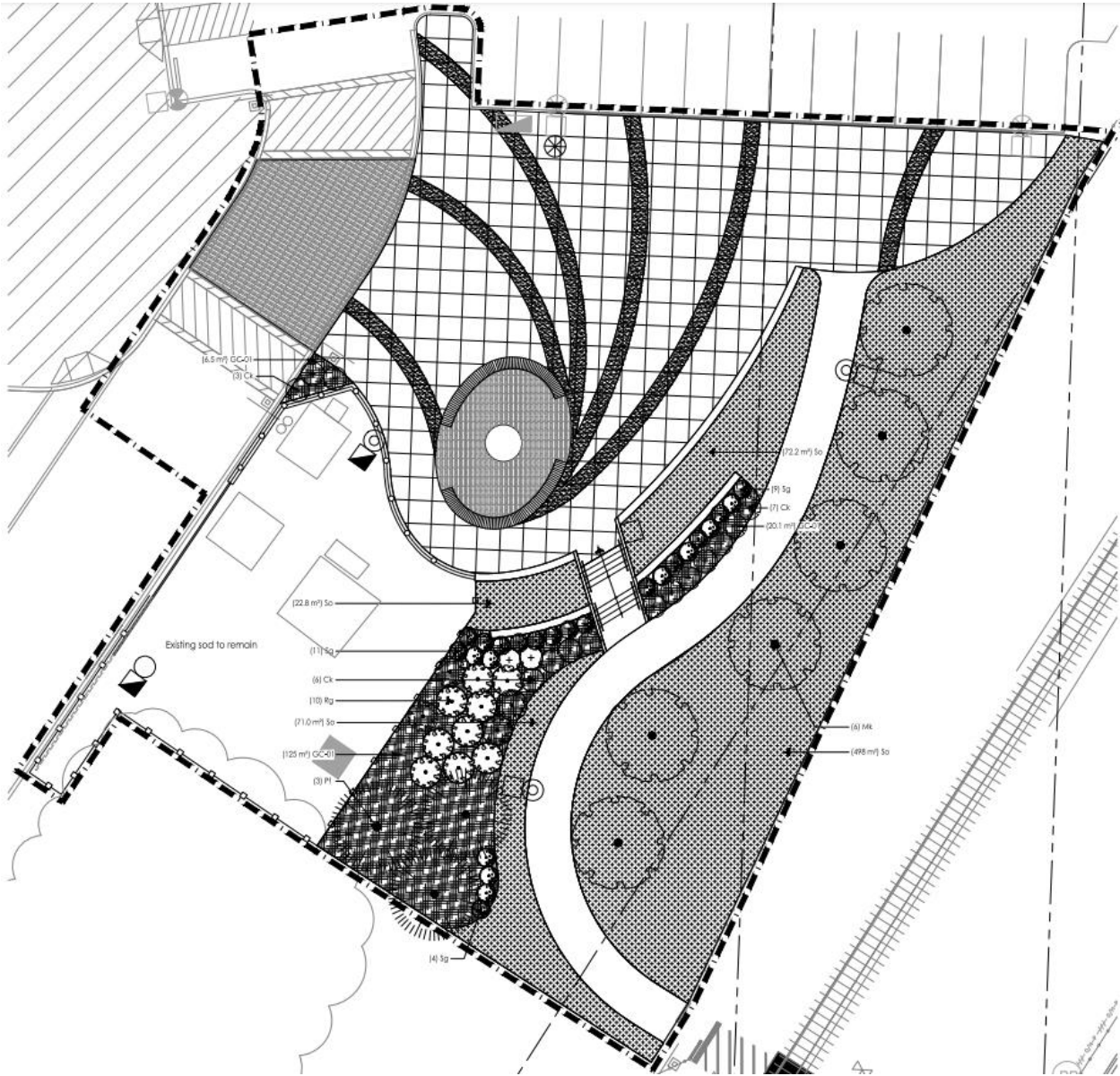
APPROVALS

CAO Myron Thompson



Department Director/Author

Border Paving Plaza Site Plan



Blackfalds Chamber of Commerce Business of the Year Awards

-2022-

October 20, 2022

Doors open: 5:30 pm

Buffet Dinner: 6:00 pm

★ **CASH BAR**

★ **Event**

**Sponsorship
Opportunities**

★ **Memphis Mafia** ★
Band
8:30-10:00 pm

**Tickets \$50
(Members and Invited
Guest ONLY)**



MEETING DATE: September 13, 2022

PREPARED BY: Laura Thevenaz, Infrastructure Services Manager

SUBJECT: **Asset Management Program Update**

BACKGROUND

Since the beginning of 2020 when the new Asset Management Policy 139.20 was brought forward to and approved by Council, Administration has made great progress in furthering asset management for the Town.

Since hiring the Town's Asset Management/GIS Coordinator, Jamie Hobbs, in January 2020, Administration has been able to strategically map out our Asset Management (AM) Program development, create condition assessments for a variety of asset classes, apply for grants and peer to peer asset management capacity building workshops, undergo training, and much more. Below we will highlight our achievements to date, actions moving forward, and a revised schedule. We will also provide a presentation to showcase an example of an asset data condition assessment template, internal web map, and discuss select items in further detail.

DISCUSSION

ASSET MANAGEMENT PROGRAM PROJECT CHARTER

In June 2020, the Town created and finalized a strategic Asset Management Program Development Project Charter. This Project Charter identified the three components of its AM Program:

1. Asset Management Strategy
2. Asset Management Software Program
3. Asset Management Plan template

The prioritization of the three components were changed due to the availability of the FCM MAMP grant funding to support the implementation of the EAM Software Program. Further, with the time intensive scheduling as part of program implementation, timelines for the AM Strategy were extended.

The Town is pleased to report that the implementation of the Work Order Module was completed in December 2021, and the Asset Management Module being substantially completed in February 2022.

FCM MAMP GRANT SUBMISSION/APPROVAL

2020/2021 Activities

On June 9, 2020, Administration brought forward a Request for Decision to Council to support its application to the Federation of Canadian Municipalities (FCM) Municipal Asset Management Program (MAMP) grant application. In October 2020, the Town was approved for grant funding for the amount of \$38,435 for asset management activities occurring in 2021.

The Town used this grant funding to partially fund the hiring of a temporary summer student to conduct asset data field collection and to assist with data processing for the AM software program. This temporary position was an invaluable asset towards facilitating the Town meeting its grant obligations to implement a new AM software program. The Town is considering this temporary position for future years to continue with asset data collection and condition assets to further mature asset inventory, and replacement/renewals for select asset classes.

2021/2022 Activities

On September 28, 2021, Administration brought forward a Request for Decision to Council to support its 2021 application to the Federation of Canadian Municipalities (FCM) Municipal Asset Management Program (MAMP) grant application. On August 20, 2022, the Town was approved for grant funding for the amount of \$50,000 for its Pavement Quality Study.

ENTERPRISE ASSET MANAGEMENT (EAM) SOFTWARE PROGRAM

In Q1 & Q2 2021, Administration posted an RFP for a new EAM software program that included all asset management functionality, and a work order program. The project was awarded to PSD Citywide in April 2021, and since then, many advancements with the program have been made.

From June through September 2021, the Town transitioned from its then existing citizen engagement tool, SeeClickFix, to the new Citizen Request Portal through Citywide. The Town has used this program since September 2021 to handle external service requests and is working well. The Town has established both internal and external service requests in Citywide for its Parks and Recreation, Facilities, and Public Works departments. Bylaw issues are still handled separately through ReportExec.

The Public Works department has successfully utilized Citywide for service request and have found the system allows for consistent documentation, management and resolution of various requests (both internal and external). The system has also proven to be a valuable tool in tracking resident concerns in a manner transparent to other Town staff.

The next phase in the program development is to transition from service requests to work orders for each Public Works, Facilities and Parks and Recreation when resource constraints allow.

GIS AND TCA DATA CLEAN UP

The implementation of the EAM Software Program required extensive review of both existing GIS and TCA data to ensure both aligned consistently. One of the capabilities of the Asset Manager software module is to conduct lifecycle modelling of various asset classes. In order to do this on a measurable scale that allows for accurate asset planning, the AM/GIS Coordinator had to segment linear infrastructure GIS data to consistent and repeatable units for that unique asset class. For example, a roadway plan of record data set would have been based on the construction road length (i.e.. 200m). However, segmenting that road segment would change the road length from the 200m to block to block lengths. Another example is sidewalks; sidewalks plan of record data set are based on constructed length and this has now been changed to 10m segments as per asset management industry best practices. It's important to note that the TCA information associated with each asset remains the same.

The AM/GIS Coordinator and the Corporate Services department continue to work together to update/resolve TCA data anomalies (e.g. in-service dates and amortization periods) where needed to allow for accurate asset planning.

PAVEMENT QUALITY STUDY – CAPITAL PROJECT

As part of the 2022 Capital Budget, \$110,000 of funding was approved to conduct a pavement quality study. As presented to Council on March 22, 2022, Administration has moved forward with procuring Stantec Engineering to conduct this study as a cost of \$83,424. Stantec is considered a leader in pavement condition studies and has state of the art technology. Depending on road age and type, different techniques are used to assess visual condition index, ride comfort index, structural adequacy index, and pavement quality index.

The first of the field data collection commenced in May 2022 with the collection of surface distress and roadway profile, Parking Lot Condition Assessment, and Ground Penetrating Radar (GPR). Following up from that, in July 2022, Stantec's subconsultant, Parkland Geotechnical Consulting Ltd. Conducted a coring program to calibrate and validate the GPR results. The last of the field data collection program was to conduct the Falling Weight Deflectometer (FWD) survey which was done in August 2022.

Data processing and analysis will take place after, with a report delivered in September. The final report will include a 10-year rehabilitation plan identifying which road sections need rehabilitation and recommended treatments, present network analysis, pavement management structure improvements. It will also include performance impact on the road network based on alternative funding scenarios, including 'zero funding' (Do Nothing) and 'unlimited funding' options.

The following schedule was provided in Stantec's 2022 *Pavement Condition Assessment & Pavement Management System Implementation Proposal for Professional Services*:

MILESTONE	DATE (ORIGINAL SCHEDULE)	STATUS UPDATE
Data Collection	May – September (originally scheduled for July)	Complete
Data Collection Complete	September 16, 2022	Complete
Data Processing and Analysis Complete	October 14, 2022	Underway
Post-Assessment Review Meeting	Tentative: October 28, 2022	Underway
Final Report Submission	November 18, 2022	Underway

In addition to the report, the data collected from this study will be input into the Town's AM software program, Citywide, and used to sustainability and strategically plan pavement repair, replacement and renewal Capital projects throughout the community.

AUMA/RMA/IAMA COHORT PROGRAM

On July 14, 2020, Administration brought forward a Request for Decision to Council to support its application to the IAMA/AUMA/RMA for the Asset Management Capacity Building Cohort Initiative. Administration submitted its application for participation in July 2020 and was ultimately approved.

During the spring and summer of 2021, Director Preston Weran, Manager Laura Thevenaz, and Asset Management/GIS Coordinator Jamie Hobbs, participated in the Cohort Program. These workshops further educated our staff on strategic approaches to asset management, required information, strategies, plans and policies, and steps towards meeting our AM goals.

As an outcome of this Cohort Program, we have an understanding and template to build an AM Strategy (Component 1 of AM Program development) for the Town. As we move forward in the next steps of the AM Program, we will leverage the information learned, and templates provided through the Cohort Program.

AMAT

As identified in Asset Management Policy 139.20, an Asset Management Advisory Team (AMAT) was to be established to provide advice on an ad-hoc basis for matters concerning corporate asset management initiatives. With Jamie Hobbs acting as Chair, in August 2020, the first AMAT kick off meeting was held. The AMAT has been engaged with various asset management activities and opportunities for training or workshop participation. The AMAT meets on a quarterly basis (approximate) and will continue move the Town forward in a collaborative and strategic manner in its asset management journey.

AM STRATEGY

As previously mentioned, through the AM Cohort Program, Administration was developing an AM Strategy for the Town. However, due to extensive time required to implement both an AM software program and Work Order system, this key asset management deliverable was postponed.

While developing an AM Strategy is a challenging undertaking, we are excited for the opportunities that it will bring. In addition to those objectives identified in the Project Charter, the Town will bring forward other objectives as recommended through the AM Cohort Program. We anticipate a draft AM Strategy will be brought forward for Council review by the end of Q4 2022.

ASSET COLLECTION & CONDITION ASSESSMENTS

Since 2020, the AM/GIS Coordinator has worked closely with both Public Works, and the Parks and Recreation departments to develop online, cloud-based asset condition assessment templates through ESRI Field Map program. These web-based condition assessments have taken the Town from paper-based documenting, to digital, allowing for easier management and tracking of asset condition and repair/replacements over time. Data collected is also uploaded into Citywide for asset lifecycle modelling and planning.

Under the guidance of the AM/GIS Coordinator, asset field data was collected by Asset Management Summer Students during the summers of 2021 and 2022. Having a resource dedicated to asset management allowed the Town to efficiently collect and assess data in order to build a comprehensive inventory of the some of the Town's field assets.

Public Works condition assessments include but are not limited to:

- Sidewalks
- Curb & Gutter
- Fire Hydrants

- CC Valves
- Signs
- Stormwater infrastructure

Parks & Recreation inventory and condition assessments include but are not limited to:

- Tree inventory & Inspection
- Benches
- Bleachers
- Bollards
- Dog Bag Holders
- Signage
- Bike Racks
- Garbage Bins
- Pergola
- Play structures
- Tables
- Trails
- Flag Poles

SCHEDULE

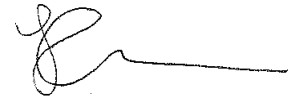
Administration would like to take the opportunity to update and refine the milestones and schedule as originally presented to Council in April 2021. Timeline for the development of the AM Strategy has changed due to the AM software program and Work Order system implementation.

MILESTONE	TARGET QUARTER FROM APPROVAL
ASSET MANAGEMENT POLICY Develop AM Policy and present to Council	Approved February 2020
ASSET MANAGEMENT PROGRAM PROJECT CHARTER Develop Project Charter and obtain internal approvals.	Completed June 2020
IAMA/AUMA/RMA COHORT PROGRAM PARTICIPATION Participate in workshops as necessary. Utilize forms/templates and learning for future AM activities.	Completed July 2021
FCM MAMP GRANT – PAVEMENT QUALITY STUDY Application submission.	Complete
PAVEMENT QUALITY STUDY – CAPITAL PROJECT	Q1-Q3 2022
ASSET MANAGEMENT POLICY UPDATE	Q4 2022
ASSET MANAGEMENT STRATEGY Develop draft Strategy that incorporates AMAT and external consultation requirements as necessary. Conduct stakeholder engagement session(s) as necessary. Summarize those findings & recommendations. Present Strategy to Standing Committee of Council Incorporate relevant feedback from Standing Committee of Council. Finalize Strategy. Publish Strategy.	Ongoing Q4 2022 – Q2 2023

ASSET MANAGEMENT PLAN AND CONDITION INSPECTION TEMPLATES Develop asset condition assessment templates. Develop AM Plan template for Town assets.	Ongoing Q2 2023 - ongoing
AMAT Conduct internal workshop with AMAT to determine internal requirements for asset management strategy. Summarize findings and recommendations.	Q2 2021 - ongoing
ONGOING PUBLIC PARTICIPATION Upon further review, the determination of public engagement needs will be determined at the Asset Management Strategy and the Asset Management Plan stage for unique asset classes.	Q3 2022 - 2023

ATTACHMENTS

- *None: Operational and Capital costs are outlined in the 2022 Budget.*

APPROVALS_____
CAO Myron Thompson_____
Department Director/Author

MEETING DATE: September 13, 2022

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

SUBJECT: Off-Site Levies Bylaw Update Plan for 2023

BACKGROUND

Our current bylaw 1190/15 is currently in force for the Town but needs to be updated. 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 Highway 2A 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 Province of Alberta Municipal Government Act 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 as referenced below:

“Off-site levy 648(1) In this section and sections 648.01 to 648.4,

(a) “facility” includes the facility, the associated infrastructure, the land necessary for the facility and related appurtenances referred to in subsection (2.1);

(b) “infrastructure” means the infrastructure, facilities and land required for the purposes referred to in subsection (2)(a) to (c.1);

(c) “stakeholder” means any person that will be required to pay an off-site levy when the bylaw is passed, or any other person the municipality considers is affected. (1.1) For the purposes referred to in subsections (2) and (2.1), a council may by bylaw

(a) provide for the imposition and payment of a levy in respect of land that is to be developed or subdivided, and

(b) authorize an agreement to be entered into in respect of the payment of the levy.

(1.2) A bylaw may not impose an off-site levy on land owned by a school board that is to be developed for a school building project within the meaning of the Education Act.

(2) An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:

(a) new or expanded facilities for the storage, transmission, treatment or supplying of water;

(b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;

(c) new or expanded storm sewer drainage facilities;

(c.1) new or expanded roads required for or impacted by a subdivision or development;

(c.2) subject to the regulations, new or expanded transportation infrastructure required to connect, or to improve the connection of, municipal roads to provincial highways resulting from a subdivision or development;

(d) land required for or in connection with any facilities described in clauses (a) to (c.2).

(2.1) In addition to the capital cost of facilities described in subsection (2), an off-site levy may be used to pay for all or part of the capital cost for any of the following purposes, including the cost of any related appurtenances and any land required for or in connection with the purpose:

new or expanded community recreation facilities;

(b) new or expanded fire hall facilities;

(c) new or expanded police station facilities;

(d) new or expanded libraries.

(2.2) Subject to an appeal under section 648.1, an off-site levy may be imposed and collected for a purpose referred to in subsection

(2.1) only if no off-site levy has been previously imposed under subsection (1) for the same purpose with respect to the land on which the off-site levy is being imposed.

(3) On September 1, 1995 an off-site levy under the former Act continues as an off-site levy under this Part.

(4) An off-site levy imposed under this section or the former Act may be collected once for each purpose described in subsection (2) or (2.1), in respect of land that is the subject of a development or subdivision, if

(a) the purpose of the off-site levy is authorized in the bylaw referred to in subsection (1), and

(b) the collection of the off-site levy for the purpose authorized in the bylaw is specified in the agreement referred to in subsection (1).

(4.1) Nothing in subsection (4) prohibits the collection of an offsite levy by instalments or otherwise over time.

(5) An off-site levy collected under this section, and any interest earned from the investment of the levy,

(a) must be accounted for separately from other levies collected under this section, and

(b) must be used only for the specific purpose described in subsection (2)(a) to (c.2) or (2.1)(a) to (d) for which it is collected or for the land required for or in connection with that purpose.

(6) A bylaw under subsection (1) must be advertised in accordance with section 606"

DISCUSSION

The current Off-Site Levies Bylaw 1190/15 was given final reading on January 26, 2016. Historical, we have 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 us to update the current bylaw.

As per our workplan, Administration has been working with our Engineering Consultants, Stantec, to identify revisions, updates and additions over the last part of 2022. With the ability to now collect off-

site levies for facilities, we are integrating our Recreation contribution requested by developers for Parks and Facility improvements, into this bylaw.

There will be many considerations to discuss and decisions to be made regarding these levies. A balance between ensuring that the levies proposed are affordable for development while allowing the costs to be shared across the contributing areas is key to a successful financial strategy for Blackfalds. Administration notes that for the Town of Blackfalds; development pays for development. However, our current bylaw does shelter the development community from improvements to the Highway 2A corridor. But with the Town's history of continually investing in Highway 2A and other roadways, there may be considerations to include these improvements along with recent facility costs and future costs incurred.

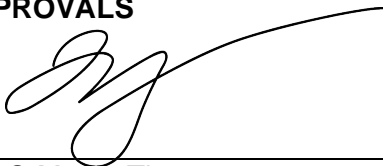
The ultimate comparison will be made when we look at other neighboring municipality rates to ensure that we are competitive. Administration also plans to gather further insight via public engagement and Council discussions. We are planning to have one open house in the first quarter of 2023 along with a Public Hearing required under section 606 of the MGA. The consultant will also work with Council and Administration to host a workshop within a standing committee meeting to ensure that we all understand and ultimately agree with the assumptions and revisions made to this bylaw ahead of any formal bylaw revisions coming forward to Council. Attached below is the current Stantec report and bylaw for information and to help frame these discussions. It is of note that the current bylaw rates are anticipated to be increased substantially from the current rates due to inflation and new servicing areas required as the Town grows.

We anticipate that the bylaw is completed by the end of quarter 1 in 2023.

ATTACHMENTS

- *Bylaw 1190/15 Off-site Levy Bylaw (final)*
- *Off-Site Levy Report (final)*

APPROVALS



CAO Myron Thompson

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;

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

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

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

1.3 STUDY AREA

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

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

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

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

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

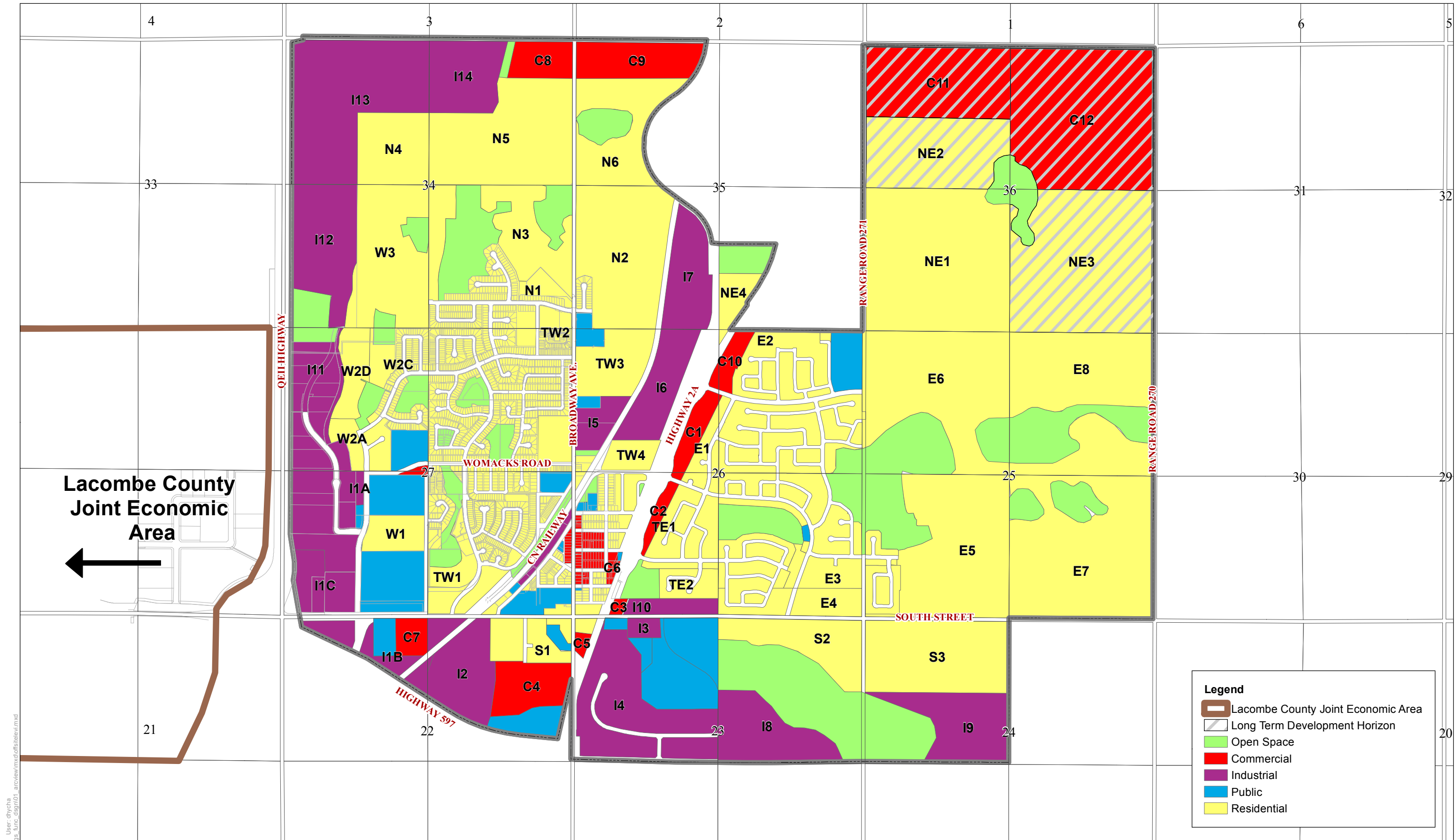


Figure 1.0 Off-site Levies Areas
 Town of Blackfalds - 2013 Offsite Levies Report



“2015 OFF-SITE LEVIES REPORT”



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
March 2, 2016

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

"2015 OFF-SITE LEVIES REPORT"



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

“2015 OFF-SITE LEVIES REPORT”



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



							WATER LEVIES																
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4		
							2.7	54.3	29.4	12.7	50	53.2	57.5	49.5	4	37.8	17.5	16.4	41.2	22.6	6		
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									\$ 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																	
2.1.6	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	\$ 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
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	\$ 16,973.69	\$ 16,973.69	\$ 16,973.69	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,887.31	\$ 15,887.31	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79

							SANITARY LEVIES																
Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4		
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0		
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	\$ 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 L#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	\$ 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									\$ 17,255.66	\$ 17,255.66	\$ 17,255.66		\$ 17,255.66	\$ 17,255.66			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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	\$ 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	\$ 3,897.12			
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	\$ 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	\$ 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												\$ 1,931.87	\$ 676.15				
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	\$ 345.76				
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	\$ 9,321.40	\$ 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	\$ 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	\$ 2,956.39				
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	\$ 7,561.68				
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	\$ 6,262.75				
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	\$ 4,141.36		\$ 2,691.88	\$ 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													\$ 11,035.65	\$ 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		\$ 3,111.39									
TOTAL OFF-SITE SANITARY LEVIES				\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 11,269.13	\$ 20,590.53	\$ 23,701.92	\$ 20,590.53	\$ 23,701.92	\$ 39,441.68	\$ 39,441.68	\$ 39,441.68	\$ 65,580.68	\$ 61,421.86	\$ 54,002.80	\$ 10,496.80		

							STORM LEVIES																
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4		
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0		
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																
2.3.2	Broadway/Womacks Ext.	I 5	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	\$ 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	\$ 16,000.00	\$ 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	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -		



						TOTAL LEVIES														
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1	
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 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	\$ 15,887.31	\$ 16,973.69	
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			\$ 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	\$ 16,000.00	\$ 24,860.00	
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 47,873.59	\$ 70,043.93	\$ 70,043.93	\$ 58,825.84	\$ 58,825.84	\$ 75,742.34	\$ 64,182.63	\$ 74,238.40	\$ 47,873.59	\$ 89,885.53	\$ 89,885.53	\$ 89,885.53	\$ 99,459.68	\$ 87,535.61	

2016 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS

[illegible]

							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 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														\$ 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 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	\$ 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, C9TW2, 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								
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 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	\$ 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	\$ 41,559.00	

							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																
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																
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	\$ 1009.9	\$ 13,030.67	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ 24,096.39	\$ 24,096.39

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						TOTAL LEVIES													
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I1A	I1B	I1A	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
WATER LEVIES			\$ 16,932,528	1009.9	\$ 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			\$ 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			\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,096.39	\$ 24,096.39
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 67,491.14	\$ 72,983.29	\$ 57,242.20	\$ 62,800.44	\$ 47,873.59	\$ 47,873.59	\$ 83,875.88	\$ 55,421.46	\$ 93,796.41	\$ 70,043.93	\$ 70,043.93	\$ 47,873.59	\$105,390.47	\$109,512.26

							WATER LEVIES												
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (HA)												
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1	
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	\$ 42,934	102.3	\$ 419.69													
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52													
2.1.5	Brentwood Ext -CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 236,428	102.3	\$ 2,311.12													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25
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
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
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
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
TOTAL OFF-SITE WATER LEVIES						\$ 16,932,528	\$ 16,766.54	\$ 21,856.80	\$ 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
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31												
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	\$ 193,322	238.8	\$ 809.54									\$ 809.54	\$ 809.54		
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56												
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12												
2.2.7	Abandon Wornacks 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
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
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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
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				
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				
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1				
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25			\$ 10,952.25	\$ 10,952.25					\$ 10,952.25	\$ 10,952.25						
2.3.2	BroadwayWornacks 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												\$ 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	\$ 16,000.00	\$ 24,860.00			

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						TOTAL LEVIES											
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79
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			\$ 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			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$107,020.67	\$116,540.67	\$ 83,685.84	\$ 58,825.84	\$ 47,873.59	\$ 62,800.44	\$ 47,873.59	\$ 58,825.84	\$ 81,204.73	\$ 109,796.41	\$ 109,796.41	\$ 72,733.55

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

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

APPENDIX A

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



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

APPENDIX A

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



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

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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

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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	I12 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.



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 Update	
		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)		CAPITAL IMPROVEMENTS SUMMARY			
		Construction	\$1,508,814.00	Developer Owned\$2,210,000			
		Administration (5%)	\$75,440.70	Town Levy Funding\$7,215,000			
		Engineering Fee	\$233,745.00	Alberta Transportation\$14,168,000			
		Contingency (0%)	\$0.00	TOTAL\$23,593,000			
		TOTAL	\$1,817,999.70				

APPENDIX C – 2017 OFF-SITE LEVIES



2017 Off-Site Levies

TABLE 5.1A - RESIDENTIAL AREAS



							WATER LEVIES														
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)														
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50	53.2	57.5	49.5	4	37.8	17.5	16.4	41.2	22.6	6
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								\$ 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															
2.1.6	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		
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		
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		
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	\$ 246,561	154.4	\$ 1,596.90	\$ 1,596.90	\$ 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		
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		
TOTAL OFF-SITE WATER LEVIES				\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 15,376.79	\$ 16,973.69	\$ 16,973.69	\$ 16,973.69	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,887.31	\$ 15,887.31	\$ 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)																	
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4			
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0			
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	\$ 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	\$ 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									\$ 17,255.66	\$ 17,255.66	\$ 17,255.66		\$ 11,216.18	\$ 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	\$ 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	\$ 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	\$ 3,897.12				
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	\$ 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	\$ 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													\$ 1,931.87	\$ 676.15				
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	\$ 345.76				
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	\$ 9,321.40	\$ 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	\$ 280,585	337.4	\$ 772.33			\$ 772.33	\$ 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													\$ 8,446.84	\$ 2,956.39				
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	\$ 7,561.68				
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	\$ 6,262.75				
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	\$ 4,141.36		\$ 2,691.88	\$ 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													\$ 11,035.65	\$ 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		\$ 3,111.39										
TOTAL OFF-SITE SANITARY LEVIES					\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 11,269.13	\$ 20,590.53	\$ 23,701.92	\$ 20,590.53	\$ 23,701.92	\$ 39,441.68	\$ 39,441.68	\$ 39,441.68	\$ 65,580.68	\$ 61,421.86	\$ 54,002.80	\$ 10,496.80		

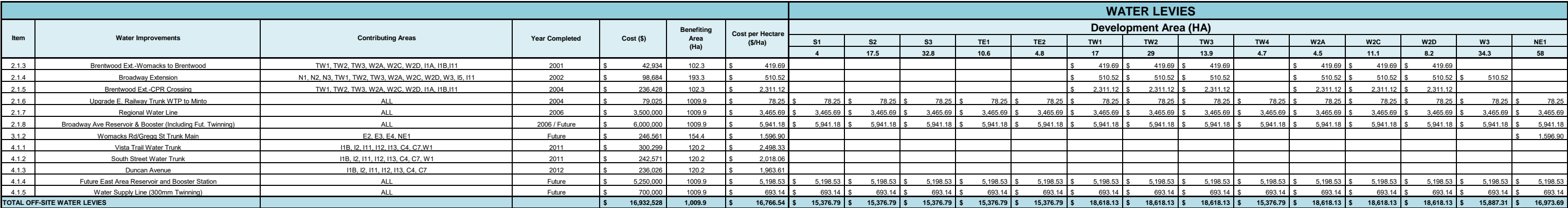
							STORM LEVIES														
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)														
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0
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														
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	\$ 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	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00		
TOTAL OFF-SITE STORM LEVIES					\$ 13,159,677	1009.9	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -	

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						TOTAL LEVIES															
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4	
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 15,376.79	\$ 16,973.69	\$ 16,973.69	\$ 16,973.69	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,887.31	\$ 15,887.31	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	
SANITARY LEVIES			\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 11,269.13	\$ 20,590.53	\$ 23,701.92	\$ 20,590.53	\$ 23,701.92	\$ 39,441.68	\$ 39,441.68	\$ 39,441.68	\$ 65,580.68	\$ 61,421.86	\$ 54,002.80	\$ 10,496.80	
STORM LEVIES			\$ 13,159,677	1009.9	\$ 13,030.67	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -	
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 63,825.84	\$ 54,470.49	\$ 54,470.49	\$ 55,242.82	\$ 87,827.33	\$ 90,938.72	\$ 87,827.33	\$ 90,938.72	\$ 98,329.00	\$ 98,329.00	\$ 98,329.00	\$123,957.48	\$ 119,798.65	\$ 112,379.59	\$ 52,873.59	



TABLE 5.1B - RESIDENTIAL AREAS



							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	BroadwayWornacks 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	\$ -	\$ 16,024.37	\$ 16,024.37	\$ 16,024.37	\$ 16,024.37	\$ 16,000.00	\$ 24,860.00			

						TOTAL LEVIES														
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1	
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 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	\$ 15,887.31	\$ 16,973.69	
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			\$ 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	\$ 16,000.00	\$ 24,860.00	
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	\$ 27,000.	
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 52,873.59	\$ 75,043.93	\$ 75,043.93	\$ 63,825.84	\$ 63,825.84	\$ 80,742.34	\$ 69,182.63	\$ 79,238.40	\$ 52,873.59	\$ 94,885.53	\$ 94,885.53	\$ 94,885.53	\$104,459.68	\$ 92,535.61	



2017 Off-Site Levies



TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS

							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,I1I	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, I1I	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, IB, I1I	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 Foremain - 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 foremain - 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	\$ 424.40				\$ 424.40			
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 85% 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	
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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							
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 Foremain 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	\$ 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

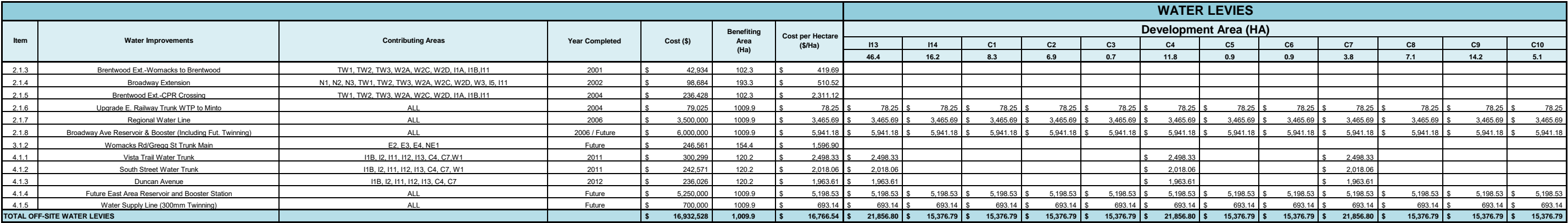
							STORM LEVIES																	
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)																	
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12				
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	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																		
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																		
TOTAL OFF-SITE STORM LEVIES							\$ 13,159,677	\$ 1009.9	\$ 13,030.67	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,096.39	\$ 24,096.39		

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						TOTAL LEVIES													
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I1A	I1B	I1A	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
WATER LEVIES			\$ 16,932,528	1009.9	\$ 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			\$ 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			\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,096.39	\$ 24,096.39
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 72,491.14	\$ 77,983.29	\$ 62,242.20	\$ 67,800.44	\$ 52,873.59	\$ 52,873.59	\$ 88,875.88	\$ 60,421.46	\$ 98,796.41	\$ 75,043.93	\$ 75,043.93	\$ 52,873.59	\$110,390.47	\$114,512.26



TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



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

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						TOTAL LEVIES											
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79
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			\$ 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			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$112,020.67	\$121,540.67	\$ 88,685.84	\$ 63,825.84	\$ 52,873.59	\$ 67,800.44	\$ 52,873.59	\$ 63,825.84	\$ 86,204.73	\$ 114,796.41	\$ 114,796.41	\$ 77,733.55

APPENDIX D – 2018 OFF-SITE LEVIES



2018 Off-Site Levies

TABLE 5.1A - RESIDENTIAL AREAS



							WATER LEVIES														
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)														
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50	53.2	57.5	49.5	4	37.8	17.5	16.4	41.2	22.6	6
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								\$ 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															
2.1.6	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		
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		
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		
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	\$ 246,561	154.4	\$ 1,596.90	\$ 1,596.90	\$ 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		
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		
TOTAL OFF-SITE WATER LEVIES				\$ 16,932,528	1,009.9	\$ 16,766.54	\$ 15,376.79	\$ 16,973.69	\$ 16,973.69	\$ 16,973.69	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,887.31	\$ 15,887.31	\$ 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)																	
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4			
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0			
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	\$ 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	\$ 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										\$ 17,255.66	\$ 17,255.66	\$ 17,255.66		\$ 11,216.18	\$ 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	\$ 2,828.38
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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	\$ 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	\$ 3,897.12			
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	\$ 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	\$ 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														\$ 1,931.87	\$ 676.15			
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	\$ 345.76			
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	\$ 9,321.40	\$ 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	\$ 280,585	337.4	\$ 772.33			\$ 772.33	\$ 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														\$ 8,446.84	\$ 2,956.39			
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	\$ 7,561.68			
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	\$ 6,262.75			
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	\$ 4,141.36		\$ 2,691.88	\$ 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														\$ 11,035.65	\$ 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		\$ 3,111.39										
TOTAL OFF-SITE SANITARY LEVIES					\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 11,269.13	\$ 20,590.53	\$ 23,701.92	\$ 20,590.53	\$ 23,701.92	\$ 39,441.68	\$ 39,441.68	\$ 39,441.68	\$ 65,580.68	\$ 61,421.86	\$ 54,002.80	\$ 10,496.80		

							STORM LEVIES														
Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)														
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0
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														
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	\$ 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	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00		
TOTAL OFF-SITE STORM LEVIES					\$ 13,159,677	1009.9	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -	

[illegible]

						TOTAL LEVIES														
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 15,376.79	\$ 16,973.69	\$ 16,973.69	\$ 16,973.69	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,887.31	\$ 15,887.31	\$ 15,887.31	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79
SANITARY LEVIES			\$ 29,857,546	1009.9	\$ 29,564.85	\$ 10,496.80	\$ 10,496.80	\$ 10,496.80	\$ 11,269.13	\$ 20,590.53	\$ 23,701.92	\$ 20,590.53	\$ 23,701.92	\$ 39,441.68	\$ 39,441.68	\$ 39,441.68	\$ 65,580.68	\$ 61,421.86	\$ 54,002.80	\$ 10,496.80
STORM LEVIES			\$ 13,159,677	1009.9	\$ 13,030.67	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ -
TRANSPORTATION LEVIES			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$ 66,571.12	\$ 57,215.76	\$ 57,215.76	\$ 57,988.10	\$ 90,572.60	\$ 93,683.99	\$ 90,572.60	\$ 93,683.99	\$101,074.27	\$101,074.27	\$101,074.27	\$126,702.75	\$ 122,543.92	\$ 115,124.86	\$ 55,618.87



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		
2.1.6	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														\$ 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
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	\$ 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	\$ 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	\$ 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	\$ 1,310.60		
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 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 forcemain - 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	\$ 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	
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	
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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	\$ 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	\$ 3,897.12			
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 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	
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, W2D, W2C	Future	\$ 250,000	35.8	\$ 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	\$ 600,000	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	\$ -	\$ 16,024.37	\$ 16,024.37	\$ 16,024.37	\$ 16,000.00	\$ 24,860.00



2018 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS



							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
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6
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
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
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
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
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
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	\$ 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
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6
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 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												\$ 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 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
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
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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 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
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									\$ 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
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
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	70.88	\$ 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
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6
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
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	\$ 7,000,000	281.6	\$ 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												
TOTAL OFF-SITE STORM LEVIES				\$ 13,159,677	1009.9	\$ 13,030.67	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ -
																		\$ 24,096.39
																		\$ 24,096.39

							TRANSPORTATION LEVIES													
Item	Transportation Improvements		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
TOTAL OFF-SITE TRANSPORTATION LEVIES			Future	\$ 30,039,750	1009.9	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	\$ 29,745.27	



TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



							WATER LEVIES												
Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (HA)												
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1	
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	\$ 42,934	102.3	\$ 419.69													
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52													
2.1.5	Brentwood Ext -CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 236,428	102.3	\$ 2,311.12													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25
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
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
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
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
TOTAL OFF-SITE WATER LEVIES						\$ 16,932,528	\$ 16,766.54	\$ 21,856.80	\$ 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
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707.31												
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	\$ 193,322	238.8	\$ 809.54									\$ 809.54	\$ 809.54		
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	\$ 242,666	64.8	\$ 3,744.56												
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	\$ 45,047	64.8	\$ 695.12												
2.2.7	Abandon Wornacks 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
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
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, 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
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			
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1			
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, C6, C7	2001	\$ 734,896	67.1	\$ 10,952.25			\$ 10,952.25	\$ 10,952.25				\$ 10,952.25	\$ 10,952.25						
2.3.2	Broadway/Wornacks 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			

[illegible]

						TOTAL LEVIES											
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79
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			\$ 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			\$ 30,039,750	1009.9	\$ 30,000.00	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745	\$ 29,745
TOTAL OFF-SITE LEVIES			\$ 89,989,501	1009.9	\$ 89,107.34	\$114,765.94	\$124,285.94	\$ 91,431.12	\$ 66,571.12	\$ 55,618.87	\$ 70,545.71	\$ 55,618.87	\$ 66,571.12	\$ 88,950.00	\$ 117,541.68	\$ 117,541.68	\$ 80,478.87

MEETING DATE: September 13, 2022

PREPARED BY: Sean Barnes – Projects & Events and Eagle Builders Centre Manager

SUBJECT: AJHL Showcase Update

BACKGROUND

From September 29th to October 2nd, 2022, the Blackfalds Bulldogs JR. will be hosting the Alberta Junior Hockey League (AJHL) Showcase at the Eagle Builders Centre. All 16 teams in the league will play over the course of the 4-day event, with each team playing a total of 2 games. With the Eagle Builders Centre being the AJHL's newest facility and in a central location, this makes Blackfalds an ideal host for the Showcase. Information for the event including ticket pricing for individual games or for full weekend packages is included on the Blackfalds Bulldogs JR. website (bulldogsclub.ca.)

DISCUSSION

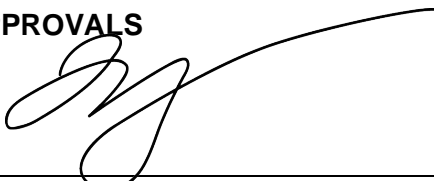
Administration has been collaborating with the Blackfalds Bulldogs JR. staff to enhance this event, as we work together to showcase not only the players/teams attending the Showcase but the facility and the Town as a whole. The Showcase will require the use of both ice surfaces as well as meeting rooms and open spaces at the Eagle Builders Centre. The event will attract parents and fans from across the League as well as NCAA and NHL scouts. The Eagle Builders Centre was designed to incorporate both recreation and arts and culture in one facility and we believe this event will demonstrate that with the entertainment planned on Saturday, October 1st.

On the Saturday, October 1st, from 10:00 a.m. to 4:00 p.m. there will be a Showcase Festival that will include a pancake breakfast from 10:00 a.m. to 12:00 p.m. followed by entertainment from 12:00 p.m. to 4:00 p.m. Entertainment will consist of the following:

- Lionheart Martial Arts Demonstration
- Yoga Stretch/Warmup
- Dancer's Edge Studio Performance
- Red Deer Aboriginal Dance Troupe Performance
- Live Music
- Slap Shot Contest
- Accuracy Contest

We are looking into the possibility of hosting a 3-on-3 street hockey tournament as well, but that has not been determined at this time. Our goal is to partner with the Bulldogs JR. to put on an event that will encourage the AJHL to consider our venue as an ideal host facility for future events.

APPROVALS



CAO Myron Thompson

Department Director/Author

MEETING DATE: September 13, 2022

PREPARED BY: Laura Thevenaz, Infrastructure Services Manager

SUBJECT: **Approval of FCM MAMP Grant for Pavement Management Study**

BACKGROUND

Since the Request for Decision to apply for the FCM MAMP Grant to support the 2022 Pavement Management Study was brought forward to and approved by Council on September 28, 2021, Administration has progressed with the pavement management study. Conducting a pavement management study for the Town of Blackfalds is an important step towards the Town achieving its asset management goals.

The pavement management study project included securing an engineering consultant to conduct an inventory analysis (surface distresses, roughness, rutting and other pavement issues) and to develop a comprehensive report of the condition of the Town road network. The project was awarded to Stantec Engineering, and field work for the project was conducted in June and August 2022.

On March 22, 2022, the following Request for Decision was brought forward to Council for Administration for approval:

089/22

Councillor Sands moved that Council allocate \$33,424 to this capital project to fund the 2022 Pavement Management Study to be drawn from Streets Reserves.

CARRIED UNANIMOUSLY

DISCUSSION

The results of this study will be used to sustainably budget capital funds towards the repair and replacement of the Town's road network. As this is the first pavement management study for the Town of Blackfalds, data collected will serve as baseline conditions for future road network studies. Data collected from the pavement management study will be utilized within the Town's asset management software, Citywide, for future road asset planning purposes.

On November 4, 2021, Administration submitted the FCM MAMP Grant application with requested funding for a total of \$50,000. On August 30, 2022, FCM advised the Town that it was approved for \$50,000 funding towards the Pavement Management Study. The Town of Blackfalds appreciates FCM's commitment to asset management by providing grant opportunities to municipalities.

SCHEDULE

The next phase of grant funding is to finalize the grant agreement between FCM and the Town of Blackfalds. The project is currently underway and has met or exceeded project milestones as committed to in Stantec's original proposal.

Milestone	Date
Data collection start	May 2022 – September 2022 (commenced earlier than original scheduled date of July)
Collection complete	September 16, 2022
Data Processing and Analysis Complete	October 14, 2022
Post-Assessment Review Meeting	Tentative: October 28, 2022
Final Report Submission	November 18, 2022

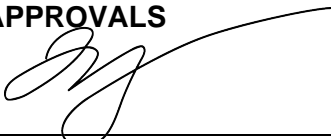
FINANCIAL IMPLICATIONS

As previously approved by Council on March 22, 2022, the total engineering and data collection costs will be \$83,424.

As part of the approved 2022 Capital Budget, \$110,000 was allocated for a pavement quality study, with 50% being funded from Streets Reserve, and 50% funded through grant. With the Town now being approved for \$50,000 of grant funding, the remaining \$33,424 will be funded through the Streets Reserve.

ATTACHMENTS

- *FCM Correspondence - Town of Blackfalds Asset Management Program: Condition Assessment*

APPROVALS_____
CAO Myron Thompson_____
Department Director/Author



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

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Présidente**

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**Chief Executive Officer
Cheffe de la direction**

Carole Saab
Ottawa, ON

29 August 2022

His Worship Mayor Jamie Hoover
and Members of Council
Town of Blackfalds
5018 Waghorn Street, P.O. Box 220
Blackfalds, Alberta
T0M 0J0

Title of initiative: Town of Blackfalds Asset Management Program: Road Condition Assessment
Application number: **MAMP-18079**

Dear Mayor Hoover:

On behalf of the Municipal Asset Management Program (MAMP) it is my pleasure to confirm that the Town of Blackfalds has been approved for a grant in the amount of up to **\$50,000**.

In the near future, Natasja Diab will contact Laura Thevenaz, Infrastructure Services Manager of the Town of Blackfalds to finalize the agreement for the grant. FCM's obligation to fund the above-noted initiative will only become binding once the agreement is fully executed. During this time, eligible expenditures may be incurred as of your project's eligibility date: 18 July 2022.

Public announcements regarding MAMP-funded initiatives are overseen by FCM in partnership with the Government of Canada. Your municipality is welcome to participate in that process, but until authorised by FCM and Infrastructure Canada, any public statements related to the status of the application for MAMP funding are not permitted. This communication protocol is contained in the grant agreement. If you require further information prior to receiving the contract, please contact Natasja Diab at ndiab@fcm.ca or by phone at 343-417-0548.

Thank you for your interest in MAMP. We look forward to working with you to improve asset management practices in your community, and to sharing the results of your initiative with communities across Canada.

Sincerely,

Aymone Agossou
Manager, Funding

cc: Laura Thevenaz, Infrastructure Services Manager

24, rue Clarence Street
Ottawa, Ontario, K1N 5P3

T. 613-241-5221
F. 613-241-7440

www.fcm.ca



TOWN OF BLACKFALDS
ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE
MEETING MINUTES
Monday, May 9, 2022

An Economic Development & Tourism Advisory Committee (EDTAC) meeting was held Monday May 9, 2022 at the Eagle Builders Centre

MEMBERS PRESENT

Chair Denise Sumner
Member Jill Bried
Member Alvin Melton
Member Ray Olfert
Member Kyle Braithwaite
Member Craig Schroh
Member Robert Hogan
Councillor Brenda Dennis
Councillor Marina Appel
Economic Development Officer Christopher Johnson

REGRETS

Member Joshua McQueen
Member Ken Hubbard

MEETING CALLED TO ORDER

The meeting was called to order at 7:04 p.m.

AGENDA APPROVAL

- Add Highway 11 Development to Information.
- Member Olfert moved to approve the agenda as amended **CARRIED UNANIMOUSLY**

BUSINESS

3.1 Rural Entrepreneur Stream

- Municipality provides a letter of support after looking at the viability of the information provided by the applicant. Being given PRs, not just work visas. 8 Municipalities signed up. Not one of the first ones, which may be good as the first applicants are getting a lot of applicants and it's not that clear so they are contacting GoA instead of municipalities now. People are using it to get PRs so need to do checks. Are there guarantees- municipality is not on the hook. Provincial government is sort of their sponsor. Through CAEP, working on a plan to see who is looking for what (businesses etc), doing a needs assessment etc to introduce EDOs with positive candidates.
- Are any business types limited? Not that Christopher knows of- they just need to be starting a new business or buying a business. Could be revenue generating condos to

stores etc, likely small businesses. Bigger ones go through different channels. Are there safeguards so things don't go awry? Municipality doesn't have any timelines, should be hands-on business owners.

3.2 Letter of Support – BOLT Transit

- Conversation item. BOLT transit nearing completion of a two year pilot project. Through Covid there has been an uptick of ridership. Reached out to by Eagle Builders, is there a possibility that it could stop at their building? Have commuters from RD, Lacombe that share rides, take taxis etc. Also talking to RDP. Administration is making recommendations to go into another pilot. Would EDTAC provide a letter of support? There is a benefit. Will talk to other businesses in industrial areas. Staying on the North end, Lacombe won't participate. Is there a benefit for BOLT to go to RDP? Taking it out of service for a min of 30 min. Could be a second bus running for 2 hours in AM and PM peak times. It's only a van so it can't take a bunch of workers. Eagle Builders is willing to let BOLT use property for a stop. Modelling would say where optimal routes are, spoken to Eagle to see shifts etc. Was there a provincial grant initially? There was originally a grant due to it being a regional transit system. Not currently spending grant money, it's part of the budget now. Wouldn't qualify now but are applying for anything Town can. Pick up for Bulldogs events and other events? Would need a second bus. Could be a shuttle back and forth to IGA or other parking. Would Eagle Builders sponsor it? Talking about it, might pay for shelter, depends on how it impacts recruitment. Eagle has 500 employees, probably 1000 over there. Hard to say what ridership would be. Bus will be parked at events etc to raise awareness. Have a access to larger buses through Prairie Buslines. A letter will be prepared for the chair to sign.
- Member Melton moved to provide a letter of support **MOTION CARRIED.**

3.3 Summer Market

- None yet this year. Phoenix waived a bunch this year as there isn't revenue this year. Reached out to Lacombe, Their Board can't do it this year. Neither can Sylvan. Phoenix was going to do it bi-weekly or once a month. Lacombe switched theirs to Thursday night. Thought about switching it to Sunday. Ag Society not interested- needs to be a Farmers Market, not a commercial market. Last year, the Town advertised for people to run the market, is the Town advertising this year? Might be too late. It might need to go to RFP for it? If someone is interested, let them do it. Put it out through the FCSS newsletter or something. "Blackfalds Market" who does the Spring Fall market etc will keep doing those, but not interested in a summer market. Lacombe has a community market and a farmers market. Arrangement with Phoenix was free space, she had to provide insurance, which covers vendors, so vendors would have to have their own insurance.
- Member Appel moved to advertise and heavily market the opportunity of a summer market. **MOTION CARRIED**

3.4 Land Use Bylaw

- New Land Use Bylaw passed April 26. Will be easier for businesses to start and conduct business. Summarized changes. More options for locations. Now option for a brewery. Reduced numbers of items going to MPC.
- Accept as Information

3.5 Wadey Centre – Denise

- Denise is a member of the Historical Society, which just had a meeting. Wadey will have a summer student starting later May 19. Will have some tours. May 24, a group from Abbey will tour. June 1st 5 kindergarten classes will be coming for a tour as well there will be 5 walking tours on the 6th of June
- Mr Waghorn and his wife will get a marker on their gravestone. Putting up an indigenous display at the Wadey, Denise will be displaying stuff from her Metis family. It will then be moved to the library. Indigenous Tourism Alberta putting a full day learning opportunity May 31. Society will donate \$2000 for outdoor furniture at the library. A summer student will be working Thursday- Monday, Judy working Wednesday, closed Tues, but they'll also

be away sometimes doing town projects. Could bring in volunteers so it's always open during open hours. Did have plans for programming, craft etc, will check with volunteers. Could sell more things there (ice cream drinks etc) to make more money. Might not have proper freezers etc. Food Bank- new commercial kitchen- could develop some kind of product to sell out of Wadey Centre- won't be ready this summer. The staff are going out to talk to the baseball players to encourage them to do other things. Post on the washrooms that they are only open during Wadey hours. Are they open every day in the summer? Is that something Park staff can do every day when they open the spray park etc. Needs to be on janitorial schedule as well. Christopher will look into it

3.6 Soper Natural Area – Denise

- Mr Soper invited the Historical Society out for a tour. He has asked to annex it. There was an open house. It is a long process. Many levels of government are involved. Province is interested in large annexations, so it may not proceed. Christopher was out there two weeks ago for a hike and chat. Christopher gave him some ideas, Cliff is into Girl Guides, indigenous etc. Gave the idea for activity- high ropes courses etc for team building etc. Town annexed around it, but he was on the County council so it wasn't annexed. All if not all of the land would be donated. He wants to expand the reserve area. Talked about development.

3.7 Terms of Reference – Denise

- Checking that we are all up-to-date with terms of Reference. Any issues with meeting dates? Will try to have meetings in person, people can join remotely if necessary and will be included in quorum. In the recently amended council code of conduct- could look at it for wording.
- Additional staff (taking notes) would be a non-voting Member
- Should have a vice-chair
- Member Melton moved to accept changes made to Terms of Reference . Member Braithwaite seconded. **Motion Carried.**
-

3.8 Placemaking – Ec Dev & Tourism Strat Update

- Lots of progress is being made. Love having a viable plan, can see how new ideas fit within the Economic Strategy. Will send a summary of the final two pillars.

ROUNDTABLE

4.1 Roundtable Discussion

- Highway 11A Development- North end of Red Deer, getting it ready for development, most of it is commercial, the SW corner will be mostly residential, getting ready to build a bridge.
- As part of Lacombe Regional Tourism, promoting to influencers etc and sharing Blackfalds events etc.
- AJHL showcase happening in Sept....could be 2000 people coming. Planning a community showcase. Stage set up. Dance studio, Martial arts studio. Lacombe Tourism giving money for it. Will be applying to AJHL to host it for the next 5 years. Need to expand our offering (in Blackfalds and beyond). Build itineraries (ale trails etc) to explore the area, include hotels from other Towns- Lacombe, Sylvan etc. Blackfalds isn't a mecca for tourism but the region has a lot. Town has a new Plan Manager. Granden has benefited from cars needing repairs while at the arena- we don't think about adding to the economy in some of these ways- visitor economy- but it works! Possibly babysitting at the library. Different events and how to market them- how to tell the community events are happening. Blackfalds Days big event- possible concert. Concerts, rodeos etc.

INFORMATION ITEMS

5.1 Building Permits (as provided via email)

- 5.2 Business Licenses (as provided via email)
- 5.3 Localintel Q1 Report (as provided via email)

MINUTES

Add Member Appel and Member Sumner to Regrets from the March 16 meeting.

Member Olfert moved to accept the minutes from March 16, 2022 to be accepted as amended.

MOTION CARRIED.

ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

Next meeting: Sept 12, 2022

_____ **Chairperson Denise Sumner**

_____ **Economic Development Officer Christopher
Johnson**

**TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
IN PERSON
June 1, 2022**

A Blackfalds and District Recreation, Culture and Parks Board meeting for the Town of Blackfalds was held in person on June 1, 2022 at the Abbey Centre Amphitheatre commencing at 6:30 pm.

MEMBERS PRESENT:

Public at Large:	Kimberley Sommerville, Trent Kroetsch, Jill Bried, Jennifer Myslicki
Town of Blackfalds Council Appointee:	Councillor Rebecca Stendie, Councillor Laura Svab
Regrets:	Mayor Jamie Hoover, Kala Pandit, Barb Shepherd

ATTENDING:

Jeff Heindel	Parks and Facilities Manager
Rick Kreklewich	Director of Community Services
Carol Simpson	Abbey Centre General Manager

PUBLIC ATTENDING:

ABSENT:

AGENDA

1. RECREATION, CULTURE AND PARKS BOARD MEETING

1.1 CALL TO ORDER – 6:30 PM – IN PERSON

- The regular meeting was called to order by Chair Sommerville at 6:33 PM.

2. LAND ACKNOWLEDGEMENT

- Chair Sommerville gave the acknowledgement.

3. AGENDA APPROVAL

3.1 AGENDA FOR THE JUNE 1, 2022 RECREATION, CULTURE AND PARKS BOARD MEETING

RES. 34/22

Councillor Svab moved to approve the agenda for the June 1, 2022 meeting as presented.

MOTION CARRIED UNANIMOUSLY

4. DELEGATION

N/A

5. BUSINESS ARISING FROM MINUTES

5.1 ABBEY CENTRE – LOVE HEART LOCK

**TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
IN PERSON
June 1, 2022**

- Member Simpson gave verbal update.
- Talked with Steve Prediger from the Lacombe Composite High School and they are excited to work on the project
- Pricing is hard to project considering the current market and that there is nothing to base costing against.
 - Costs are projected to be \$1,500 for the metal, \$1,000 for the work at the school and \$1,000 for powder coating.

RES. 35/22

Councillor Stendie moved that the Recreation, Culture, and Parks Board moves to accept this item as information.

MOTION CARRIED UNANIMOUSLY

6. BUSINESS

N/A

7. ACTION CORRESPONDENCE

N/A

8. INFORMATION

8.1 BLACKFALDS DAYS/GRAND OPENING – UPDATE

- Director Kreklewich gave verbal update
- Blackfalds Days brochure was presented and gone through each event for the weekend
- There was a question on whether the BBQ was actually going to take place and if so, who was doing it

8.2 COMMUNITY GARDEN – UPDATE

- Director Kreklewich gave verbal update.
- Pine Crescent Garden sold out, Aspen had 6 small plots left untaken

8.3 COMMUNITY GARAGE SALE – UPDATE

- Director Kreklewich gave verbal update.
- Popular event this year with 95 houses registered
- Online interactive map provided residents with a detailed description of the items available at each seller's house

8.4 PARKS AND FACILITIES – UPDATE

- Manager Heindel gave verbal update.
- Had 9 returning summer staff, 4 new staff

**TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
IN PERSON
June 1, 2022**

- Staff appreciative of the new parks operational plan being in place this year, allows time to open the facilities properly
- Bike Skills Park was ready to go for the May long weekend but had to close due to rain
- Community gardens are going strong
- New planters at the EBC to protect vehicles from entering the concrete pad out front
- Tayles Water Spray Park opened on Friday, May 27th
- Trying to keep up with the grass cutting
- Lacrosse, Minor Soccer, Minor Ball, Slo-pitch sports group are all playing
- Operators are working on various maintenance projects in facilities
- Question about goslings and whether or not they have found a large number of dead goslings, a few were found
- Comment from the Board on how well the parks crew reacted to the fire in the trees at the Abbey Centre that day
- Comment from the Board on the new Playground Passport idea to encourage families to take advantage of our many well-maintained playgrounds in Blackfalds

8.5 ABBEY CENTRE – UPDATE

- Manager Simpson gave verbal update.
- Supported Youth Week with 17 youth/teen admissions
- Supporting the upcoming Seniors Week with day admissions as well
- May Thrifty Thursday promotion was 10% off monthly memberships, sold 36 monthly memberships that day
- Hot tub repair should be happening soon now with overnight temperatures increasing
- Still waiting on motor for the spray park
- Registration for Camp Curious has gone very well with every week sold out except for one
 - Garden boxes have been installed
- Indoor play space was closed for regular cleaning
- TCT mural touch-ups will be completed tonight and the vinyl TCT is installed to replace the signage that was vandalized
- Emergency procedures training with staff due to the busy upcoming summer was completed May 4th
- Abbey Centre Health and Safety Committee had some changes due to staff changes, Jennifer Leonhardt is now on the Committee
- Job postings currently out for Fitness Programmers, Custodial I and additional lifeguards.

8.6 EAGLE BUILDERS CENTRE – UPDATE

- Director Kreklewich gave verbal update.
- Operators are preparing to take the glass out next week for the Blackfalds Days concert series

**TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
IN PERSON
June 1, 2022**

- Lights over the pad have been replaced, still having issues with lighting differences in areas that are currently being looked into to remedy
- Concession contract has been renewed for one year with Mobile, Meals and Munchies
- Acoustics will be installed in July
- Question regarding the patio furniture for the library, the furniture is at the arena in storage, the library is coordinating with Outsource Installations to have it set up

8.7 PROJECTS – UPDATE

- Director Kreklewich gave verbal update
- Womacks/Gregg St. realignment project may be delayed which will delay our All-Star Park parking lot expansion as Border was going there following the realignment project
- All-Star Park delay would actually benefit our user groups as most finish up in July
- Plaza project had one bid and that bid was \$1.1 million, putting us well over budget, looking to either extend the project or change the scope to bring it closer to budget
- Lower-level renovations at the Civic Centre have started, hope to have that completed for September

9. APPROVAL OF INFORMATION ITEMS

RES. 36/22

Member Kroetsch moved that the Recreation Board accept the information items as presented.

MOTION CARRIED UNANIMOUSLY

10. APPROVAL OF MINUTES

RES. 37/23

Member Myslicki moved that the Recreation Board accept the minutes as amended for April 6 meeting.

MOTION CARRIED UNANIMOUSLY

11. ADJOURN

- a. Chair Sommerville moved that the Recreation, Culture and Parks board meeting be adjourned.

RES. 38/22

Meeting adjourned at 7:05 PM.

MOTION CARRIED UNANIMOUSLY



**TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
IN PERSON
June 1, 2022**

A handwritten signature in black ink, appearing to read "K. Sommerville", written over a horizontal line.

KIMBERLY SOMMERVILLE, CHAIR

A handwritten signature in black ink, appearing to read "Rick Kreklewich", written over a horizontal line.

RICK KREKLEWICH, DIRECTOR OF COMMUNITY SERVICES

Next meeting scheduled for September 7, 2022 @ 6:30pm

MEETING DATE: September 13, 2022

PREPARED BY: Ken Morrison, Emergency Management and Protective Services Manager

SUBJECT: **Enforcement and Protective Services Monthly Report - August 2022**

BACKGROUND

Administration provides 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 August for Municipal Enforcement, Fire Services, RCMP and Emergency Management.

ATTACHMENTS

- *Municipal Enforcement: Statistics, August 2022*
- *RCMP August 23rd – 29th Weekly News Report.*

APPROVALS



CAO Myron Thompson



Department Director/Author

Protective Services**Town of Blackfalds Municipal Enforcement:**

With School re-starting in September a social media post was prepared and put through MARCOM to add to social media, providing some friendly reminders on the operating near and around school zones as well as around school busses. Officers will once again be present in the school zones throughout the day, however, will be focussing on when school is going and out for the day. With September being Rail Safety month, an article was written for social media, to educate the public on safety around railways.

Throughout the month of August officers were working on proactive enforcement, focus was on unsightly properties and alleys with the intent of cleaning up properties. Many positive comments were received, and property owners were very quick to remedy the issues when identified.

Officers continued to focus on traffic safety enforcement as well when time permitted. We continue to encounter drivers who disregard the speed limits, traffic signs and rules of the road. Violations were both under provincial regulations as well as our municipal Bylaws. In total 6 vehicles were towed because of non-compliance with the Traffic Safety Act. One traffic operation was conducted in partnership with the RCMP and other enforcement partners.

August was a very busy month with officers opening 356 investigational files. Most files opened related to the Community Standards bylaw specifically dealing with proactive enforcement through education on unsightly properties.

Under the Community Standards Bylaw 264 files were opened, 16 Animal complaints were received, 9 investigations under the Land use Bylaw, and 7 parking complaints with various other complaints being received as well.

Our Animal Control was active this month assisting Municipal Enforcement along with doing many proactive patrols within the community. We continue to see many complaints of pet owners walking dogs off leash all over town, and cats roaming freely.

Officers are seeing a great benefit to the communications agreement with Lacombe City Police, officers are being monitored for their safety when doing checks. The ability to search CPIC has resulted in officers arresting individuals for outstanding warrants on two separate occasions during the month.

On August 17th Officers took part in a Youth Action Plan Coalition meeting involving several agencies and schools. We are looking forward to building on this partnership with all the agencies ensuring we are working together to ensure the needs of the youth in the town of Blackfalds are met.

August 31st, Peace officer Croken and Manager Morrison participated as judges in the Iron Ridge Junior Campus Cook off, which was a team builder for teachers coming back. On September 1st, Peace Officer Zens and Manager Morrison attended Iron Ridge Junior Campus meet and greet with various agencies set up to meet staff.

Violation tickets issued.

In total 71 violation tickets were issued during the month of August. Approximately 18 warnings were given out by officers. Total violation fines issued during the month was approximately \$17,000.00

- 9 tickets were issued under the Use of Highway and Rules of the Road Regulations,
- 46 violations were issued under the Traffic Safety Act,
- 5 under the Vehicle Equipment Regulation,
- 3 under the Gaming, Liquor and Cannabis Reg,
- 2 under the Land Use Bylaw,
- 3 Traffic Bylaw
- 2 under the Community Standards Bylaw,
- 1 under the Animal Control Bylaw

Municipal Enforcement Month End Report attached.

Blackfalds Fire Rescue

During the month of August, the departments mentoring group continued to train the three recruits during their probationary period.

The department currently has 27 members, is actively advertising and recruiting for new members through social media.

Wednesday evenings have been focused on offensive operations for responses to structural fires and grass fires. Becoming more efficient with the evolutions and procedures to combat the fires.

The department continues to work with all the town departments in the preparation for the C.O.R audit this September.

The NFPA 1001 Level 2 course was hosted this month here in Blackfalds with both Fire Chiefs (City of Lacombe & Blackfalds) instructing on the weekend of the 27th and 28th teaching on Scene Arrival, Size Up, Incident Command (ICS 100) and Fire Scene Cause and Determination.

The Fire department will once again be utilizing the outdoor pool at the end of the season to refresh water/ice rescue skills. The department will be involved in the Community Expo, hosting a table and show casing one of the Fire Trucks.

The Blackfalds Firefighters Association has purchased thirty traffic LED flare lights that sequence electronically to assist in traffic flow at emergency scenes.

August call volume was steady with the department responding to seventeen incidents.

A summary of the types of incidents for August is included.

Fire Department – August 2022 – INCIDENT SUMMARY – PAGE 1 of 1

Call #	Date	Incident Type	Dispatch Event #	Location	RCMP #	MAFP 1244
0123	3	Alarm	202208031215	Corp Limits	N/A	N/A
0124	3	Alarm	202208032020	Corp Limits	N/A	N/A
0125	6	Alarm	202208060948	Corp Limits	N/A	N/A
0126	7	Alarm	202208071653	Corp Limits	N/A	N/A
0127	13	Fire Grass/Brush	202208131902	Corp Limits	N/A	N/A
0128	14	Fire Grass/Brush	202208141534	Lacombe County	N/A	N/A
0129	15	Motor Vehicle Incident	202208151516	Lacombe County	Yes	N/A
0130	16	Motor Vehicle Incident	202208161254	Lacombe County	Yes	EMS
0131	16	Fire Structure	202208161706	Corp Limits	N/A	N/A
0132	21	Alarm	202208212332	Corp Limits	N/A	N/A
0133	23	Alarm	202208230119	Lacombe County	N/A	N/A
0134	23	Alarm	202208230344	Lacombe County	N/A	N/A
0135	24	Alarm	202208242238	Corp Limits	N/A	N/A
0136	27	Alarm	202208271338	Corp Limits	N/A	N/A
0137	28	Fire Grass/Brush	202208281532	Corp Limits	Yes	N/A
0138	28	Alarm	202208282113	Corp Limits	N/A	N/A
0139	30	Fire Grass/Brush	202208301053	Lacombe County	N/A	N/A

Occupational Health & Safety

D/Chief Elder has continued to work with Departments in preparation for the COR audit to be conducted in September.

RCMP

The RCMP weekly news release continues to be a success through Social Media, with many views and positive responses coming from it.

August 23rd, to 29th RCMP weekly news report attached.

Emergency Management

Preparation for the October 26th, exercise which will involve all LREMP partners continues. Plans are underway to work with FCSS in preparation for this, as this exercise is designed to test the new ESS Plan. The town will be hosting an ICS 300 training course in partnership with LREMP, at the end of September.

Ken Morrison

Emergency Management & Protective Services Manager

Town of Blackfalds.



Royal Canadian Mounted Police

BLACKFALDS Detachment

Blackfalds RCMP provide policing service to a large geographical area surrounding the cities of Lacombe and Red Deer. The area stretches from Township Road 412 in the north, Highway 42 in the south, Range Road 240 in the east and Range Road 10 in the west. The jurisdiction encompasses the communities of Blackfalds, Tees, Clive, Joffre, Haynes, Gull Lake, Gasoline Alley, and Springbrook.

For additional information on the Blackfalds RCMP view <https://www.rcmp-grc.gc.ca/detach/en/d/439#Blackfalds>

August 23rd, 2022 to August 29th, 2022

News

The Blackfalds RCMP Detachment received 146 calls for service during the week of August 23rd to August 29th, 2022. These calls included 5 Assaults, 2 Break & Enters, 8 Mischiefs, 2 Thefts, 1 Theft of Motor Vehicle, and 8 Motor Vehicle Collisions.

August 23rd, 2022

- Police are investigating a theft that happened at a business in Gasoline Alley. Surveillance showed a male loading a welder and supplies into a shopping cart, then leaving in a pickup truck.
- Police attended a complaint of a dispute at a business in Red Deer County. One male threatened another co-worker. The situation was mediated and both individuals were separated.

August 24th, 2022

- One male was given a driving suspension after failing a breath sample in Lacombe County. The vehicle was seized and towed.
- A stolen trailer was located on a vacant lot in Red Deer County. The owner was notified and the trailer was returned.

August 25th, 2022

- A male was located by Police walking around in Red Deer County and not making sense. He was arrested for public intoxication and released once sober.
- Police attended a dispute between a male and female in Blackfalds. The situation was mediated. Alcohol was a factor.

August 26th, 2022

- A stolen vehicle was recovered parked at the Farmers Market in Gasoline Alley. The vehicle was towed and the owner was notified.
- A youth was reported missing in Blackfalds. Police conducted checks and the youth was located and safe.

August 27th, 2022

- Police are investigating an assault that occurred at a business in Red Deer County by 2 males and one female who were caught shoplifting. When the employee confronted them he was sprayed in the face with a chemical. The individuals fled the scene.
- A call was received of a child struck by a motor vehicle in Gasoline Alley. The child was struck in a parking lot and received non-life threatening injuries. The child will make a full recovery. Police, Fire and EMS were all on scene.

August 28th, 2022

- An intoxicated male was causing a dispute at a residence in Joffre. Police attended. The male was arrested, transported to cells, and released once sober.
- Police attended a complaint of a male causing a disturbance at a hotel in Gasoline Alley. It was determined the male had outstanding warrants. He was arrested and transported to cells.

August 29th, 2022

- While on patrol on Highway 2 near Red Deer, a traffic stop was conducted. The driver was determined to have an outstanding warrant. The warrant was executed and the male was released on an Appearance Notice.
- A business in Blackfalds reported theft of multiple higher priced items. Two males had attended the store. One male distracted employees while the other removed the items. Police are investigating.

MEETING DATE: September 13, 2022

PREPARED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: Development & Building Monthly Report - August 2022

BACKGROUND

Attached is the August 2022 Development & Building Permit Report and Comparison for 2020-2022 year to date. We also have shown the comparison for the year-to-date figures for 2021 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

- August 2022 Development/Building Permit Report
- 2020 – 2022 Development/Building Comparison Report

APPROVALS



CAO Myron Thompson



Department Director/Author

165-22	8-Aug-22	45 Cambridge Close	R-1M	Residential	Deck
166-22	10-Aug-22	81 Aztec Crescent	R-1S	Residential	Basement Reno
167-22	10-Aug-22	5558 Prairie Ridge Avenue	R-2	Residential	Deck
168-22	16-Aug-22	4850 Aspen Lakes Boulevard	R-1M	Residential	Basement Reno
169-22	18-Aug-22	5 Adina Close	R-1M	Residential	Rear yard projection relaxation / deck
170-22	18-Aug-22	74 Ponderosa Avenue	R-1S	Residential	Home Business
171-22	19-Aug-22	9 Chinook Street	R-1L	Residential	Deck
172-22	22-Aug-22	94 Pine Crescent	R-1M	Residential	Basement Reno
173-22	23-Aug-22	5 Cyprus Road	R-1M	Residential	Home Business
174-22	24-Aug-22	65 Valley Crescent	R-1S	Residential	Deck
175-22	24-Aug-22	4241 Westbrooke Road	R-1M	Residential	Deck
176-22	29-Aug-22	5109 Indiana Street	C-1	Commercial	Demolition
177-22	31-Aug-22	4500 Blackfalds Crossing Way Unit 615	C-2	Commercial	Change in Occupancy /Interior Tenant Improvements
178-22	31-Aug-22	4500 Blackfalds Crossing Way Unit 615	C-2	Commercial	Sign

Town of Blackfalds Development/Building Permit Comparison 2020 to 2022

2021 YTD

	2020		2021		2022		August	
	Number of Permits		Number of Permits		Number of Permits		Number of Permits	
		Dollar Value		Dollar Value		Dollar Value		Dollar Value
Residential								
SFD	24	\$ 5,965,780.00	29	\$ 7,854,460.00	14	\$ 4,257,825.00	22	\$ 6,114,960.00
Duplexes	12	\$ 3,053,876.00	0	\$ -	4	\$ 800,000.00	0	\$ -
Manufactured Home	1	\$ 55,000.00	0	\$ -	3	\$ 300,000.00	0	\$ -
4-plex	1	\$ 300,000.00	0	\$ -	0	\$ -	0	\$ -
8-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Townhouses	0	\$ -	4	\$ 883,340.00	10	\$ 2,513,600.00	4	\$ 883,340.00
Apartment	0	\$ -	0	\$ -	0	\$ -	0	\$ -
SFD w/Accessory suite	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Total Res. Dwellings	38	\$ 9,374,656	33	\$ 8,737,800	31	\$ 7,871,425	26	\$ 6,998,300
Garage	23	\$ 556,400.00	15	\$ 471,000.00	24	\$ 924,000.00	10	\$ 323,000.00
Deck	8	\$ 32,400.00	4	\$ 18,500.00	9	\$ 68,010.00	3	\$ 15,500.00
Basement Reno	58	\$ 1,067,750.00	50	\$ 1,120,400.00	43	\$ 831,550.00	31	\$ 725,400.00
Addition	0	\$ -	1	\$ 25,000.00	1	\$ -	1	\$ 25,000.00
Accessory Suite	1	\$ -	0	\$ -	0	\$ -	0	\$ -
Home Business	30	\$ -	26	\$ -	9	\$ -	21	\$ -
Other	58	\$ 989,561.17	55	\$ 1,986,318.00	27	\$ 659,256.73	36	\$ 531,150.00
Commercial	15	\$ 679,700.00	27	\$ 738,735.00	26	\$ 3,312,600.00	12	\$ 658,735.00
Industrial	5	\$ 459,900.00	3	\$ -	3	\$ 12,093.75	5	\$ -
Institutional	3	\$ 29,260,000.00	1	\$ 3,000.00	0	\$ -	3	\$ 3,000.00
Agricultural	3	\$ 31,000.00	2	\$ 25,000.00	0	\$ -	3	\$ 13,000.00
Public Facility	12	\$ 25,613,528.50	17	\$ 8,791,500.00	5	\$ 943,421.00	9	\$ 8,337,500.00
TOTAL PERMITS	254	\$ 68,064,895.67	234	\$ 21,917,253.00	178	\$ 14,622,356.48	160	\$ 17,630,585.00
General Yearly Notes:		1 - 24,600,000 Multi-Plex expansion		1 - 2,500,000 East Area Linear Wetland Ph. 2		1 - 2,500,000 Vista Trail Commercial		
		1 - 29,000,000 Wolf Creek High School		1 - 5,500,000 Womacks/Gregg St. Alignment Project				

MEETING DATE: September 13, 2022

PREPARED BY: Laura Thevenaz, Infrastructure Services Manager

SUBJECT: **BOLT KPI Monthly Report – August 2022**

BACKGROUND

In 2012, a Regional Transit Partnership was formed between the City of Red Deer (CRD), the Town of Blackfalds and the City of Lacombe to provide traditional public transit service between Red Deer, Blackfalds, and Lacombe as well as local bus service within Blackfalds and Lacombe. Unfortunately, a notice of motion passed at the City of Lacombe Council meeting on September 23, 2020, ultimately ending the BOLT regional partnership ceasing operational service on August 28th, 2020. Fortunately, the Town of Blackfalds was able to quickly move forward with procurement of a service contractor, purchase of a wheelchair accessible van and finalized an on-demand transit service model for our Town. This new BOLT 2.0 allows for five-day service from 6:00 am to 8:00 pm with many more boarding options for our residents and visitors within town and one stop at the Kingston Hub at the north end of Red Deer.

Since September 1, 2020, the Town of Blackfalds has been operating the new BOLT 2.0 service as an on-demand digital community commuter service. Our new service provider, application, schedule, ticket procurement and service stop maps have been working well over the course of this new service model. More information is available for riders and the public at the link below.

<https://www.blackfalds.com/living-here/bolt-transit>

Council has extended the pilot program by another year until August 31, 2023.

DISCUSSION

The first page of the report shows the August stats and associated mapping, while the remainder of the pages outlines the trending comparison since start of the year. The data dates are highlighted in the white box on the left side of each sheet for reference.


At Council, when we were approved for the year extension, we brought forward options to add specific regional transit stops in Lacombe County and Red Deer Polytechnic. The BOLT service provider has conducted scenario analysis to determine optimal pick-up times for the three new transit stops.


As part of these three new stops, the Town worked closely with Eagle Builders, and Red Deer Polytechnic to secure access agreements and determine optimal pick up and drop off times to increase ridership. As of August 2, 2022, we are pleased to announce the three new stops, two in Asplund Industrial Park, and one at Red Deer Polytechnic are available for use.

ATTACHMENTS

- *August 2022 Monthly Report and Yearly Trending Report*

APPROVALS



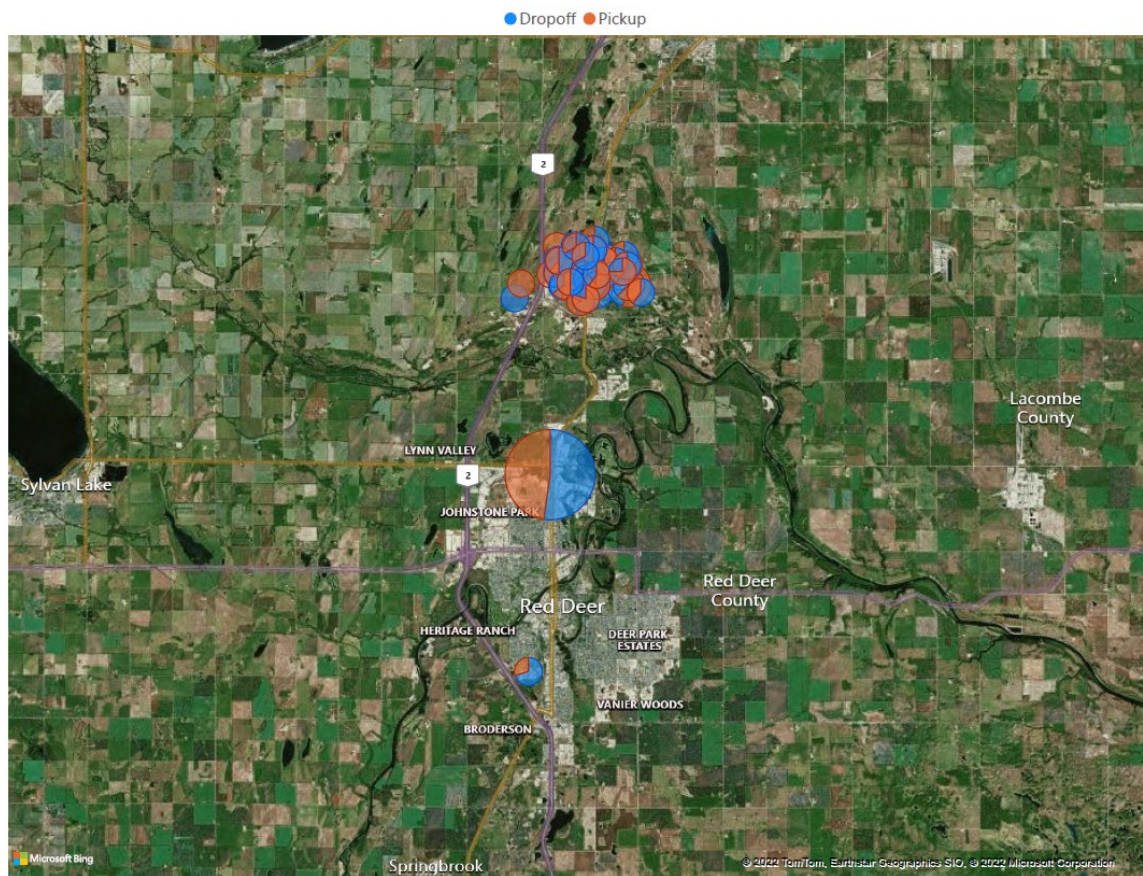
CAO Myron Thompson

Department Director/Author

Monthly KPI Metric Summaries Report

Blackfalds

Month	# Riders	# New Riders	# Repeat Riders	Avg. Rides Per Rider	# Passengers Completed	# Rides Completed	Shared Rides (%)	Avg. Shared Fare Occupancy	Avg. Daily User Conversion Rate (%)	Avg. Ride Rating	% Rides With 1-2 Star Ratings and Comments	# Abandoned Rides	Pickup Violations (%)	Dropoff Violations (%)	# Unique Users That Experienced Failed Search	Passengers Per Vehicle Hour (PVH)
Aug 2022	40	8	32	7.7	330	306	51%	2.2	74%	4.9	0%	0	3%	0%	8	1.0
Jul 2022	26	4	22	9.5	294	248	33%	2.3	74%	4.9	0%	0	2%	1%	4	1.0
Jun 2022	36	9	27	10.3	421	371	36%	2.4	83%	4.8	0%	0	2%	1%	12	1.3
May 2022	30	3	27	12.8	442	384	43%	2.3	84%	4.8	0%	0	1%	0%	4	1.5
Apr 2022	40	6	34	9.0	442	361	39%	2.3	84%	4.7	0%	0	3%	1%	6	1.6
Mar 2022	34	5	29	15.5	591	527	56%	2.4	92%	4.8	0%	1	6%	2%	16	1.8
Feb 2022	31	4	27	12.6	419	390	50%	2.6	86%	4.9	0%	0	1%	1%	8	1.6
Jan 2022	31	9	22	11.1	363	344	40%	2.3	83%	4.9	0%	0	2%	1%	3	1.2
Dec 2021	29	3	26	9.9	326	286	36%	2.3	74%	4.9	0%	0	2%	2%	4	1.0
Nov 2021	31	5	26	13.3	450	412	46%	2.5	84%	4.8	0%	0	1%	0%	3	1.5
Oct 2021	32	8	24	9.4	344	301	45%	2.5	82%	4.9	0%	2	1%	0%	2	1.2
Sep 2021	27	7	20	9.1	280	247	45%	2.4	74%	4.9	0%	0	1%	1%	2	1.0
Aug 2021	28	8	20	5.0	164	141	27%	2.1	71%	4.8	1%	0	2%	0%	1	0.6
Jul 2021	22	8	14	6.9	173	151	24%	2.1	67%	4.9	0%	0	0%	0%	0	0.6
Jun 2021	23	5	18	10.6	256	243	40%	2.2	78%	4.9	0%	0	1%	1%	1	0.8
May 2021	23	6	17	8.0	195	183	26%	2.2	84%	4.9	0%	0	1%	0%	1	0.7
Apr 2021	23	5	18	9.2	228	212	37%	2.2	83%	4.9	0%	0	1%	0%	3	0.8
Mar 2021	22	6	16	12.4	299	273	45%	2.1	82%	5.0	0%	0	2%	0%	1	1.0
Feb 2021	17	6	11	9.6	172	163	21%	2.1	83%	5.0	1%	0	1%	0%	0	0.7
Jan 2021	26	8	18	8.3	234	217	33%	2.2	86%	5.0	0%	2	0%	1%	0	0.9
Dec 2020	21	4	17	8.4	203	177	26%	2	82%	5.0	0%	0	1%	1%	0	0.7
Nov 2020	30	11	19	9.2	299	276	40%	2.2	87%	5.0	0%	2	3%	1%	2	1.1
Oct 2020	27	12	15	9.2	266	249	43%	2.2	78%	5.0	0%	3	6%	4%	1	0.9
Sep 2020	36	33	3	5.9	228	212	44%	2.2	69%	4.9	0%	5	3%	4%	7	0.8
Aug 2020	3	3	0	1.3	4	4	0%	-	43%	4.7	0%	0	0%	0%	0	0.1



Program

☒ Blackfalds

ServiceDay

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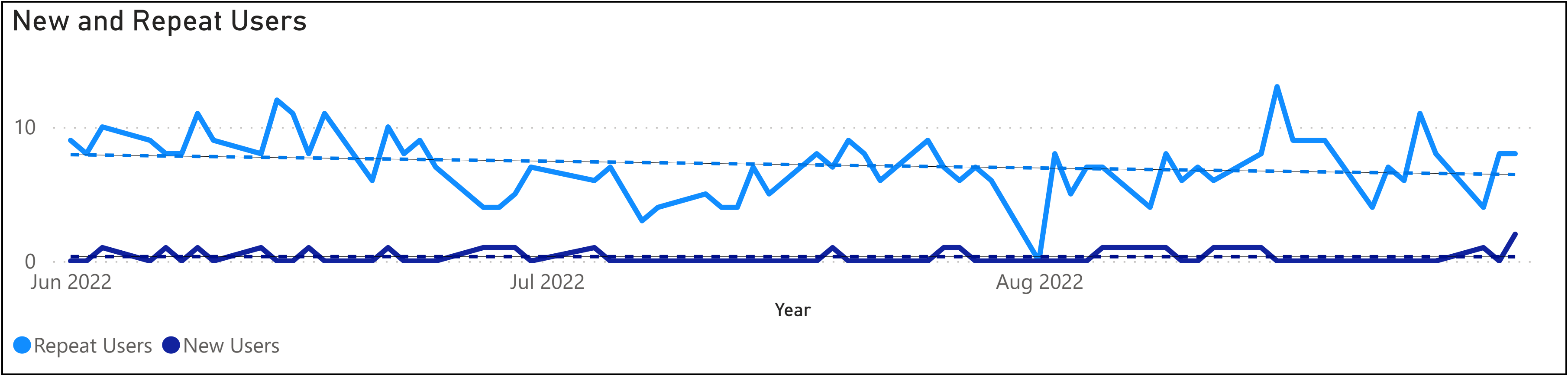
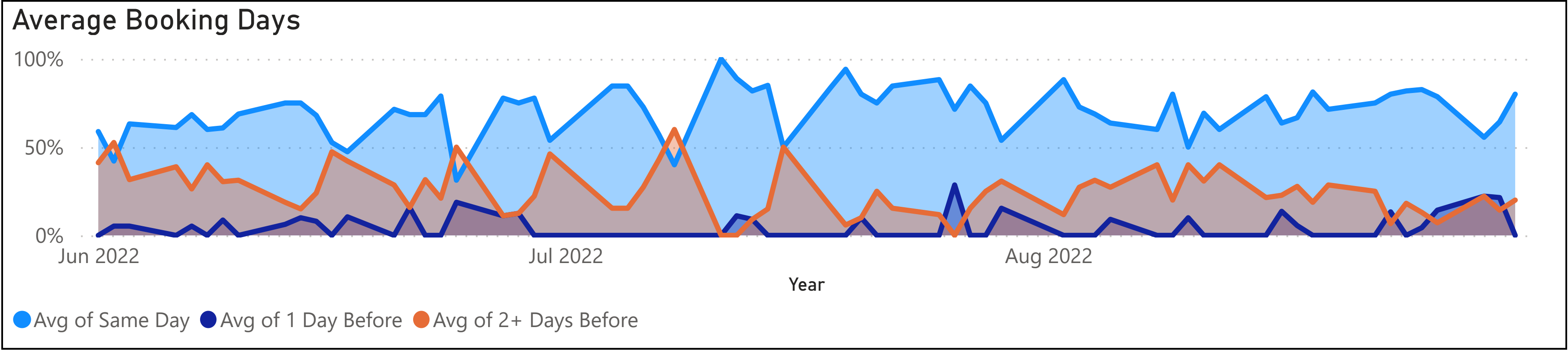
Date

01/06/2022

31/08/2022

10.35

Avg Actual Trip Duration (min)



Year	2022				
Program	Avg of Same Day	Avg of 1 Day Before	Avg of 2+ Days Before	New Users	Repeat Users
Blackfalds	70.5%	5.0%	24.5%	21	467
Total	70.5%	5.0%	24.5%	21	467

Program

☒ Blackfalds

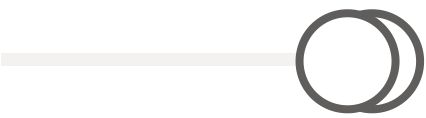
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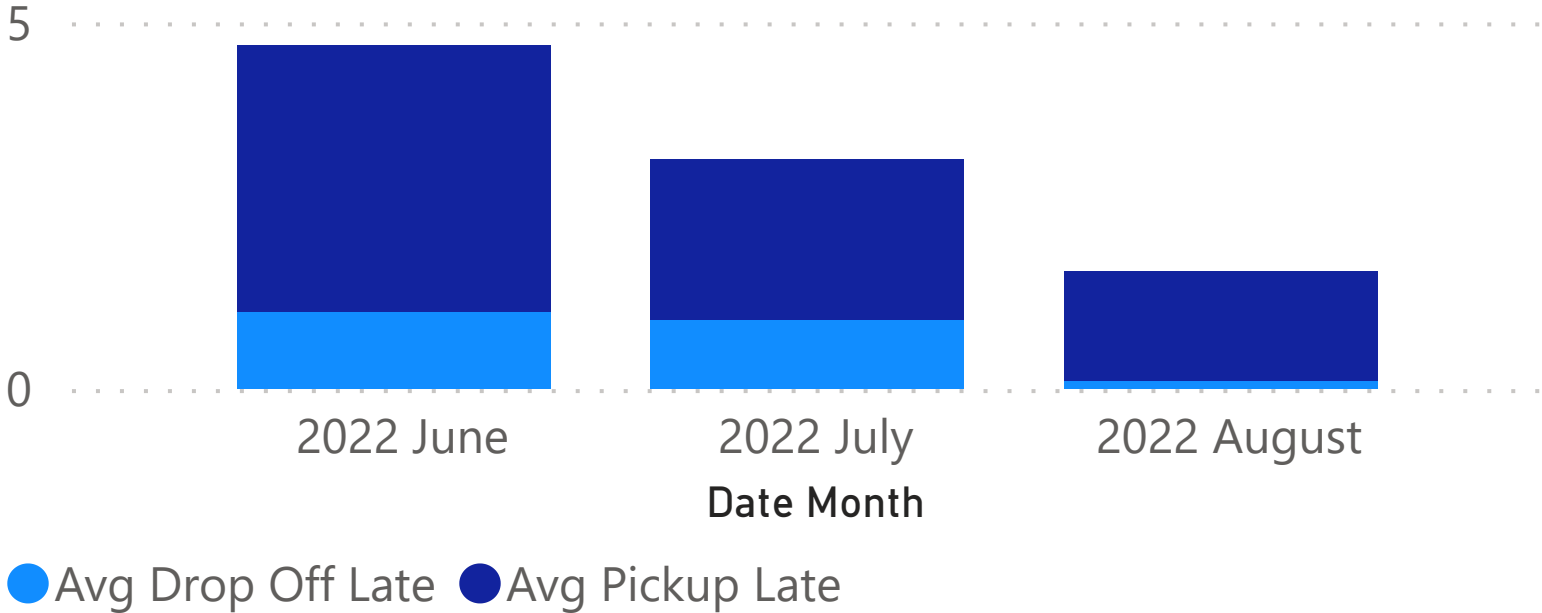
925

Completed Rides

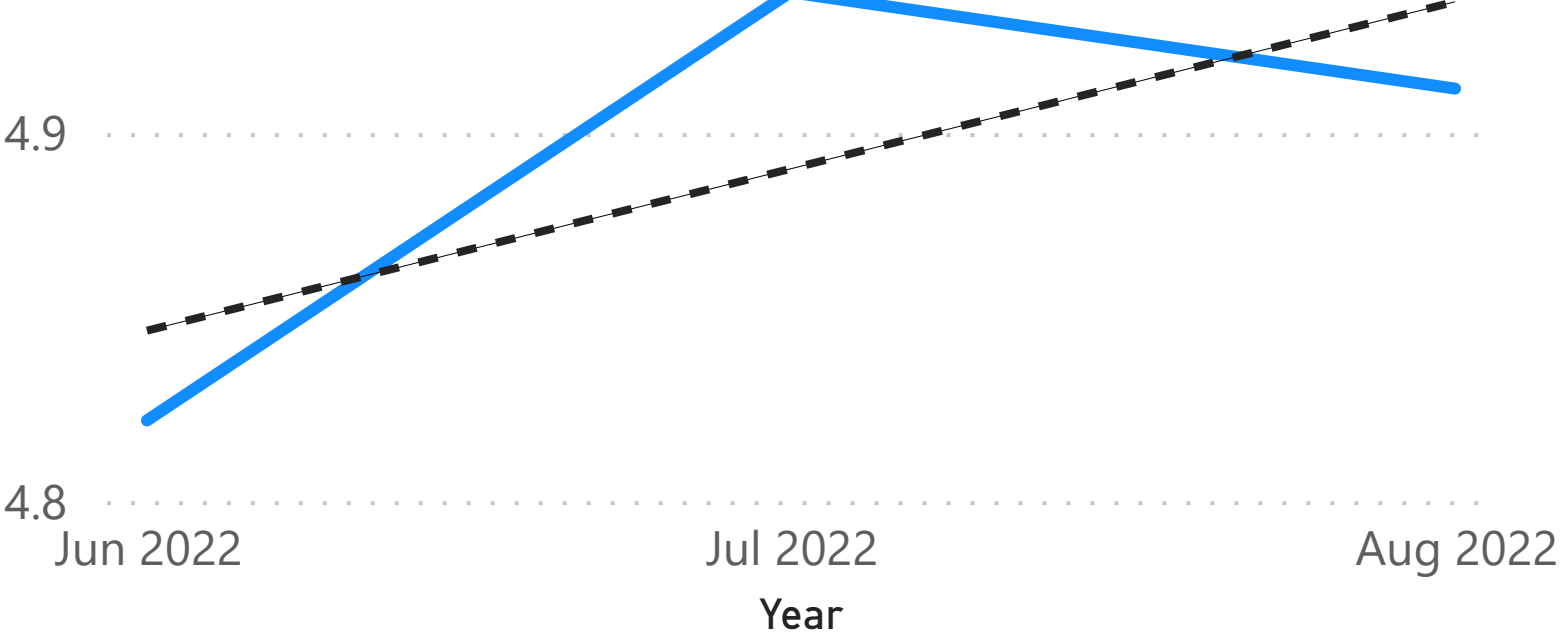
4.88

Avg Ride Rating

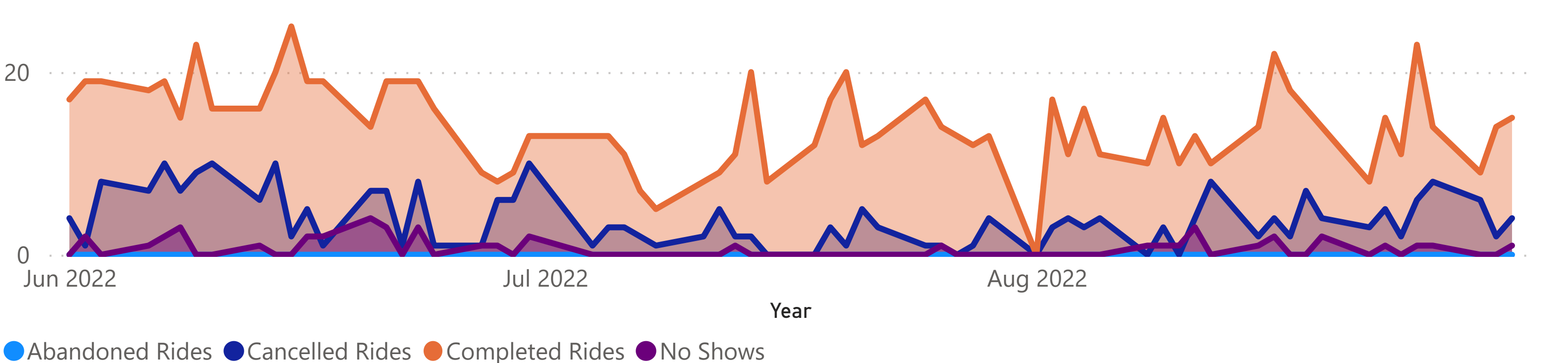
Avg Late Pickup and Drop Off



Avg Ride Rating



Ride Status Types



Year	2022						
Month	June						
Program	Avg Drop Off Late	Avg Pickup Late	Avg Ride Rating	Abandoned Rides	Cancelled Rides	Completed Rides	No Shows
Blackfalds	1.06	3.63	4.82	0	127	371	27
Total	1.06	3.63	4.82	0	127	371	27

Program

☒ Blackfalds

ServiceDay

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Date

01/06/2022

31/08/2022

1045

Completed Passengers

1.14

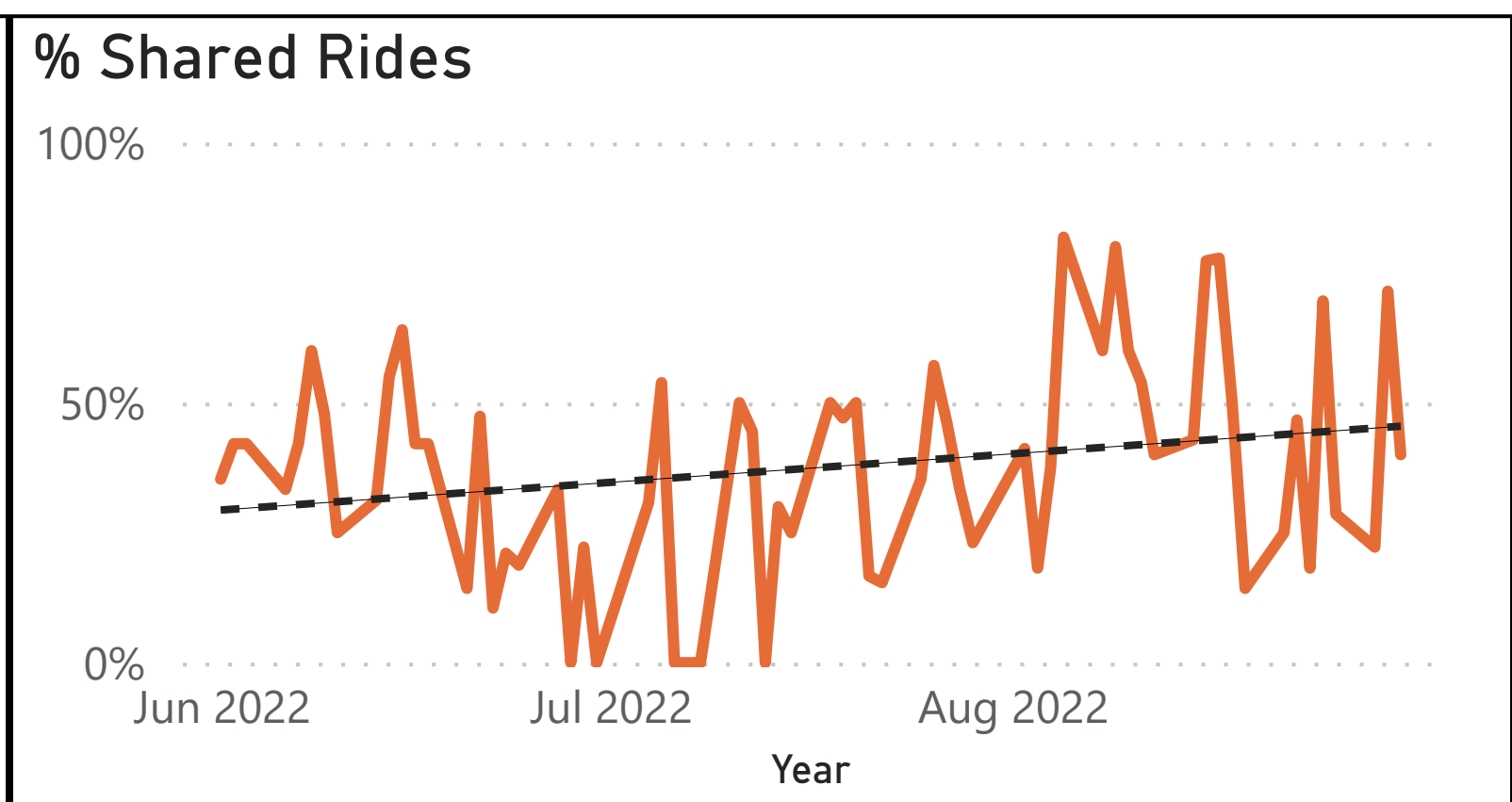
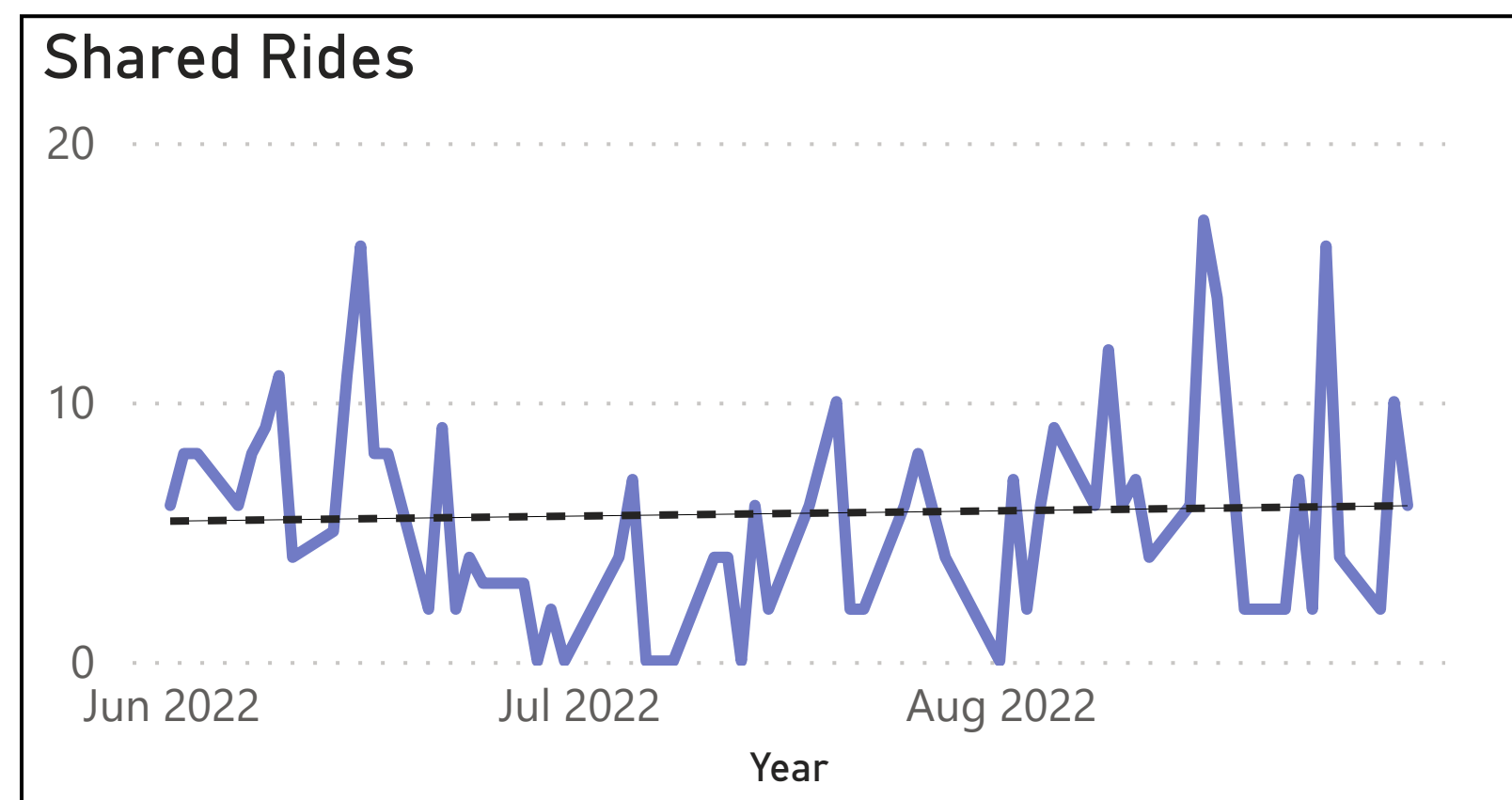
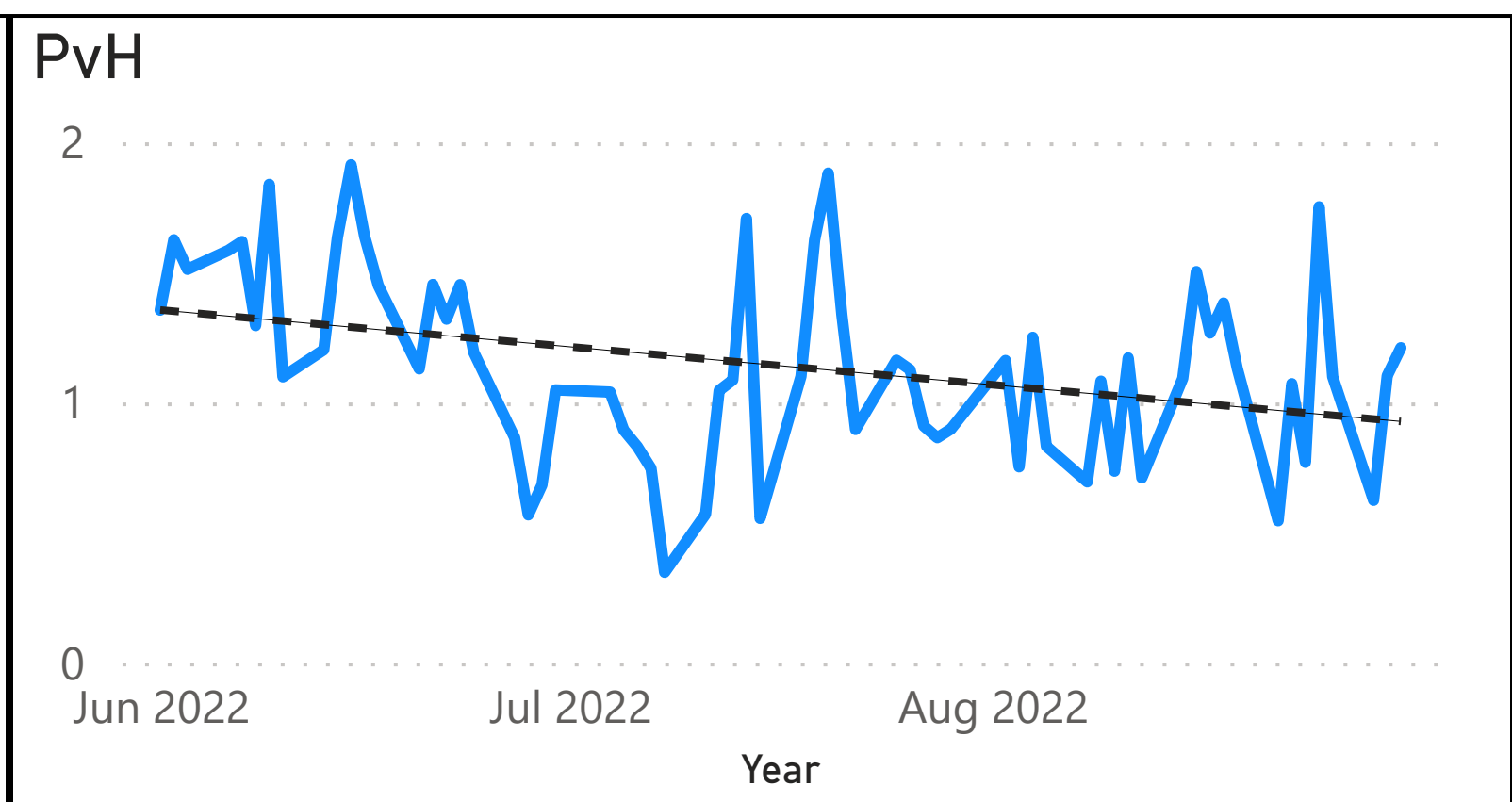
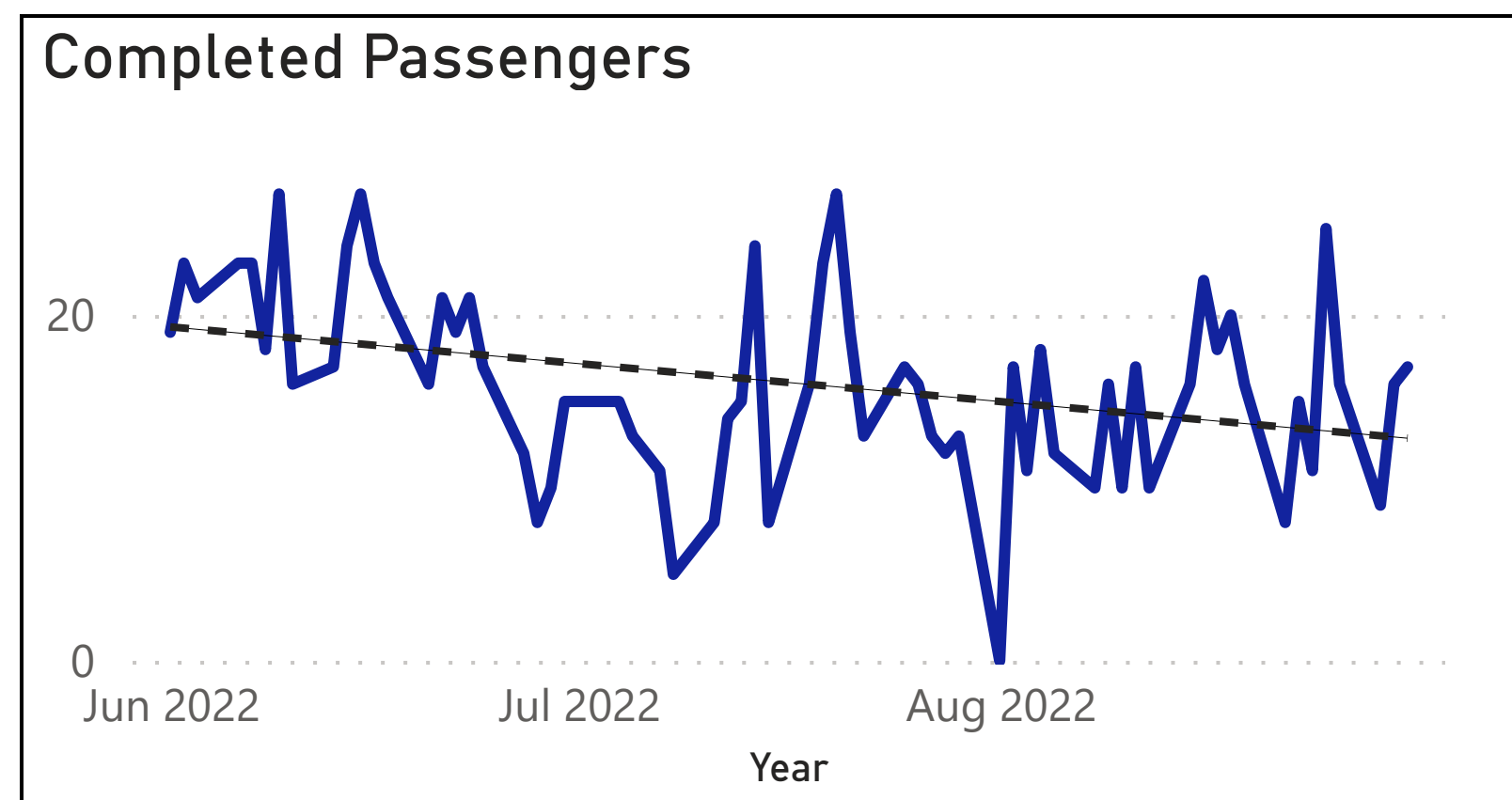
PvH

370

Shared Rides

40.00%

% Shared Rides



Year	2022									
Month	June				July				August	
Program	Completed Rides	Shared Rides	% Shared	PvH	Completed Rides	Shared Rides	% Shared	PvH	Completed Rides	
Blackfalds	371	133	35.85%	1.34	248	82	33.06%	1.03	306	
Total	371	133	35.85%	1.34	248	82	33.06%	1.03	306	

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Program

☒ Blackfalds

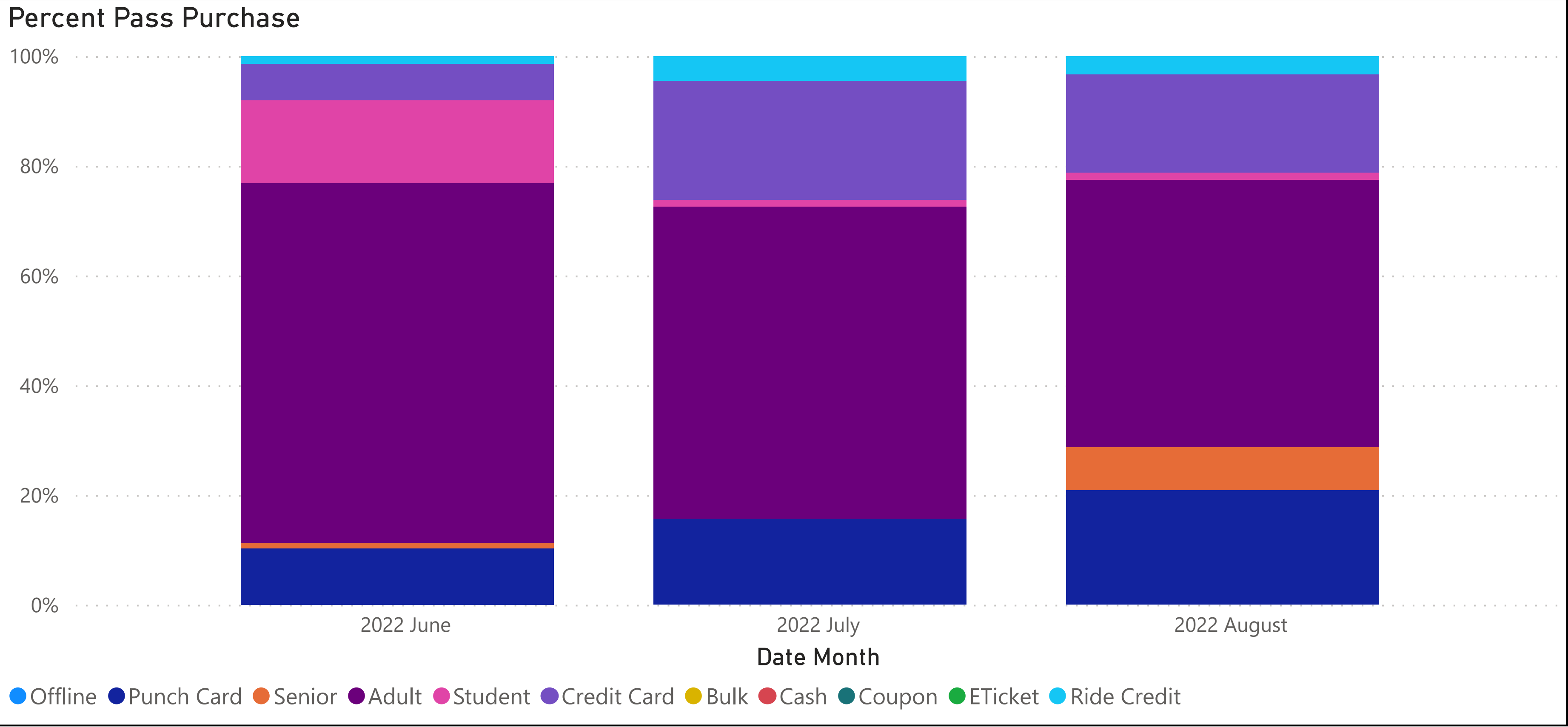
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01/06/2022

31/08/2022



Year	2022														
Month	June										July				
Program	Avg Offline	Avg Punch Card	Avg Senior	Avg Adult	Avg Student	Avg Credit Card	Avg Bulk Ticket	Avg Cash	Avg Coupon	Avg ETicket	Avg Ride Credit	Avg Ticket	Avg Offline	Avg Punch Card	Avg Senior
Blackfalds	0%	10%	1%	65%	15%	7%	0%	0%	0%	0%			1%	0%	0%
Total	0%	10%	1%	65%	15%	7%	0%	0%	0%	0%			1%	0%	0%

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Program

☒ Blackfalds

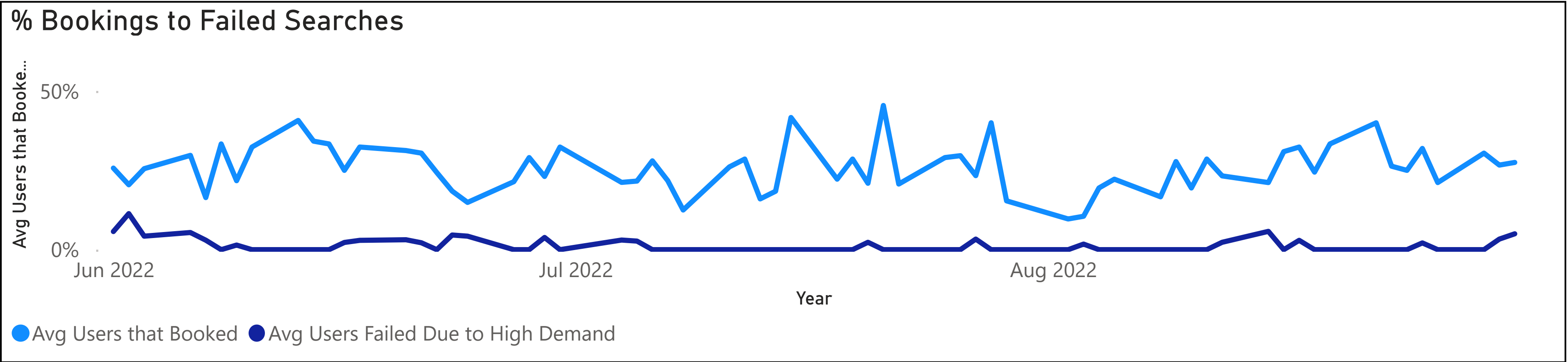
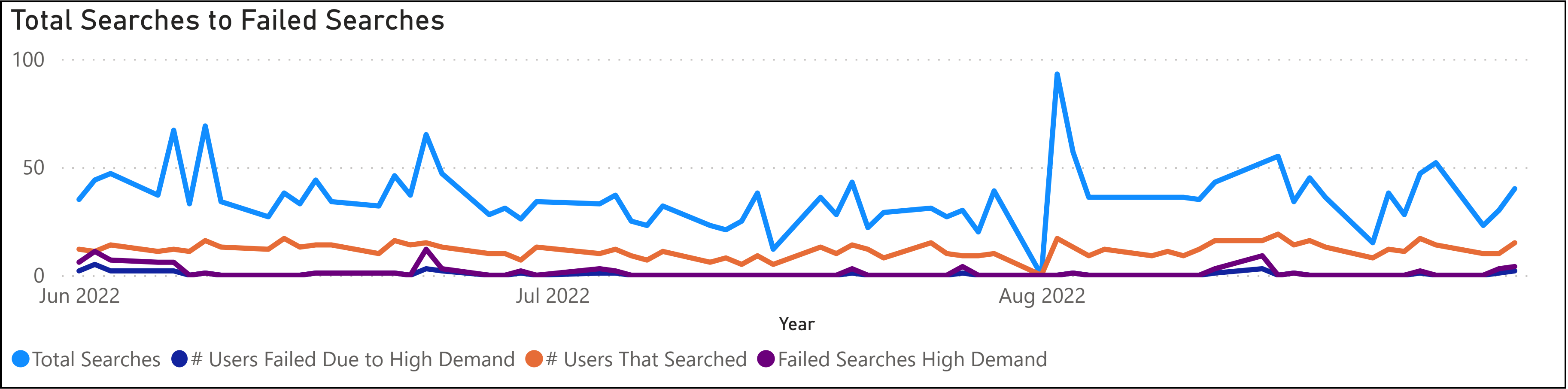
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Date

01/06/2022

31/08/2022



Year	2022				
Month	June				
Program	Total Searches	# Users Failed Due to High Demand	# Users That Searched	Avg Users that Booked	Avg Users Failed Due to High Demand
Blackfalds	888	24	278	26%	3%
Total	888	24	278	26%	3%

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Program

☒ Blackfalds

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- ☒ Fri
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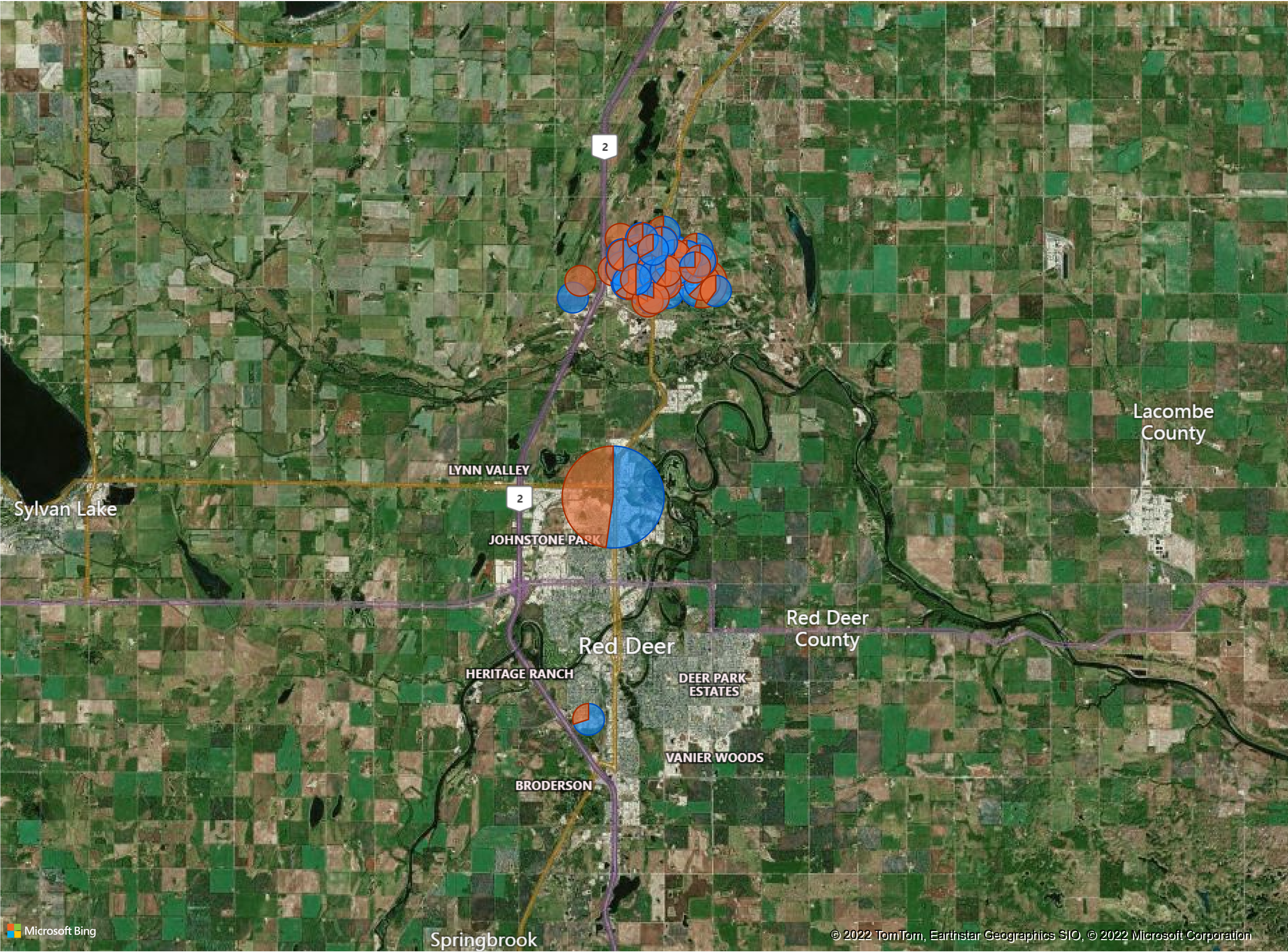
Date

01/06/2022

31/08/2022



● Dropoff ● Pickup



Program

☒ Blackfalds

ServiceDay

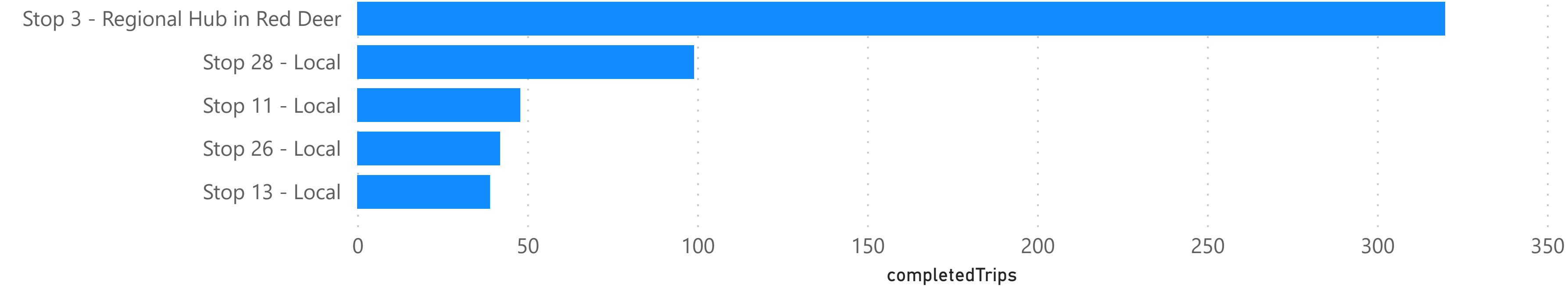
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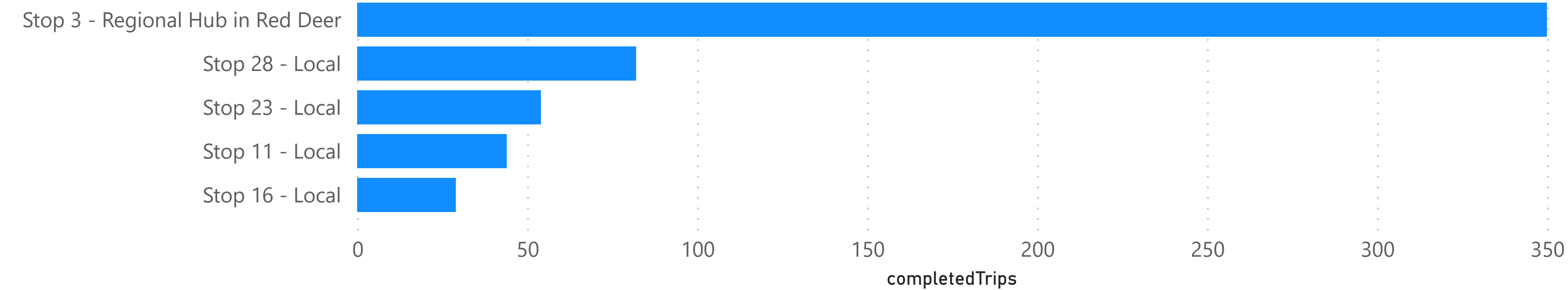
01/06/2022

31/08/2022

Top 5 Pickup Locations



Top 5 Drop Off Locations



stopName	Dropoff	Pickup	Total
Aspelund Industrial Park	2		2
Aspen Lakes at Ash CI - Eastside	2	1	3
Aztec Cr - Northside	2	8	10
Blackfalds Bottle Deport - Southside	1		1
Buy Low Foods Stop	1	5	6
Cascade at Cooper St - Southside	4	3	7
Eagle Builders		1	1
Eastpointe Dr at McKelvey CI - WB	19	32	51
Highway Ave at Queen Cr - NR	2	3	5
Total	925	925	1850



City of Lacombe

COUNCIL HIGHLIGHTS

August 22, 2022

2. Review of Agendas

2.2 Consent Agenda

Council approved the consent agenda package, which included Councillor Reports, CAO Report, Commission; and Board, Committee Reports and Minutes;

Councillor Mailbox, included:

- Dementia Education Invitation 2022

The consent agenda also included first reading of Bylaw 497 – Municipal Heritage Designation – Denike Block. Council subsequently resolved to issue a Notice of Intent to designate the Denike Block as a Municipal Historic Resource and provide this notice to the property owner.

Council additionally approved the 2022 Budget Workshop dates and times of October 31, 2022, from 1:00 p.m. to 4:30 p.m. and November 1, 2022, from 8:30 a.m. to 4:30 p.m.

Council appointed the term date for the Lacombe County Council Appointment of Barb Shepherd starting August 22, 2022, and ending August 21, 2025 – which aligns with the Libraries Act Audit.

Council also approved the previous meeting's minutes.

4. Presentations

4.1 Minister Ron Orr Council Visit

Council received an update from Minister of Culture and Status of Women and MLA for Lacombe-Ponoka Ron Orr on areas of mutual interest.

6. Requests for Decision

6.1 Recycling Services - Request for Expression of Interest Results

Administration issued a Request for Expressions of Interest (RFEI) opportunity to evaluate the condition of the recycling market, assess the re-introduction of curbside recycling services and ensure the City is receiving fair market value for the Wolf Creek Recycle Depot (the Depot).

Overall, proponents indicated the recycling market for cardboard and paper products is strong. Plastics #1, #2 and #5 are also currently in demand on the wholesale market.

Preliminary 2023 pricing for curbside recycling services varied between \$3.51 and \$6.35 per household per month plus the cost of new bins between \$0 (supplied for free) to \$418,000.

Administration's estimated five-year costs for the curbside recycling service, based on the preliminary pricing (including the cost of new bins, residential growth and an inflation estimate) is between \$1.5M-\$2.3M or \$300,000-\$460,000 per year on average.

Preliminary 2023 pricing for Wolf Creek Recycle Depot services varied between \$104,000 and \$345,000 per year for the same service level and amount that exists today. However, it should be noted that accepting #5 plastics will likely increase costs due to weight-based processing fees.

Council directed Administration to evaluate the cost of expanding the list of eligible materials accepted at the Wolf Creek Recycle Depot to include #5 plastics starting in 2023.

A motion to direct Administration to secure firm quotes for a three-year contract with an option two-year extension for recycling collection and processing services at the Wolf Creek Recycling depot starting in 2023 was defeated.

6.2 Property Tax Penalty – Waiver Requests

Administration received three formal requests to reverse late penalties:

1. A letter from Property Owner 1 requesting a penalty of \$519.36 (including \$25 NSF charge) to be reversed.
2. An email from Property Owner 2 requesting a penalty of \$308.84 be reversed
3. An email from Property Owner 3 requesting a penalty of \$342.16 to be reversed

Council declined the request to reverse late penalties.

6.3 Quarter 2 Financials

Administration provided Council with financial information relating to 2022 Q2 variance of actual revenue and expenditure values in comparison to the 2022 Budget.

The methodology behind the report includes several estimates. The estimates in Q2 typically represent half of the reporting year but some categories have noted timing variances. The Quarter 2 budget is generally 50 percent of the annual budget, but distribution changes are made, if applicable, to reflect the timing of revenues and expenses when known.

Overall revenue is higher by about .02 percent than the second quarter budgeted amount.

The City is tracking under budget, at 3.7 percent, or \$890,000. This surplus will trend down as Q3 purchase contracts are processed. Other expenses are on track to meet the end of year budget.

Council accepted 2022 - Quarter 2 Operating Variance report as information.

6.4 Notice of Motion (Councillor Gullekson – from August 15th)

A motion from Councillor Gullekson to reconsider Motion #31/621.04.22 MO passed April 25, 2022, stating that Council direct administration to tender the public works facility project as design-build was defeated by Council.

8. In Camera

8.2 Labour (FOIP Section 16)

Council reappointed Christopher Myles Chykerda to the Heritage Resources Committee with a term starting September 2, 2022, and ending September 1, 2025.

8.3 Land (FOIP Section 16)

Council approved Aab Street Road Allowance for inclusion on the City of Lacombe's Request for Expressions of Interest web portal. Council received the submissions as information and/or directs Administration to act as discussed for In Camera Item 8.3

Council approved 58 Country Ridge Close and the Sunset Way Road Allowance for inclusion on the City of Lacombe's Request for Expressions of Interest web portal.

8.4 Legal (FOIP Section 24)

Council authorized the addendum to the Water Supply and Storage Agreement with Vesta Energy Ltd.

8.5 Land (FOIP Section 16)

Council directed Administration to proceed as directed for In Camera Item 8.5.

****The next scheduled Council Meetings:***

-Monday, September 12, 2022 – Regular Council Meeting at 5:30 p.m. – City Hall

-Monday, September 26, 2022 – Committee of the Whole Meeting at 5:30 p.m. – City Hall

-Tuesday, October 11, 2022 – Regular Council Meeting at 5:30 p.m. – City Hall



WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING AUGUST 25, 2022

SUNBREAKER COVE WASTEWATER LINE AGREEMENT

In 2021, the Summer Village of Sunbreaker Cove and Lacombe County agreed to jointly fund the design, construction and operation of a wastewater mainline in the Summer Village. The Transmission Line Cost-Share, Construction, Operating, Maintenance and Use Agreement between the Summer Village of Sunbreaker Cove and Lacombe County received Council approval.

PAVING OF RANGE RD. 2-4 – PETITION

A report regarding a petition for the paving of Range Road 2-4 was received for information. The issue of paving Range Road 2-4 will be discussed at the October 4, 2022 Council Committee of the Whole meeting.

BATTLE RIVER WATERSHED ALLIANCE

Lacombe County will support the Battle River Watershed Alliance funding application to the Alberta Community Partnership Grant Program for their Land and Water Advisory Committee Initiative. The Committee was recently created to discuss how municipal statutory plans and land use bylaws can support local and regional land and water management.

Councillor Knight was appointed to the Battle River Watershed Alliance's Land and Water Advisory Committee Initiative for a term of two years.

GULL LAKE CEMETERY – FUNDING REQUEST

A request from the Gull Lake Cemetery for funding in the amount of \$11,420 from Lacombe County towards the acquisition of a new columbarium was presented for Council's consideration. The request did not receive Council approval.

GULL LAKE COMMUNITY LEAGUE – FUNDING REQUEST

Funding of \$25,000 toward the Gull Lake Community League Playground Equipment Replacement Project was approved by Council.

ALIX NATURE TRAIL SOCIETY- BRIDGE REPLACEMENT PROJECT

Funding of \$14,535 toward the Alix Nature Trail Society's Bridge Replacement Project was approved by Council.

TOWN OF BLACKFALDS – CAPITAL PROJECTS FUNDING

Lacombe County will contribute up to \$46,076 to the Town of Blackfalds' annual capital projects at the Abbey Centre and Eagle Builders Centre (Arenas 1 & 2).

UTILITY ACCOUNTS WRITE OFFS

Utility accounts totaling \$9,599.23 were written off as per Council approval. The accounts have been through a number of steps in the collection process and cover the period from 2013 to 2020.

PROPERTY TAX ACCOUNT WRITE OFFS

Property tax accounts totaling \$58,103.24 were written off as per Council approval. These accounts have been reviewed in detail to ensure the balances should be written off.

SOLAR POWER UPDATE

A report was provided with respect to the June 2021 completion by SkyFire Energy of the installation of a 115 kWDC solar PV system on the roof of the Lacombe County shop building. This system includes 288 solar modules, two inverters, and 144 optimizers. Energy use has been reduced by an estimated 72,625 kWh since the installation.



WHERE PEOPLE ARE THE KEY

MINISTER RON ORR VISIT

Minister Ron Orr provided an update on current government issues, both provincially and within Lacombe County.

Next Regular Council Meeting is
Thursday, September 8, 2022 - 9:00 a.m.

Next Committee of the Whole Meeting is
October 4, 2022 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on August 23, 2022, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

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

ATTENDING

Myron Thompson, CAO
Preston Weran, Director of Infrastructure and Property Services
Rick Kreklewich, Director of Community Services
Christopher Johnson, Economic Development Officer
Sue Bornn, Manager of FCSS
Marco Jadie, IT Tech
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

Justin de Bresser, Director of Corporate Services

MEDIA

None

PUBLIC

Dr. Multi Kauchali and Rubina Kauchali
Shane Hanson

CALL TO ORDER:

Mayor Hoover called the Regular Council 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 AGENDA

230/22 Councillor Coulter moved That Council adopt the August 23, 2022 Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATION

Apollo Health Centre - Rubina and Dr. Multi Kauchali

Rubina and Dr. Multi Kauchali provided a presentation to Council on the challenges the Apollo Health Clinic has faced over the preceding 2 years in the recruitment of new doctors.

231/22 Councillor Stendie moved That Council direct Administration to draft and send letters to our MLA and our Health Minister to lend support for Apollo Clinic's initiative to bring more doctors to Blackfalds.

CARRIED UNANIMOUSLY

MINUTES

- 232/22** Councillor Appel moved That Council create an emergent resolution with Alberta Municipalities in conjunction with neighbouring municipalities in regard to this issue to ensure a resolution comes forward.

CARRIED UNANIMOUSLY

PUBLIC HEARING

None

BUSINESS ARISING FROM MINUTES

None

BUSINESS

Request for Decision – Shared Micro-Mobility Pilot Proposal

Economic Development Officer, Johnson presented to Council an option to launch a new shared micro mobility program in the Town of Blackfalds.

- 233/22** Councillor Stendie moved That Council approves Roll Technologies Inc. Shared Micro-Mobility Pilot Program as presented.

CARRIED UNANIMOUSLY

CAO Report

CAO Thompson reviewed the various organizational operations and activities during the month of August 2022.

- 234/22** Councillor Appel moved That Council accept the CAO Report as information.

CARRIED UNANIMOUSLY

Municipal Sustainability Plan Update

CAO Thompson presented to Council an update on the progress of the critical steps of the Municipal Sustainability Plan.

- 235/22** Deputy Mayor Svab moved That Council accept the Municipal Sustainability Plan Update as information.

CARRIED UNANIMOUSLY

Request for Decision – Big Brothers Big Sisters Day Proclamation Request

Manager Borne brought forward a request to proclaim September 18th as Big Brothers Big Sisters Day.

- 236/22** Councillor Dennis moved That Council moved to proclaim September 18th to be Big Brothers Big Sisters Day.

CARRIED UNANIMOUSLY

ACTION CORRESPONDENCE

None

MINUTES

INFORMATION

- Report for Council, Womacks Rd. & Gregg St. Realignment, Parking lot and Highway 2A Intersection Improvements - Project Update
- Letter from Minister Tyler Shandro, Provincial Policing
- Letter to Minister Shandro, Provincial Policing, Town of Ponoka
- Email from Minister Tyler Shandro, Alberta Police Service: Detachment Deployment Model
- Permit for Special Events, Drive-In Movie, Blackfalds Culture Days Permit for Special Events, Fireworks Show, Blackfalds Culture Days
- Report for Council, 2022 Alberta Day Grant

237/22 Councillor Coulter moved That Council accept the Information Items as information.

CARRIED UNANIMOUSLY

ROUND TABLE DISCUSSION

Mayor and Council shared meetings and events attended from July 16 – August 15, 2022

238/22 Councillor Sands moved That Council accept the Round Table Reports as information.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

239/22 Councillor Dennis moved That Council accept the Regular Council Meeting Minutes from August 9, 2022, as presented.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

None

BUSINESS FOR THE GOOD OF COUNCIL

None

CONFIDENTIAL

None

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 8:35 p.m.

Jamie Hoover, Mayor

Myron Thompson, CAO