

AGENDA

1. **WELCOME AND CALL TO ORDER**

- 1.1 Welcome and Call to Order
 - 1.2 Review of Agenda
-

2. **LAND ACKNOWLEDGEMENT**

- 2.1 In the spirit of Truth and Reconciliation, the Town of Blackfalds acknowledges that we are on Treaty 6 territory, the ancestral lands of Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, Inuit, and non-status peoples whose footsteps have marked these lands since time immemorial.

We recognize the inherent relationships Indigenous communities have with this land and its creatures and commit to supporting reconciliation and healing. We honour the resilience, culture, and contributions of Indigenous peoples, past and present.

As we gather, we pledge to listen, learn, and take meaningful action toward a future based on mutual respect and understanding as we continue on our journey of truth and healing. We recognize that reconciliation is not a single act but a lifelong journey—one that requires accountability, humility, and the centering of Indigenous voices.

3. **DELEGATIONS**

- 3.1 Lacombe Foundation Update, Carla Beck, CEO & Melodie Stole, Stakeholder Relations Advisor, The Bethany Group
-

4. **BUSINESS**

- 4.1 Report for Direction, Municipal Development Plan Vision Statement Refresh
 - 4.2 Report for Council, Offsite Levy Bylaw Orientation
 - 4.3 Report for Direction, 2026-2030 Strategic Plan - Draft
 - 4.4 Report for Direction, Council—Administration Protocol - Draft
-

5. **CONFIDENTIAL**

- 5.1 Personnel Matter – ATIA Section 20 – Disclosure harmful to personal privacy
-

6. **ADJOURNMENT**

Future Meetings/Events:

- Regular Council Meeting – April 14, 2026
- Standing Committee of Council Meeting – April 20, 2026

MEETING DATE: March 16, 2026

PRESENTED BY: Carla Beck, CEO & Melodie Stole, Stakeholder Relations Advisor, The Bethany Group

SUBJECT: **Lacombe Foundation Update**

BACKGROUND

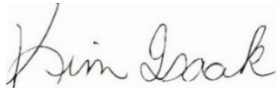
At the January 13, 2026 Regular Council Meeting, Council directed Administration to invite the Lacombe Foundation to attend a future Council meeting as a delegation.

Carla Beck, Chief Executive Officer, and Melodie Stole, Stakeholder Relations Advisor with The Bethany Group, will appear before Council to provide an update on the Lacombe Foundation.

ATTACHMENTS

Lacombe Foundation Presentation

APPROVALS



Kim Isaak,
Chief Administrative Officer

SOCIAL HOUSING IN THE LACOMBE COUNTY SERVICE AREA

What is Social Housing?

Housing or lodge accommodation provided to individuals in core housing need as defined by legislation.

Social housing may include seniors lodge accommodation, seniors self-contained housing, rental assistance benefit, and community housing.

Management bodies are organizations established under the Alberta Housing Act and are made up of a board of directors and administrative staff, including a Chief Administrative Officer (CAO). Management bodies operate and maintain social housing accommodation, including managing tenant intake, selection and resident relations. They serve to meet the needs of their tenants and their community as a whole.

A management body is a corporation and has the capacity, rights, powers and privileges of a natural person. The Minister, through the Ministerial Order establishing a management body, describes the type of housing accommodation that a management body will operate. A management body is not considered as a not-for-profit organization because it provides affordable housing. If a management body wants to operate as a not-for-profit organization, it must be incorporated under the Societies Act, Companies Act or Business Corporation Act. Once incorporated, a management body may choose to operate directly as a not-for-profit organization/registered charity or have a separate entity registered as a foundation

Lacombe County and the municipalities within it have two Housing Management Bodies established by Provincial Ministerial order to deliver social housing programs – Lacombe Foundation and The Bethany Group (TBG).

Lacombe Foundation

- Board is comprised of Municipally elected officials representing the participating municipalities (7 members)
- TBG serves as the CAO for Lacombe Foundation
- Lacombe Foundation has provincial authority to requisition participating municipalities for lodge operations

Lacombe Foundation:

- Responsible for the seniors lodge program in Lacombe and Eckville.
- The Lacombe Seniors Lodge is owned by Lacombe Foundation and Eckville Manor is owned by Alberta Social Housing Corporation
- Blackfalds Affordable Housing consists of 16 3-bedroom townhouses and 4 single family dwellings
- Terrace Heights Affordable Housing in Lacombe consists of 28, 2 and 3 bedroom up/down townhouses
- The affordable housing properties are owned by Lacombe Foundation

The Bethany Group (TBG):

- Responsible for the seniors subsidized housing units (seniors self-contained, manors) located in the municipalities of Lacombe County
- Responsible for the community social housing in the City of Lacombe
- Buildings are all owned by Alberta Social Housing Corporation
- Responsible for the Administration of the Rental Assistance Benefit program (RAB)

The Bethany Group (TBG):

- TBG is a non-profit, faith based organization operating pursuant to its own Act of Legislation and the Alberta Housing Act
- Board is selected according to it's registered Bylaws
- TBG serves as the CAO for Lacombe Foundation
- TBG has no requisition authority and does not requisition for operations related to Seniors Self Contained or Community Housing

ROLE OF MANAGEMENT BODY BOARD MEMBERS

The Ministerial Order establishing the HMB requires the organization to be governed by a Board and sets out the following:

- Number of Board Members
- Method of Appointing Board Members and Filling Vacancies
- Term of Board Members
- Duties of Board Members
- Method of determining the Chair and Vice Chair
- Voting Requirements

ROLE OF MANAGEMENT BODY BOARD MEMBERS

Functions, powers and duties are identified in the Alberta Housing Act and Regulations and include:

- Ensuring the management body carries out the power, duties, and functions assigned to it
- Ensuring a CAO is appointed for operations of the organization
- Delegating authority (e.g., signing authority)
- Ensuring any required governance policies are in place
- Ensuring preparation and approval of Business Plans
- Approval of annual budgets and ensuring submission to GoA is completed
- Reviewing and approving regular financial statements
- Ensuring efficient operation and administration of the housing accommodation
- Ensuring Board meetings meet quorum requirements so that business decisions can be made

The Bethany Group serves as CAO for Lacombe Foundation providing the expertise and support required to ensure the increasingly complex requirements of social housing provision are met, including:

- All management and administrative functions
- Human Resources, Payroll, Education, Workplace Health & Safety functions
- Financial services
- IT systems and support for those systems
- Property and asset management
- Stakeholder relations and community engagement

Because of its work with multiple HMBs, TBG has been able to create efficiencies in all areas of operation while supporting a strong governance model

RELATIONSHIP WITH MUNICIPALITIES

- Because HMBs are provincially established entities, they are required to operate according to provincial legislation and are accountable to the provincial government for meeting their legislated responsibilities.
- The Ministerial Order for Lacombe Foundation determines appointment of municipally elected officials who then become board members of the corporation which is the HMB. This is different than being a 'committee of council' in that only the appointed Board member can vote on decisions of the organization.
- Board members should still share information on the activities of the HMB at regular council meetings and by sharing the Business Plan and Annual Reports to the community

- Questions?

MEETING DATE: March 16, 2026
PREPARED BY: Jolene Tejkl, Planning & Development Manager
PRESENTED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Municipal Development Plan Vision Statement Refresh**

BACKGROUND

The Planning & Development Department is gearing up to start a multi-year, multi-disciplinary comprehensive review of the Town's Municipal Development Plan (MDP) in Q2 2026. Before the project can fully commence, a discussion and direction on the Vision Statement to guide the development of the MDP is needed.

A Vision Statement in the MDP is an overarching statement to guide growth and development within a community. It states what a community wishes to be like in 20-30 years and provides an important reference point for the development of goals, objectives, and policy direction in the MDP.

Administration brought the current MDP Vision Statement to the June 19, 2023 Standing Committee of Council (SCC) meeting seeking direction on whether the existing MDP Vision established in 2009 was still relevant. The following motion was passed:

037/23 Councillor Stendie moved That Standing Committee of Council recommends updating the Municipal Development Plan Vision in the upcoming Municipal Development Plan Review.

CARRIED UNANIMOUSLY

There have been a few years between when this SCC resolution was made and the presentation of this report due to limited resources and a shift in priorities. Administration recognizes the need to move forward with this review starting in 2026 and has made the review a priority. As a result, the Planning and Development Department has developed workplans over the next several years to ensure that this important MDP Review is wrapped up by the end of this Council term.

DISCUSSION

The consensus coming out of the June 19, 2023 SCC meeting was that the existing Vision Statement needs some updating to modernize it. Since the adoption of the current MDP nearly seventeen (17) years ago, the Town has grown significantly, a rebranding exercise has been completed, many plans were prepared and adopted that contain Vision Statements that underwent extensive engagement to produce, and most recently, Council completed a Strategic Planning exercise that includes a Vision. In acknowledgement of all this past effort, Council, Administration, and the public have put into developing various Vision Statements, the SCC discussed reviewing the more recent Vision Statements and updating the current MDP Vision Statement accordingly.

Attachment 1 contains the current MDP Vision Statement, and Attachment 2 contains the Vision Statements in plans that are not specific to a geographical location (such as the Downtown

Revitalization Plan) that have been developed since the adoption of the current MDP along with The Town of Blackfalds Vision Statement in Council Chambers. These Vision Statements were then placed into a word cloud generator to extract the top ten (10) words based on frequency and relevance; the findings of this word cloud generator are in Attachment 3.

These top ten (10) key words were then worked into our current MDP Vision Statement to create a one-paragraph updated Vision Statement for SCC's consideration. The updated Vision Statement coming out of this desk-top exercise is:

"Blackfalds is an active, family-oriented community that desires to be the best place to live - providing high-quality services, opportunities for young residents and families, and a safe, sustainable environment.

We are committed to responsible growth, a strong and diverse economy, enhanced neighbourhoods and built form, and fiscally responsible service delivery.

Rooted in a welcoming spirit and supported by regional cooperation, Blackfalds continues to evolve as a vibrant, connected community where people and businesses can thrive."

This refreshed Vision Statement, if approved as part of the wider MDP Review, will create the framework for the development of subsequent goals, objectives, and policies within the plan.

Next Steps

Engagement is an important component in MDP Review so if this refreshed Vision Statement is approved, the Department intends on conducting a simple public survey asking stakeholders and Administration if they like the refreshed Vision Statement, and if not, what changes they propose. A "What we Heard" report will come forward at a future Council meeting along with any further refinements proposed to the Vision Statement stemming from the survey results for Council's consideration.

FINANCIAL IMPLICATIONS

Council previously allocated \$35,000 in the 2023 budget for the MDP Review which has been carried over. These funds are anticipated to be used to hire a consultant to assist with the necessary public engagement component of the multi-year MDP Review project. If Council determines that the Vision Statement requires updating outside of what is presented in this report, a significant portion of the allocated budget will need to be used to hire a facilitator to conduct several visioning sessions with Council, the public, and local authorities and agencies. This exercise will also have project timeline implications that are unknown at this time.

ADMINISTRATIVE RECOMMENDATION

That Standing Committee of Council consider the following motion:

1. That Standing Committee of Council recommends Council adopt the updated Municipal Development Plan Vision Statement, as presented.

ALTERNATIVES

- a) That Standing Committee of Council recommend Council adopt the updated Vision, with amendments.
- b) That Standing Committee of Council refer this item back to Administration for more information.

ATTACHMENTS

- 2009 MDP Vision Statement
- Vision Statements
- Word Cloud Results

APPROVALS

Kim Isak

Kim Isaak, Chief Administrative Officer

P. W. W. W.

Department Director/Author

Blackfalds....a nice place to grow

This reflects the community's quality of life through its small town atmosphere and friendly nature, as well as its growth opportunities and the acceptability of appropriate growth.

Vision Principles:

The general theme is supported by eight Vision Principles:

- a. Blackfalds desires to retain its small town, family-oriented atmosphere in which health, safety, viability and sustainability are cornerstones
- b. Blackfalds desires to become the best place to live, focusing on excellence of service to families
- c. Blackfalds desires to strengthen its economic base, welcoming new clean industries and diversity of commercial enterprises
- d. Blackfalds desires to grow in an orderly fashion, mindful of the environment, natural resources and major infrastructure surrounding the community
- e. Blackfalds desires to enhance its visible image and quality of the built environment
- f. Blackfalds desires to strengthen its residential character through an expanding variety of affordable housing and neighbourhoods
- g. Blackfalds desires to retain fiscal prudence, providing a level of services and facilities within the financial means of the community
- h. Blackfalds desires to cooperate with neighbouring municipalities, assisting all cooperating partners to thrive

Town of Blackfalds 2026 – 2030 Strategic Plan (2026, pending approval)

A vibrant, friendly, and forward-thinking community people are proud to call home.

Brand Blackfalds (2022)

Brand Positioning Statement

Blackfalds – modern, active, fun – a vibrant community of young families, thriving businesses and outstanding recreation opportunities.

Brand Story

Blackfalds is a community of young hearted people with a shared enthusiasm for play. Experience our youthful vibe while you explore our trails and parks, take in family-friendly events, or enjoy your favorite sports and leisure activities. For parents with young children and the grandparents who chase them, for visitors who seek to discover fun, and for local businesses who promote the growth of a thriving community, Blackfalds is your place to play.

Town of Blackfalds Environmental Stewardship Strategy (2021)

The Town of Blackfalds is committed to undertaking sustainability measures to ensure a healthy environment for current and future generations. Environmental stewardship strategies will be incorporated into Town operations, organizational culture, development conditions, and policies and procedures where applicable, to conserve, protect and enhance the environment in balance with social and economic needs.

Blackfalds Municipal Sustainability Plan (2020)

Blackfalds is a progressive and growing family community, situated in an economically sustainable, collaborative, healthy, safe, and beautiful living environment, where opportunities are abundant and realized through partnerships and innovation.

Municipal Sustainability Plan (2016)

Blackfalds is an active family community full of pride, commitment and opportunities reflecting an economically sustainable, self-sufficient, and safe living environment, with a balanced range of municipal services provided through innovation and proactive community partnerships.

Recreation, Culture and Parks Needs Assessment & Master Plan (2016)

Blackfalds recreation, culture, and parks services are a catalyst for community and individual wellbeing and bolster healthy growth in the community and region.

Municipal Development Plan (2009)

Vision Theme: Blackfalds...A Nice Place to Grow has been removed as the rebranding exercise resulted in the removal of the statement from the Blackfalds brand.

Vision Principles:

The general theme is supported by eight Vision Principles:

- a. Blackfalds desires to retain its small town, family oriented atmosphere in which health, safety, viability and sustainability are cornerstones.
 - b. Blackfalds desires to become the best place to live, focussing on excellence of service to families.
 - c. Blackfalds desires to strengthen its economic base, welcoming new clean industries and a diversity of commercial enterprises.
 - d. Blackfalds desires to grow in an orderly fashion, mindful of the environment, natural resources and major infrastructure surrounding the community.
 - e. Blackfalds desires to enhance its visible image and quality of the built environment.
 - f. Blackfalds desires to strengthen its residential character through an expanding variety of affordable housing and neighbourhoods.
 - g. Blackfalds desires to retain fiscal prudence, providing a level of services and facilities within the financial means of the community.
 - h. Blackfalds desires to cooperate with neighbouring municipalities, assisting all cooperating partners to thrive.
-

Town of Blackfalds Vision Statement (year unknown)

Blackfalds is an active family community full of pride, commitment and opportunities reflecting an economically sustainable, self-sufficient and safe living environment with a balanced range of municipal services provided through innovation and proactive community partnerships.

place
opportunities active
services desires young
blackfalds
community
environment
family

MEETING DATE: March 16, 2026
PREPARED BY: Preston Weran, Director of Infrastructure and Planning Services
PRESENTED BY: Preston Weran, Director of Infrastructure and Planning Services
SUBJECT: Offsite Levy Bylaw Orientation

BACKGROUND

As part of the ongoing Council Orientation process Council will receive an Offsite Levy Bylaw Orientation.

DISCUSSION

Administration is providing an Offsite Levy Bylaw Orientation on the bylaw as it currently is and future plans.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Standing Committee of Council consider the following motion:

1. That Standing Committee of Council receive the Offsite Levy Bylaw report and presentation for information as part of the ongoing Council Orientation process.

ALTERNATIVES

- a) That Standing Committee of Council refer the Offsite Levy Bylaw Orientation back to Administration for additional information.

ATTACHMENTS

- *Current Offsite Levy Bylaw*
- *Offsite Levy Bylaw Presentation*
- *Offsite Levies Updated Report*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author



TOWN OF BLACKFALDS BYLAW 1190/15

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

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

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

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

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

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

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

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

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

PART 1 - TITLE

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

PART 2 - DEFINITIONS

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

PART 3 - RATES

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



TOWN OF BLACKFALDS
BYLAW 1190/15

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

PART 4 - REPEAL

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

PART 5 - DATE OF FORCE

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

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

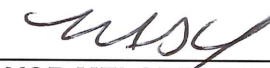
(RES. NO. 079/15)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

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

(RES. NO. 843/15)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

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

(RES. NO. 27/16)


MAYOR MELODIE STOL


CAO MYRON THOMPSON



"2015 Off-Site Levies Report"

Prepared for Town of Blackfalds
Final Report



File #: 113929303

March 2, 2016

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1.0 Introduction

1.1 BACKGROUND

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

The study objectives include the following:

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

1.2 IMPOSITION OF OFF-SITE LEVIES

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

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

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

“2015 OFF-SITE LEVIES REPORT”



Introduction
March 2, 2016

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

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

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

1.3 STUDY AREA

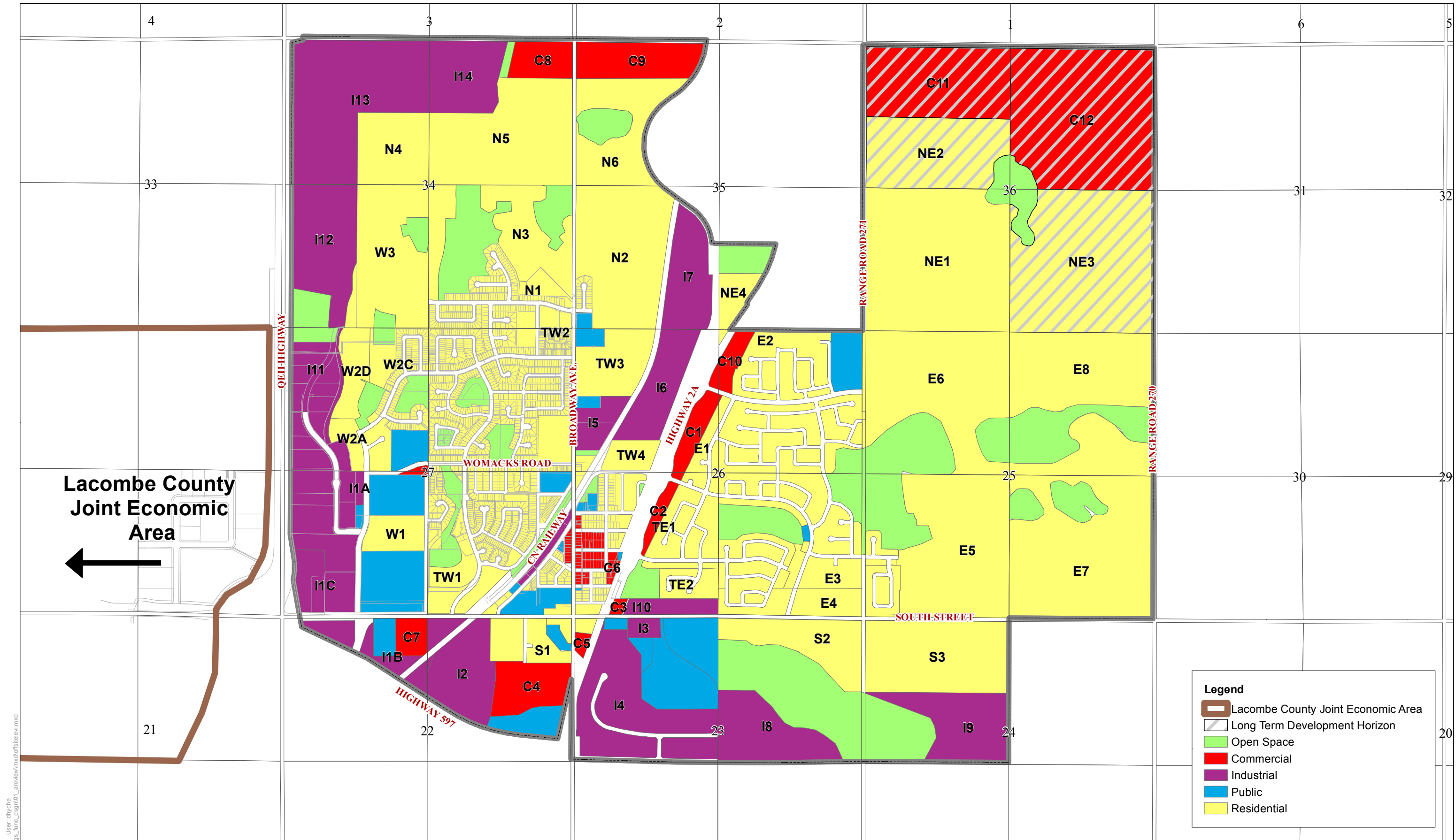
The study area for the off-site levies review includes the existing Town of Blackfalds and several adjoining areas, which may be annexed in the future to accommodate growth, as shown in Figure 1.0. The figure was developed in accordance with the Town’s most current Land Use Plan, available Area Structure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

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

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

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

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



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“2015 OFF-SITE LEVIES REPORT”



Previously Completed Improvements
March 2, 2016

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

2.0 Previously Completed Improvements

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

Table 2.1 - Previously Completed Water Improvements

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

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Previously Completed Improvements
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Table 2.2 - Previously Completed Sanitary Improvements

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

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Table 2.3 - Previously Completed Stormwater Management Improvements

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

3.0 Future Improvements

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

Table 3.1- Future Water Improvements

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

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Future Improvements
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Table 3.2 - Future Sanitary Improvements

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

“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	\$ 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					\$ 24,860.00	\$ 24,860.00	\$ 24,860.00	\$ 24,860.00					\$ 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	\$ -		



							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	\$ 23,701.91

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						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			\$ 16,932,520	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	\$ 58,225.84	\$ 58,225.84	\$ 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	



						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	\$109,512.29

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							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										\$ 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	\$ 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

6.0 Comparison with Surrounding Communities

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

Table 6.1 - Levies in Other Central Alberta Communities

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

"2015 OFF-SITE LEVIES REPORT"



Comparison with Surrounding Communities
March 2, 2016

6.1 HISTORICAL LEVIES RATES

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

Table 6.2 - Historical Levies Rates

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

APPENDIX A – DEEP UTILITIES LEVIES

APPENDIX A

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



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

APPENDIX A

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

APPENDIX A

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



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

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



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

APPENDIX A

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



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

APPENDIX A

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



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

APPENDIX A

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



Sec.	Storm Improvement	Item	Cost
2.3.1	East Area Detention Pond	Construction	\$ 734,896
		Total	\$ 734,896
2.3.2	Broadway/Womacks Ext	Construction	\$ 228,460
		Total	\$ 228,460
3.3.2	West Area Storm Retention and Lift Station	Storm Retention	\$ 190,000
		Lift Station	\$ 190,000
		Contingency (10%)	\$ 38,000
		Engineering (15%)	\$ 57,000
		Administration (5%)	\$ 23,750
		GST (0%)	\$ -
		Total	\$ 500,000
4.3.1	South Street Storm Trunk	Construction	\$ 223,330
		Contingency (10%)	\$ 22,333
		Engineering (15%)	\$ 33,500
		Administration (5%)	\$ 13,958
		GST (0%)	\$ -
		Total	\$ 293,121
4.3.2	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	\$ 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	
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	
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	\$ 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	
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	

							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		
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		
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		
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			
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	\$ -		



2017 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	\$ 1,727.24
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40						\$ 424.40			\$ 424.40	\$ 424.40	\$ 424.40	\$ 424.40		
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66														
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38
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	\$ 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



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,I11	2001	\$ 42,934	102.3	\$ 419.69	\$ 419.69	\$ 419.69	\$ 419.69										\$ 419.69	
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	\$ 98,684	193.3	\$ 510.52						\$ 510.52							\$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 236,428	102.3	\$ 2,311.12	\$ 2,311.12	\$ 2,311.12	\$ 2,311.12										\$ 2,311.12	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 79,025	1009.9	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	\$ 78.25	
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	\$ 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	
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	\$ 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	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		
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		
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		
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							\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 27,943.90	\$ -	\$ -	\$ -	\$ -	\$ 24,096.39	\$ 24,096.39	

[illegible]

						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

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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ -	

[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	\$ 115,224.86	\$ 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	\$ 1,727.24
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40							\$ 424.40			\$ 424.40	\$ 424.40	\$ 424.40	\$ 424.40	
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66														
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38
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	\$ 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



							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	
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	
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	
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

[illegible]

						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	\$ 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	\$ 75,236.41	\$ 80,728.56	\$ 64,987.48	\$ 70,545.71	\$ 55,618.87	\$ 55,618.87	\$ 91,621.15	\$ 63,166.73	\$101,541.68	\$ 77,789.20	\$ 77,789.20	\$ 55,618.87	\$113,135.74	\$117,257.53



TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT



							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 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
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	\$ 97,662	230.1	\$ 424.40										\$ 424.40	\$ 424.40		
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 2,500,000	144.9	\$ 17,255.66										\$ 17,255.66	\$ 17,255.66		
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1009.9	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38	\$ 2,828.38
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	\$ 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

							TRANSPORTATION LEVIES												
Item	Transportation Improvements		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	
TOTAL OFF-SITE TRANSPORTATION LEVIES			Future	\$ 30,039,750	1009.9	\$ 29,745.27	46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1	29,745.27

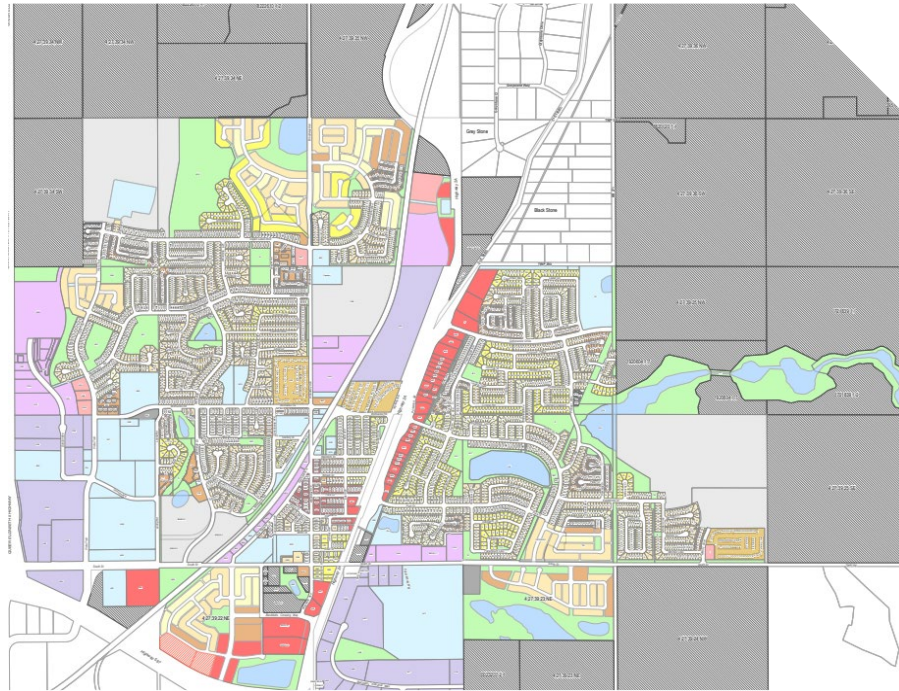
						TOTAL LEVIES											
			Total Cost (\$)	Benefiting Area (Ha)	Average Cost per Hectare (\$/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			\$ 16,932,528	1009.9	\$ 16,766.54	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80	\$ 15,376.79	\$ 15,376.79	\$ 21,856.80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

Off-Site Levies Orientation

March 16th, 2026



Credit



- ▶ Credit to Brownlee LLP for their work on the RMA and AUMA presentation - A Municipality's Manual for Capital Cost Recovery due to New Development - 2009
- ▶ Credit to City of Calgary for their website images relating to Off-Site Levies.
- ▶ Credit to the internal Blackfalds team both in Finance and Engineering Services for their continued support.

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- ▶ What is an Off-Site Levy?
- ▶ Introduction and History
- ▶ Legislation and Regulations
- ▶ Off-Site Levies vs. Asset Management
- ▶ Town of Blackfalds Current OSL Bylaw
- ▶ Town of Blackfalds Proposed 2026 OSL Bylaw Updates
- ▶ Questions

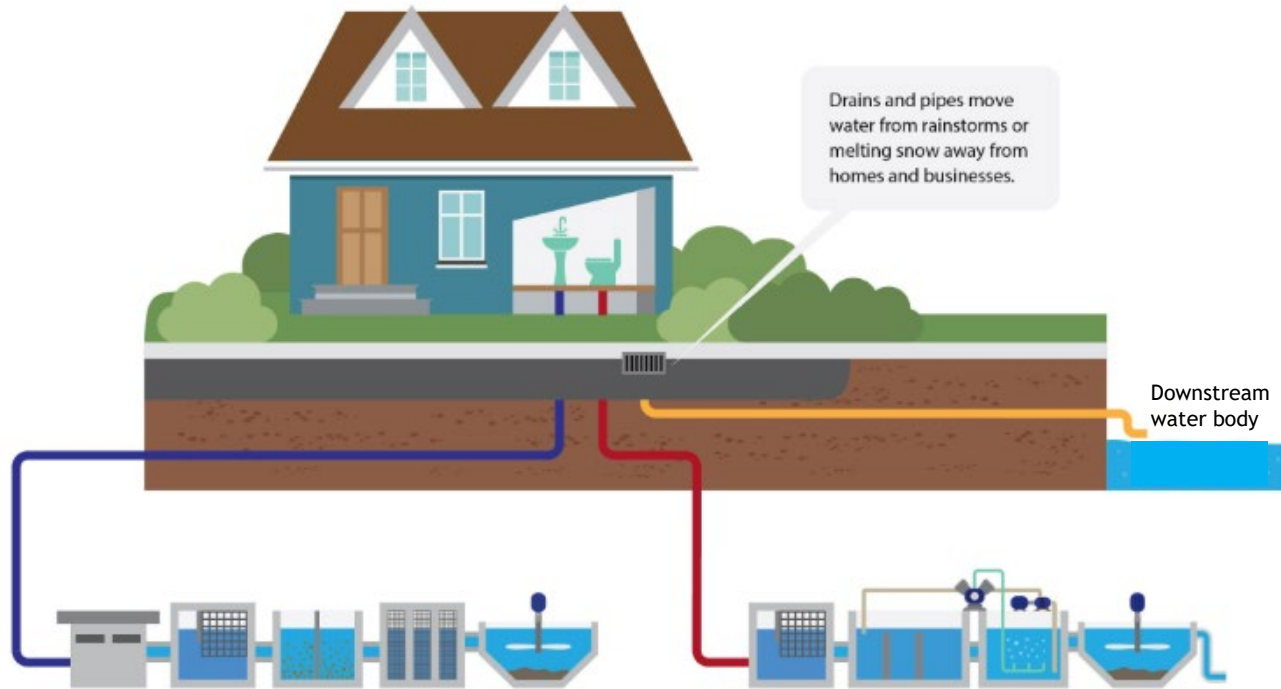
What is an Off-Site Levy (OSL)?

- ▶ An Off-Site Levy is a funding tool for municipalities.
- ▶ An OSL is a one-time charge imposed by a municipality and collected from developers as a condition of development or subdivision. Off-Site Levies must be authorized by Council through the adoption of a bylaw.

In Blackfalds, we require the OSL payment to be completed before the Development Agreement is executed.

What is an Off-Site Levy (OSL)? - Continued

Funds are collected through an OSL regime can provide a municipality with the necessary capital to undertake big ticket infrastructure projects such as Water Reservoirs, Lift Stations and Community Facilities.



Although the process can vary, OSL-funded infrastructure is typically front-end funded by the municipality, with proportions or all of costs then being recovered as development proceeds.

Introduction and History

Most municipalities cannot afford to pay 100% or often even a small portion of the costs of new municipal infrastructure. As such, they are concerned about funding the construction and installation of new and expanded municipal infrastructure associated with development growth.

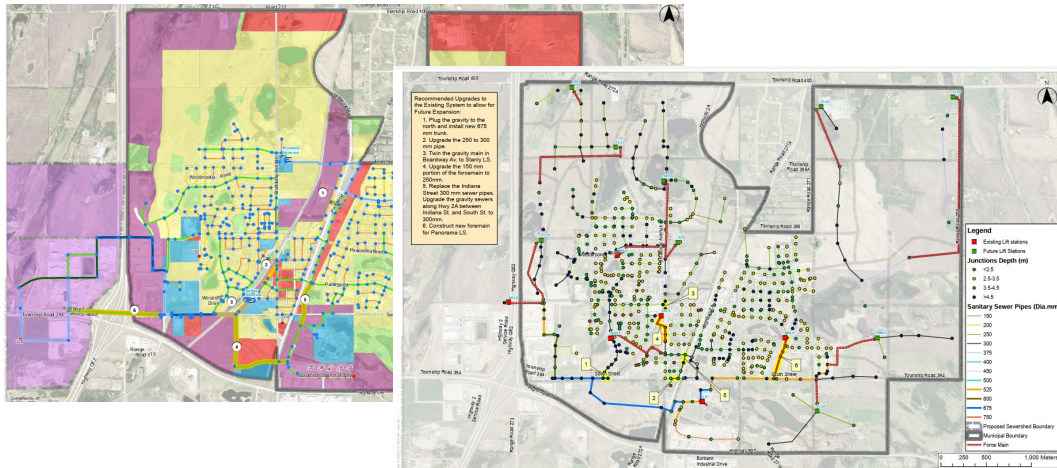
“who should pay for the new or expanding infrastructure for development?”

Like several other municipalities, a decision was made by the Town in the late 90's regarding who will bear the financial responsibility for building new or expanding projects:

New developments should pay for itself.

Identifying the specific sources of payment for these necessary developments is a key consideration for decision-makers.

Introduction and History - Continued



- Masterplans and development servicing pressures will drive future Capital Projects like large diameter pipe trunks, new lift stations, stormwater projects and water improvements.
- 2016 Water Network Analysis - Updating this now
<https://www.blackfalds.ca/Home/DownloadDocument?docId=6e7207e2-8f56-4260-b00e-31f549c17022>
- 2015 Wastewater Masterplan - Updating this now
<https://www.blackfalds.ca/Home/DownloadDocument?docId=59d3a2d4-381a-43f1-a3e9-aa9114b31941>
- 2015 Transportation Masterplan- Updating this in 2026-2027
<https://www.blackfalds.ca/Home/DownloadDocument?docId=d2012826-77a1-46f6-a6cb-5912d9a31890>
- Future Facility Masterplans - Rec Centres, Firehall, Community Events Buildings, Art Buildings, Etc.

Legislation and Regulations

- ▶ The MGA allows us to create a Bylaw to allow us to collect these fees.

(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).

- ▶ Our Offsite Levies Bylaw Authorizes the collection of offsite levies from the developer to fund capital projects resulting from development.
- ▶ <https://www.blackfalds.ca/p/bylaws-policies>

Off-Site Levies vs. Asset Management

- ▶ The primary difference lies in scope: **off-site levies** are a specific funding tool for **new growth**, while **asset management** is a comprehensive strategy for the **entire lifecycle** of all municipal infrastructure both existing and new.

Key Comparison Table

Feature 	Off-Site Levies	Asset Management
Primary Goal	Fund new infrastructure for growth	Sustain infrastructure for the long term
Who Pays?	Developers	Taxpayers and utility users
Main Focus	Initial capital costs (Construction)	Total lifecycle costs (O&M, renewal)
Legal Status	Authorized via specific municipal bylaws	Often mandated by provincial regulations

Town of Blackfalds current Off-Site Levies

- ▶ **The Existing Bylaw:** Under Bylaw 1190/15, levies have traditionally focused on "hard services" (water, sanitary, storm, and major roads, excluding Highway 2A improvements). Average rate is **\$90,124 per hectare**.
- ▶ Costs include the cost of design and construction of off-site levies infrastructure, contingency (10% of the estimated construction costs), and a 5% administration fee to cover the costs of the Town's contract administration and engineering review for the improvements.
- ▶ Although the MGA does allow land costs to be included in the collection of off-site levies, the Town has chosen to exclude major land costs from the levy calculations.
- ▶ Off-site levies cannot be used to fund operations or maintenance, only new construction.
- ▶ For transportation off-site levies projects, related to arterial roadways, the Town pays 25% of the cost with offsite levies being collected for the remaining 75% of the costs.

Town of Blackfalds current Off-Site Levies -Continued

- ▶ While the [2015 Transportation Master Plan](#) recommends significant upgrades along the Highway 2A corridor in the future, they are not included in the calculation of transportation off-site levies because Alberta Transportation & Economic Corridors owns and maintains Highway 2A. Off-site levies could be collected for construction and improvement of the highway; however, the Province should be paying for these improvements.
- ▶ In 2018 the MGA was updated to allow off-site levies to be collected on facilities including recreation facilities, police facilities, fire halls, and libraries.
- ▶ Currently the Town collects a recreation contribution (only on residential lots). The new facilities off-site levy will replace the recreation contribution. The Town is not proposing to collect levies for police facilities, fire halls, or libraries at this time.
- ▶ **Current recreation contribution:** \$1,150 per residential dwelling unit. Based on an average density of 15 residential homes per hectare (ha), this would equate to \$17,250 / ha.
- ▶ **Proposed facilities off-site levy rate:** The new proposed facilities levy has been calculated based on capital costs of \$20,120,000 which equates to \$17,610/ha. Under this proposed plan commercial, industrial, and residential lots will all contribute to facility costs rather than only residential developments.

Town of Blackfalds current Off-Site Levies -Continued

- ▶ The Town's Offsite Levy Bylaw 1190/15 requires an update. Historically, the Town has been reviewing and updating this bylaw every 3-5 years to ensure that levies remain consistent with current infrastructure costs.
- ▶ Recent inflation of goods and services, along with revisions to the Municipal Government Act (MGA) to allow more flexibility to off-site levies, specifically to include recreation levies, has prompted the update of this bylaw as inflation and new projects not previously included in the bylaw rates calculations require additional funding.
- ▶ During the August 13, 2024, Council Meeting preliminary revisions to the Town's off-site levies were presented and approved, and Administration was directed to move forward with public and stakeholder engagement.
- ▶ However, we have identified some additional revisions that are needed to be updated over the last two years which will be integrated into this bylaw and presented to Council for approval ahead of stakeholder engagement planned for May and June. The goal is to get the Bylaw passed by July 2026.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates

- **The Proposed Bylaw:** Levies have traditionally focused on "hard services" (water, sanitary, storm, and major roads, excluding Highway 2A improvements). We plan to add Facilities Levies. This addition along with the updated project costs will push Average rate to +/- \$128,231 per hectare.

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

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

- Stakeholder engagement and public input is planned for May and June of 2026. An OSL Website with information will be prepared and provide options for digital feedback or in person meetings to discuss details.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

What is included in the off-site levy infrastructure project costs?

- ▶ Costs include the cost of design and construction of off-site levies infrastructure, contingency (10% of the estimated construction costs), and a 5% administration fee to cover the costs of the Town's contract administration and engineering review for the improvements.
- ▶ Although the MGA does allow land costs to be included in the collection of off-site levies, the Town has chosen to exclude land costs from the levy calculations and instead includes land costs as a capital expenditure. If the land costs were to be included in the off-site levies calculations, the proposed rates would increase.
- ▶ Off-site levies cannot be used to fund operations or maintenance, only new construction.
- ▶ For transportation off-site levies projects, related to arterial roadways, the Town pays 25% of the cost with offsite levies being collected for the remaining 75% of the costs.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

How does the cost of the current recreation contribution compare to the proposed facilities off-site levy rate?

- ▶ **Current recreation contribution:** \$1,150 per residential dwelling unit. Based on an average density of 15 residential homes per hectare (ha), this would equate to \$17,250 / ha.
- ▶ **Proposed facilities off-site levy rate:** The new proposed facilities levy has been calculated based on capital costs of \$20,120,000 which equates to \$17,610/ha. Under this proposed plan commercial, industrial, and residential lots will all contribute to facility costs rather than only residential developments.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

Why are the updated off-site levy rates going up?

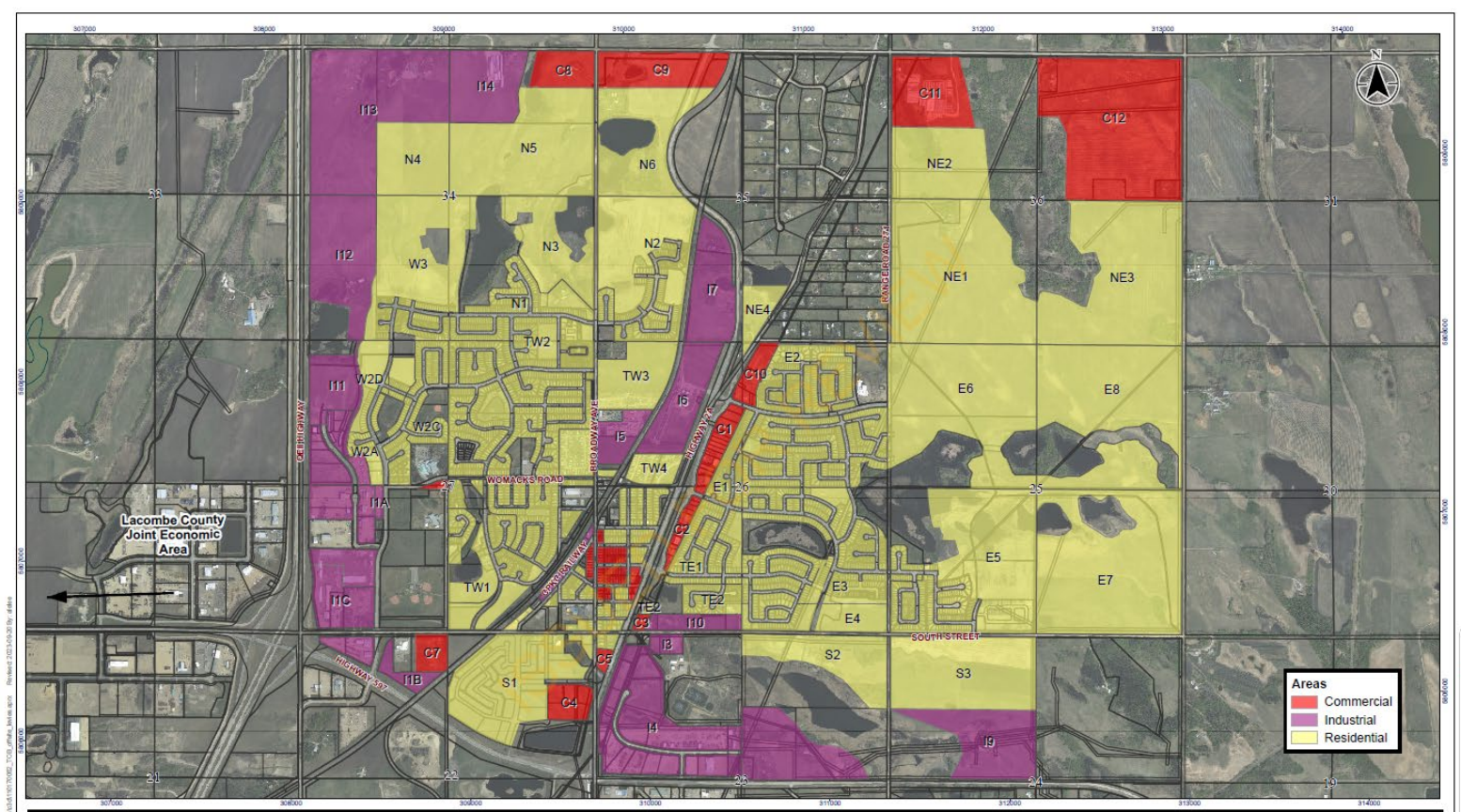
- ▶ The off-site levies were last updated in 2015 (11 years ago). Since that time costs to construct infrastructure have gone up, especially within the last 5 years. The rates need to increase to ensure that projects have adequate funding when they are needed.
- ▶ The combined off-site levies rate is also proposed to include the new facilities rate, replacing the current recreation contribution.

Year	Off-Site Levy Rate (Average)
2026 (80%)	\$102,597.90/Ha
2027 (90%)	\$115,422.64/Ha
2028 (100%)	\$128,247.37/Ha

- ▶ Administration is recommending that the off-site levies be introduced as a phased percentage of the total cost per hectare. The bylaw would include reduced rate of 80% for 2026, then 90% for 2027 then come into full force on January 1, 2028, at the rate of 100% of the total cost per hectare.
- ▶ With the masterplans planning to be updated in 2026 and 2027, we will be bringing this bylaw back in 2-3 years once these masterplans are completed.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

► Updated Areas of Contribution



Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

► Historical Average OSL 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%
2016	\$90,124/Ha	24.4%
2024	\$128,247.37	4.51%

From the previous report (*2015 Off-Site Levies Report, March 2, 2016*), the rates have increased on average by 4.51% per year, including the new facilities costs that have been added as part of this update. For comparison, if the levies did not include the new levies for facilities, the average off-site levy rate would be \$110,667.31, which would be a 2.60% average annual increase.

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

► Comparison with Surrounding Communities

Community		Year	Total
Town of Blackfalds (Transportation, Water, Sanitary, Storm)		2023	\$128,263.55
Town of Devon (Transportation, Water, and Sanitary)		2019	\$106,932 – \$121,871/Ha
City of Lacombe (Transportation, Water, Sanitary, and Storm)		2014	\$146,050/Ha
Town of Sylvan Lake (Transportation, Water, Sanitary, and Storm)		2022	\$86,587/Ha
City of Red Deer (Transportation, Water, Sanitary, and Storm)		2019	\$76,529 – 308,956/Ha
Red Deer County	Springbrook Area (Transportation, Water, Sanitary, and Administration)	2017	\$96,214 - \$99,388/Ha
	C&E Trail Area (Transportation)	2016	\$47,000/Ha
	Gasoline Alley Area (Transportation, Water, Sanitary, Storm and Administration)	2014	\$10,269 - \$11,151/Ha
	Burnt Lake Area (Storm and Transportation)	2001	\$242 - \$11,420/acre
	Central Park Area (Transportation)	2001	\$13,234/Ha
	Spruce View Area (Water and Sanitary)	2001	\$12,299/Ha

Community		Year	Total
City of Camrose	City Lands Area (Transportation, Water, Sanitary, and Storm)	2022	\$0 - \$284,749/Ha
	Service Area (Transportation, Water, Sanitary, and Storm)	2022	\$28,738 - \$323,933/Ha
Town of Rocky Mountain House (Transportation, Water, and Sanitary)		2017	\$78,680
Town of Penhold (Transportation, Water, Sanitary, and Community Facilities)		2021	\$75,711 – \$126,043/Ha
City of Wetaskiwin (Sanitary and Land Acquisition of Land in Connection)		2007	\$1,034 - \$2,034/lot
Town of Stony Plain (Transportation, Water, Sanitary, and Recreation)		2022	\$93,328/Ha
Town of Edson (Transportation, Water, Sanitary, and Storm)		2016	\$21,109 - \$102,394/Ha
City of Brooks (Water, Sanitary, and Storm)		2021	\$79,823/Ha
City of Beaumont (Transportation, Water, and Sanitary)		2022	\$3,190/Ha - \$88,570/Ha
Town of Calmar (Transportation, Water, and Sanitary)		2020	\$95,718/Ha
Town of Strathmore (Transportation, Water, Sanitary, and Storm)		2021	\$113,927 - \$168,278/Ha
City of Cold Lake (Transportation, Water, Sanitary, and Storm)		2016	\$137,144/Ha
City of Fort Saskatchewan (Transportation, Water, Sanitary, and Storm)		2019	\$46,143 - \$104,140/Ha
Leduc County	Greater Nisku Area (Transportation, Water, and Sanitary)	2017	\$99,436 - \$118,643/Ha
	Cross Road Area (Transportation, Water, and Sanitary)	2015	\$103,375/Ha
Town of Redcliff (Transportation, Water, and Sanitary)		2017	\$77,491 - \$114,468/Ha
Town of High River (Transportation, Water, Sanitary, and Facilities)		2022	\$97,374 - \$223,035/Ha

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

► New Projects being funded

Table 3-1- Future Water Improvements

Item	Water Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
4.1.4	Future East Area Reservoir and Booster Station	ALL	\$ 6,300,000	1,136.8	\$ 5,542
4.1.5	Water Supply Line (300mm Twinning)	ALL	\$ 845,000	1,136.8	\$ 743

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	\$ 1,500,000	47.6	\$ 31,513
4.3.2	I12 Lift Station and Force Main	I11, I12	\$ 1,300,000	33.2	\$ 39,157
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	\$ 7,000,000	219.4	\$ 31,910
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	\$ 3,300,000	190.9	\$ 17,287
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	\$ 525,000	195.9	\$ 2,681
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3, 13% of E8	\$ 790,000	114.6	\$ 6,892
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	\$ 1,190,000	57.1	\$20,855

Table 4-1 – Transportation Costs

Total Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
\$58,248,750	1,136.8	\$51,239

Table 3-2 - Future Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	\$ 260,000	132.1	\$ 2,143
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	\$ 2,500,000	144.9	\$ 35,892
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	\$ 1,200,000	142.4	\$ 8,427
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	\$ 4,945,500	408.3	\$ 12,112
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	\$ 1,600,000	217.5	\$ 7,356
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	\$ 3,000,000	93.4	\$ 32,113
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	\$ 3,000,000	117.4	\$ 25,549
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	\$ 350,000	23.8	\$ 14,706
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	\$2,000,000	70.1	\$ 28,531
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	\$1,800,000	144.9	\$ 12,424
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	\$ 530,000	300.8	\$ 1,762
5.2.1	Broadway / Aurora Trunk (North Area Servicing)	C11, NE2, and 30% of NE1	\$ 950,000	54.4	\$ 17,457
5.2.2	McKay Ranch North Trunk Oversizing Through Future	C12, NE3, and 30% of E8	\$1,490,000	122.5	\$ 12,159

Town of Blackfalds Proposed 2026 OSL Bylaw Updates -Continued

► New Projects being funded

5.0 Municipal Facilities

The Municipal Government Act was updated in 2021 to allow levies to be accommodated for municipal facilities. This includes:

- e) New or expanded community recreation facilities;
- f) New or expanded fire hall facilities;
- g) New or expanded police station facilities;
- h) New or expanded libraries.

The facilities will be a benefit to the entire Town because the entire community will be able to use them. The facilities and associated costs are summarized in the table below.

Table 5-1 – Facilities Projects

Past Projects	
Playgrounds	\$ 350,000
Trail Development	\$ 172,000
Skatepark at Pine Cr.	\$ 80,000
Aspen Pond Upgrade	\$ 25,000
Inclusive Park Parking Lot	\$ 65,000
Eagle Builders Centre	\$ 10,500,000
All Star Parking Lot	\$ 250,000
Tutty Pond Development	\$ 154,043.37
Wadey Centre	\$ 959,920.98 (excludes grants)
Duncan Ave Extension Upgrade	\$ 1,270,969.40

Municipal Facilities

Past Projects	
2 Outdoor Rinks	\$ 700,000
RV Dump Station	\$ 180,000
Cottonwood Ball Diamond	\$ 150,000
Dog Park	\$ 300,000
Inclusive Playground	\$ 380,000
Community Centre Expansion	\$ 1,600,000
Duncan/Vista Dry Pond	\$ 518,363.52
Food Bank Renovations	\$ 185,000
Future Projects	
Border Paving Plaza	\$ 800,000
Playground Surfacing	\$ 65,000
Football Field	\$ 500,000
Running Track	\$ 2,100,000
Trail Development	\$ 250,000
Playground	\$ 150,000
Total Past and Future Included	\$ 20,019,000

Questions





2023 Off-Site Levies Report

Prepared for Town of Blackfalds
Issued for Review



File #: 110170062

March 24, 2025

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Introduction

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 seven occasions: 1992, 1999, 2001, 2005, 2008, 2014, and 2016.

The study objectives include the following:

- Review the Master Plans 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 contribution for water and wastewater excess capacity into the levies.
- Calculate the appropriate off-site levies to be applied to the various development areas.
- Review the previous off-site levies reports. 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.

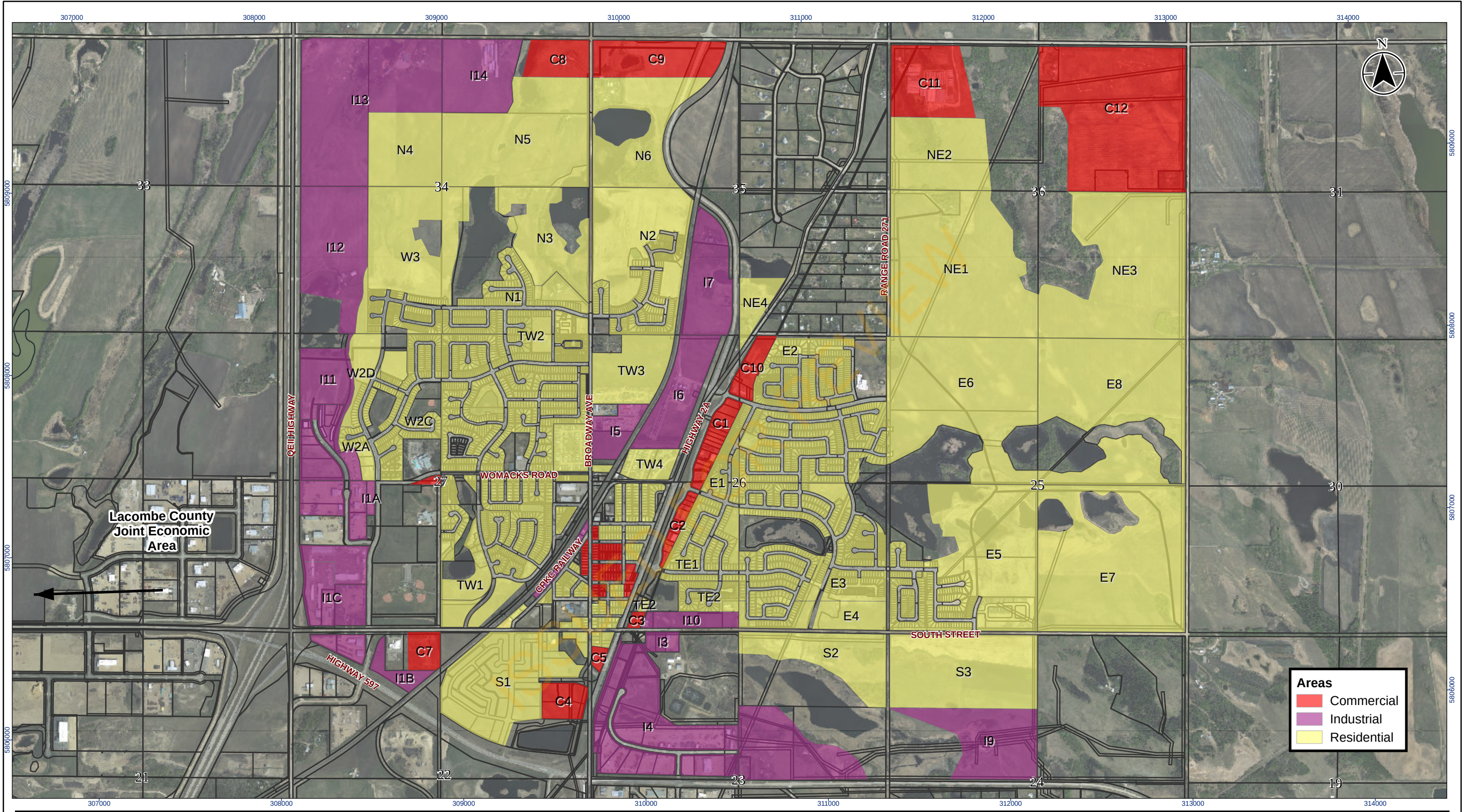
1.2 IMPOSITION OF OFF-SITE LEVIES

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.

As defined in Section 648 of the *Province of Alberta Municipal Government Act*, dated April 1, 2023:

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;*



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

0 250 500 750 1,000 metres
 (At original document size of 11x17)
 1:800,000

Client/Project
 Town of Blackfalds
 Off-Site Levies Areas

110170062 - REVA
 Prepared by AL on 2023-09-20
 TR by BV on 2023-09-20

Figure No.

1

Title

2023 Offsite Levies Report

Introduction

- 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.1).*

In addition to the capital cost of facilities described in subsection (s), and 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:

- a) 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.*

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, the following guidelines have been adopted 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 an *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 current land uses 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 1,137 ha. The growth areas include approximately:

- 760 ha of residential land;
- 245 ha of industrial land; and
- 132 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

Introduction

excluded from the developable areas. The CPR tracks, Highway 2A, and other known road rights-of-way or Public lands are also not included in the areas.

In the previous report (*2015 Off-Site Levies Report, March 2, 2016*), the northeast area parcels (NE2, NE3, C11, and C12) were identified as “*Long Term Development Horizon*” lands that would be developed so far in the future that they could not be expected to contribute to major short and medium term infrastructure improvements. As such, they were previously excluded. Those parcels are now considered close enough to be constructed and are now included in this report.

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.

ISSUED FOR REVIEW

Previously Completed Improvements

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	\$ 266,136	102.3	\$ 2,602
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1,136.8	\$ 78
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1,136.8	\$ 3,079
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006/Future	\$ 7,600,000	1,136.8	\$ 6,685
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

Previously Completed Improvements

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, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 810
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,745
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1,136.8	\$ 2,513
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,326
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,841
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,162
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 524

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
5.3.1	Aurora Heights Oversizing	TW3	2015	\$37,471	13.9	\$ 2,696

Future Improvements

3.0 Future Improvements

Future water, sanitary, and stormwater management improvements have been identified in the following reports:

- Town of Blackfalds 2016 Water Model Update
- Town of Blackfalds 2015 Wastewater Master Plan
- Town of Blackfalds Northwest Area Master Stormwater Management Plan
- Town of Blackfalds East Area Master Stormwater Management Plan

Tables 3.1 through 3.3 below summarize the future 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 in the appendices, 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)
4.1.4	Future East Area Reservoir and Booster Station	ALL	\$ 6,300,000	1,136.8	\$ 5,542
4.1.5	Water Supply Line (300mm Twinning)	ALL	\$ 845,000	1,136.8	\$ 743

Future Improvements

Table 3-2 - Future Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	\$ 260,000	132.1	\$ 2,143
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	\$ 2,500,000	144.9	\$ 35,892
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	\$ 1,200,000	142.4	\$ 8,427
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	\$ 4,945,500	408.3	\$ 12,112
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	\$ 1,600,000	217.5	\$ 7,356
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	\$ 3,000,000	93.4	\$ 32,113
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	\$ 3,000,000	117.4	\$ 25,549
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	\$ 350,000	23.8	\$ 14,706
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	\$2,000,000	70.1	\$ 28,531
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	\$1,800,000	144.9	\$ 12,424
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	\$ 530,000	300.8	\$ 1,762
5.2.1	Broadway / Aurora Trunk (North Area Servicing)	C11, NE2, and 30% of NE1	\$ 950,000	54.4	\$ 17,457
5.2.2	McKay Ranch North Trunk Oversizing Through Future	C12, NE3, and 30% of E8	\$1,490,000	122.5	\$ 12,159

Future Improvements

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	\$ 1,500,000	47.6	\$ 31,513
4.3.2	I12 Lift Station and Force Main	I11, I12	\$ 1,300,000	33.2	\$ 39,157
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	\$ 7,000,000	219.4	\$ 31,910
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	\$ 3,300,000	190.9	\$ 17,287
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	\$ 525,000	195.9	\$ 2,681
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3, 13% of E8	\$ 790,000	114.6	\$ 6,892
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	\$ 1,190,000	57.1	\$20,855

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 and other intersection upgrades that will be required to accommodate future growth. More specifically, the improvements that will be funded by the road off-site levies include:

- The widening of the existing Broadway Avenue from Womacks Road 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;
- Womacks Road improvements from Highway 2A to Broadway Avenue, including the railway crossing relocation (includes 2021-2023 work plus another future upgrade);
- The construction of Vista Trail;
- The construction of the southeast arterial road from Hwy 597 to South Street;
- The construction of two lanes of the arterial road on the town limits;
- The construction of the arterial by McKay Ranch, extending from South Street to the north Town limit;
- The extension of Cottonwood Drive to the east town limit;
- Upgrades of East Railway Street from South Street to Womacks Road;
- Various intersection improvements.

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

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%) would be recovered within the annexation limits and the other 37.5% will be recovered as part of future annexation plans (if it occurs).

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 Transportation has completed functional plans to expand Highway 2A through Blackfalds. Please refer to Appendix B for details on the Transportation Master Plan recommended improvements.

Municipal Facilities

Table 4-1 – Transportation Costs

Total Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
\$58,248,750	1,136.8	\$51,239

5.0 Municipal Facilities

The Municipal Government Act was updated in 2021 to allow levies to be accommodated for municipal facilities. This includes:

- e) New or expanded community recreation facilities;
- f) New or expanded fire hall facilities;
- g) New or expanded police station facilities;
- h) New or expanded libraries.

The facilities will be a benefit to the entire Town because the entire community will be able to use them. The facilities and associated costs are summarized in the table below.

Table 5-1 – Facilities Projects

Past Projects	
Playgrounds	\$ 350,000
Trail Development	\$ 172,000
Skatepark at Pine Cr.	\$ 80,000
Aspen Pond Upgrade	\$ 25,000
Inclusive Park Parking Lot	\$ 65,000
Eagle Builders Centre	\$ 10,500,000
All Star Parking Lot	\$ 250,000
Tutty Pond Development	\$ 154,043.37
Wadey Centre	\$ 959,920.98 (excludes grants)
Duncan Ave Extension Upgrade	\$ 1,270,969.40

Municipal Facilities

Past Projects	
2 Outdoor Rinks	\$ 700,000
RV Dump Station	\$ 180,000
Cottonwood Ball Diamond	\$ 150,000
Dog Park	\$ 300,000
Inclusive Playground	\$ 380,000
Community Centre Expansion	\$ 1,600,000
Duncan/Vista Dry Pond	\$ 518,363.52
Food Bank Renovations	\$ 185,000
Future Projects	
Border Paving Plaza	\$ 800,000
Playground Surfacing	\$ 65,000
Football Field	\$ 500,000
Running Track	\$ 2,100,000
Trail Development	\$ 250,000
Playground	\$ 150,000
Total Past and Future Included	\$ 20,019,000

Overall Off-Site Levies by Area

6.0 Overall Off-Site Levies by Area

The costs of the improvements noted in Sections 2, 3, 4, and 5 were assigned to their respective benefiting areas to determine the appropriate total off-site levies for each area. Tables 6.1A, 6.1B, 6.2A, and 6.2B present the cost components of each levy, including the transportation and facilities levies, 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 fewer 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 Forcemain for the I13 area is an example of this situation.

The total calculated 2023 off-site levies for each development area are displayed in Tables 6.1A, 6.1B, 6.2A, and 6.2B.

							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	NE1	NE2	NE3
							2.7	54.3	29.4	12.7	50	49.5	57.5	49.8	4	37.8	17.5	16.4	41.2	22.6	56.4	21	51.1
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53																	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES							\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,638.21	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69

							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	NE1	NE2	NE3	
							2.7	54.3	29.4	12.7	50.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1	
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54										\$ 809.54	\$ 809.54	\$ 809.54						
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56																		
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26																		
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45										\$ 2,143.45	\$ 2,143.45	\$ 2,143.45						
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77										\$ 35,891.77	\$ 35,891.77	\$ 35,891.77		\$ 23,329.65	\$ 35,891.77			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20																		
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97										\$ 1,217.20	\$ 1,217.20	\$ 1,217.20						
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76										\$ 8,426.97	\$ 8,426.97	\$ 8,426.97						
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17													\$ 2,117.17	\$ 741.01				
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54													\$ 2,840.54	\$ 994.19				
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84													\$ 1,161.84	\$ 406.64				
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42					\$ 12,112.42	\$ 12,112.42	\$ 12,112.42	\$ 12,112.42								\$ 12,112.42	\$ 12,112.42	\$ 12,112.42
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68					\$ 523.68	\$ 523.68	\$ 523.68	\$ 523.68								\$ 523.68	\$ 523.68	\$ 523.68
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32													\$ 7,356.32	\$ 7,356.32	\$ 7,356.32			
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04													\$ 32,113.04	\$ 11,239.56				
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31													\$ 25,549.31	\$ 8,942.26				
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88																		
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67																		
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08										\$ 12,424.08	\$ 12,424.08	\$ 12,424.08		\$ 8,075.65	\$ 12,424.08			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97							\$ 1,761.97	\$ 1,761.97								\$ 1,761.97	\$ 1,761.97	
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82																\$ 5,237.05	\$ 17,456.82	
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29									\$ 3,647.79								\$ 12,159.29	
TOTAL OFF-SITE SANITARY LEVIES							\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 15,148.75	\$ 16,910.72	\$ 15,148.75	\$ 20,558.51	\$ 63,425.65	\$ 63,425.65	\$ 63,425.65	\$ 73,650.87	\$ 63,597.94	\$ 58,184.82	\$ 22,147.76	\$ 34,367.54	\$ 29,070.01	

							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	NE1	NE2	NE3		
							2.7	54.3	29.4	12.7	50.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1		
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61																			
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	\$ 1,300,000	33.2	\$ 39,156.63																			
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14				\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 27,761.82							\$ 3,191.01					
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54						
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76																			
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49														\$ 2,412.44	\$ 2,680.49	\$ 2,680.49			
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3, 13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50							\$ 895.89							\$ 6,202.35	\$ 2,067.45	\$ 6,891.50			
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24														\$ 18,769.72	\$ 6,256.57				
TOTAL OFF-SITE STORM LEVIES							\$ 16,899,948	1136.8	\$ 14,865.37	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 28,657.72	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 30,575.52	\$ 11,004.51	\$ 9,571.98

							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
							31.6	17.5	32.8	10.6	5.2	17	29	13.9	4.7	4.5	11.1	8.2
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53						\$ 2,601.53	\$ 2,601.53	\$ 2,601.53		\$ 2,601.53	\$ 2,601.53	\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54		\$ 809.54	\$ 809.54	\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56							\$ 3,744.56			\$ 3,744.56	\$ 3,744.56	\$ 3,744.56
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 695.12							\$ 695.12			\$ 695.12	\$ 695.12	\$ 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						\$ 2,998.62						
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26										\$ 2,696.26	\$ 2,696.26	\$ 2,696.26
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45							\$ 2,143.45			\$ 2,143.45	\$ 2,143.45	\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77												
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20		\$ 1,217.20	\$ 1,217.20	\$ 1,217.20
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97		8,426.97			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76							\$ 1,325.76			\$ 1,325.76	\$ 1,325.76	\$ 1,325.76
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17												
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54												
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68		\$ 523.68	\$ 523.68									
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32												
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88										\$ 14,705.88	\$ 14,705.88	\$ 14,705.88
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67		\$ 28,530.67	\$ 28,530.67									
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08												
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 2,512.65	\$ 31,567.00	\$ 31,567.00	\$ 2,512.65	\$ 2,512.65	\$ 7,218.58	\$ 20,875.24	\$ 12,966.36	\$ 10,939.62	\$ 29,850.42	\$ 29,850.42	\$ 29,850.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61						\$ 31,512.61				\$ 31,512.61	\$ 31,512.61	\$ 31,512.61
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	\$ 1,300,000	33.2	\$ 39,156.63												
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54				
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76								\$ 2,695.76				
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 10,952.25	\$ 37,032.77	\$ -	\$ 19,982.29	\$ -	\$ 37,032.77	\$ 37,032.77	\$ 37,032.77

							TRANSPORTATION LEVIES											
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)											
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
TOTAL OFF-SITE TRANSPORTATION LEVIES						\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

							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
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	\$ 81,173	159	\$ 510.52							\$ 510.52					\$ 510.52
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2004	\$ 266,136	102.3	\$ 2,601.53	\$ 2,601.53	\$ 2,601.53										\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 19,148.90	\$ 25,628.91	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 26,139.43

							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
2.2.4	Upgrade Stanley LS	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54	\$ 809.54			\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56												
2.2.6	NW Area LS Foremain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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
3.2.11	NW Area LS foremain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26												
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45												\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20	\$ 1,217.20			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97	\$ 8,426.97	\$ 8,426.97			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76												
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17											\$ 2,117.17
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54										\$ 2,840.54
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												\$ 1,161.84
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68									\$ 523.68	\$ 523.68		
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32										\$ 7,356.32
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												\$ 25,549.31
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67										\$ 28,530.67		
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 19,532.61	\$ 12,709.51	\$ 5,353.19	\$ 9,868.97	\$ 2,512.65	\$ 2,512.65	\$ 12,966.36	\$ 12,966.36	\$ 61,282.20	\$ 3,036.33	\$ 31,567.00	\$ 2,512.65

							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, 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	\$ 1,500,000	47.6	\$ 31,512.61							\$ 31,512.61					
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	\$ 1,300,000	33.2	\$ 39,156.63											\$ 39,156.63	\$ 39,156.63
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54												
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76												
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3, 13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 48,952.30	\$ -	\$ -	\$ -	\$ -	\$ 39,156.63

							TRANSPORTATION LEVIES													
Item	Transportation Improvements	All	Past/Future	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				58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	

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							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
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, I5, I11	2002	\$ 81,173	159	\$ 510.52													
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 266,136	102.3	\$ 2,601.53													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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		Future	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)		Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES																			
				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69

							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	C7	C8	C9	C10	C11	C12			
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5			
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54																
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56																
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26																
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45																
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77	\$ 35,891.77		\$ -				
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65			
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20																
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97																
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76																
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17	\$ 2,117.17														
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54						\$ 2,840.54								
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84	\$ 1,161.84	\$ 1,161.84														
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												\$ 12,112.42	\$ 12,112.42			
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	49.6	\$ 523.68												\$ 523.68	\$ 523.68			
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32				\$ 7,356.32		\$ 7,356.32								
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04	\$ 32,113.04	\$ 32,113.04														
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31	\$ 25,549.31	\$ 25,549.31														
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88																
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67																
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08	\$ 12,424.08		\$ -				
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												\$ 1,761.97	\$ 1,761.97			
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												\$ 17,456.82				
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29													\$ 12,159.29			
TOTAL OFF-SITE SANITARY LEVIES							\$ 31,121,823	1136.8	\$ 27,376.69	\$ 73,650.87	\$ 73,650.87	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 9,868.97	\$ 2,512.65	\$ 12,709.51	\$ 50,828.50	\$ 50,828.50	\$ 2,512.65	\$ 34,367.54	\$ 29,070.01

							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	C7	C8	C9	C10	C11	C12	
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5	
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, C7	2001	\$ 734,896	67.1	\$ 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	\$ 1,500,000	47.6	\$ 31,512.61														
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	\$ 1,300,000	33.2	\$ 39,156.63														
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14			\$ 31,910.14							\$ 31,910.14				
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54		\$ 17,286.54						\$ 17,286.54	\$ 17,286.54					
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76														
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49											\$ 2,680.49	\$ 2,680.49		
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50														
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24														
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 17,286.54	\$ 42,862.39	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 16,472.42	\$ 17,286.54	\$ 17,286.54	\$ 31,910.14	\$ 2,680.49	\$ 2,680.49	

							TRANSPORTATION LEVIES												
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)												
							I3	I4	C1	C2	C3	C4	C5	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
TOTAL OFF-SITE TRANSPORTATION LEVIES				\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

Overall Off-Site Levies by Area

To dampen the impact of the off-site levy rate increases to developers, it is proposed to phase the increase of the levies over a three-year span as shown in Table 6.3 below. The 2024 and 2025 versions of Tables 6.1A through 6.2B can be found in Appendices C and D, respectively.

Table 6.3 – Phased Off-Site Levies Rate Increases

Year	Off-Site Levy Rate (Average)
2026 (80%)	\$102,597.90/Ha
2027 (90%)	\$115,422.64/Ha
2028 (100%)	\$128,247.37/Ha

6.1 HISTORICAL AVERAGE OFF-SITE LEVIES RATES

The Town of Blackfalds' historical off-site levies rates and approximate average annual increases are summarized in Table 6.4 below.

Table 6.4 - Historical Average Off-site 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%
2016	\$89,107/Ha	24.4%
2026	\$128,247.37/Ha	3.26%

From the previous report (*2015 Off-Site Levies Report, March 2, 2016*), the rates have increased on average by approximately 3.36% per year, including the new facilities costs that have been added as part of this update. For comparison, if the levies did not include the new levies for facilities, the average off-site levy rate would be \$110,637.31, which would be approximately a 1.99% average annual increase.

APPENDIX A – DEEP UTILITIES LEVIES

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting



Sec.	Water Improvement	Item	Cost
2.1.3	Brentwood Extension - Womacks to Brentwood	2008 Rate to Remain Unchanged	\$ 42,934
2.1.4	Broadway Extension	2008 Rate to Remain Unchanged	\$ 81,173
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	\$ 266,136
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	\$ 88,955
2.1.7	Regional Water Line	Construction (Total Cost to Town including Grants GST (0%))	\$ 3,500,000 \$ - Total \$ 3,500,000
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	New Reservoir/Pump Station including engineering & contingency(2006) Land Acquisition (2006) Twin Reservoir - Phase 2 (2023) Upgrade Pumps for Twinning of Reservoir (2023) Contingency for 2020 upgrade (10%) Engineering for 2020 upgrade (15%) Assumed Grant (44.07%) Administration Fee (5%) GST (0%)	\$ 7,650,179 \$ 80,000 \$ 3,200,000 \$ 600,000 \$ 380,000 \$ 570,000 \$ (5,500,015) \$ 624,009 \$ - Total \$ 7,600,000
~~3.1.2~~	~~Womacks Rd / Gregg Street Trunk Main~~	~~Construction~~ ~~Contingency (10%)~~ ~~Engineering (15%)~~ ~~Administration Fee (5%)~~ ~~GST (0%)~~	~~\$ 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	\$ 8,232,000
		Contingency (10%)	\$ 823,200
		Engineering (15%)	\$ 1,234,800
		Funding (-38.8%)	\$ (3,992,520)
		GST (0%)	\$ -
		Total	\$ 6,300,000
4.1.5	Water Supply Line (300mm Twinning)	Construction	\$ 644,000
		Contingency (10%)	\$ 64,400
		Engineering (15%)	\$ 96,600
		Administration Fee (5%)	\$ 40,250
		GST (0%)	\$ -
		Total	\$ 845,000

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
2.2.3	Lift Station no. 3 Construction	2008 to Remain Unchanged	\$ 46,268
2.2.4	Upgrade Stanley LS	2008 to Remain Unchanged	\$ 138,188
2.2.5	NW Area LS	2008 to Remain Unchanged	\$ 197,713
2.2.6	NW Area LS Forcemain - second phase	2008 to Remain Unchanged	\$ 36,702
2.2.7	Abandon Womacks LS	2008 to Remain Unchanged	\$ 6,380
3.2.3	Upgrade LS#3 & new FM	2008 to Remain Unchanged	\$ 81,263
3.2.11	NW Area LS forcemain - final phase	2008 to Remain Unchanged	\$ 64,171
~~3.2.1~~	~~Wastewater Treatment Plant (WWTP) Upgrades~~	~~Lagoon Facility Expansion (Aeration and Polishing Cells)~~	~~\$ 2,376,220~~
		~~Engineering (15%)~~	~~\$ 356,433~~
		~~Contingency (10%)~~	~~\$ 237,622~~
		~~Assumed Grant (44.07%)~~	~~\$ (1,388,000)~~
		~~Administration Fee (5%)~~	~~\$ 83,064~~
		~~GST (0%)~~	~~\$ -~~
		~~Total~~	~~\$ 1,744,339~~
3.2.2	Upgrade Forcemain from Stanley Street LS	Construction	\$ 200,000
		Contingency (10%)	\$ 20,000
		Engineering (15%)	\$ 30,000
		Administration Fee (5%)	\$ 12,500
		GST (0%)	\$ -
		Total	\$ 260,000
3.2.4	Aurora Lift Station and Force Main	Construction	\$ 3,600,000
		Forcemain (1km)	\$ 350,000
		Contingency (10%)	\$ 395,000
		Engineering (15%)	\$ 592,500
		Administration Fee (5%)	\$ 246,875
		GST (0%)	\$ -
		Total	\$ 5,200,000

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
3.2.5	I4 LS (plus South Street gravity main)	Construction	\$ 3,837,945
		Backup Generator	\$ 53,150
		Contingency (10%)	\$ 389,110
		Engineering (15%)	\$ 583,664
		Assumed Grant (44.07%)	\$ (2,143,507)
		Administration Fee (5%)	\$ 136,018
		GST (0%)	\$ -
		Total	\$ 2,856,380
3.2.6	Broadway Trunk Upgrade	Construction	\$ 162,798
		Contingency (10%)	\$ -
		Engineering (15%)	\$ 24,420
		Administration Fee (5%)	\$ 9,361
		GST (0%)	\$ -
			\$ 196,578
3.2.7	Indiana Street/ South Street/ Highway 2A Upgrade	Construction	\$ 950,000
		Contingency (10%)	\$ 95,000
		Engineering (15%)	\$ 142,500
		Administration Fee (5%)	\$ 59,375
		GST (0%)	\$ -
		Total	\$ 1,200,000
3.2.8	NW Area LS Generator	Construction - Forcemain	\$ 53,000
		Contingency (10%)	\$ 5,300
		Engineering (15%)	\$ 7,950
		Administration Fee (5%)	\$ 3,313
		GST (0%)	\$ -
		Total	\$ 70,000
~~3.2.9~~	~~Regional Forcemain to Red Deer~~	~~Cost provided by Town~~	~~\$ 6,000,000~~
		~~Total~~	~~\$ 6,000,000~~
4.2.1	Vista Trail	Construction	\$ 223,587
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 33,538
		Administration Fee (5%)	\$ 12,856
		GST (0%)	\$ -
		Total	\$ 269,981

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
4.2.2	South Street	Construction	\$ 351,968
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 52,795
		Administration Fee (5%)	\$ 20,238
		GST (0%)	\$ -
		Total	\$ 425,001
4.2.3	Duncan Avenue	Construction	\$ 121,832
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 18,275
		Administration Fee (5%)	\$ 7,005
		GST (0%)	\$ -
		Total	\$ 147,112
4.2.4	Mckay Ranch (E5) Lif Station and Force Main	Construction	\$ 3,600,000
		Force Main	\$ 210,000
		Contingency (10%)	\$ 360,000
		Engineering (15%)	\$ 540,000
		Administration Fee (5%)	\$ 235,500
		GST (0%)	\$ -
		Total	\$ 4,945,500
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	Construction	\$ 260,585
4.2.6	S1 and C4 Sanitary Trunk	Construction	\$ 1,248,150
		Contingency (10%)	\$ 124,815
		Engineering (15%)	\$ 187,223
		Administration Fee (5%)	\$ 78,009
		GST (0%)	\$ -
		Total	\$ 1,600,000
4.2.7	I13 Lift Station	Construction	\$ 2,300,000
		Contingency (10%)	\$ 230,000
		Engineering (15%)	\$ 345,000
		Administration Fee (5%)	\$ 143,750
		GST (0%)	\$ -
		Total	\$ 3,000,000

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting

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

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting

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

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Town of Blackfalds
2023 Off-site Levies Update
Prepared by: Stantec Consulting



Sec.	Storm Improvement	Item	Cost
2.3.1	East Area Detention Pond	Construction	\$ 734,896
		Total	\$ 734,896
2.3.2	Broadway/Womacks Ext	Construction	\$ 228,460
		Total	\$ 228,460
3.3.2	Rolling Hills Lift Station	Storm Retention	\$ 190,000
		Lift Station	\$ 950,000
		Contingency (10%)	\$ 114,000
		Engineering (15%)	\$ 171,000
		Administration (5%)	\$ 71,250
		GST (0%)	\$ -
		Total	\$ 1,500,000
4.3.1	South Street Storm Trunk	Construction	\$ 223,330
		Contingency (10%)	\$ 22,333
		Engineering (15%)	\$ 33,500
		Administration (5%)	\$ 13,958
		GST (0%)	\$ -
		Total	\$ 293,121
4.3.2	I12 Lift Station and Force Main	Construction	\$ 950,000
		Contingency (10%)	\$ 95,000
		Engineering (15%)	\$ 142,500
		Administration (5%)	\$ 59,375
		GST (0%)	\$ -
		Total	\$ 1,300,000
4.3.3	East Area Storm Trunk	Construction	\$ 5,250,000
		Contingency (10%)	\$ 525,000
		Engineering (15%)	\$ 787,500
		Administration (5%)	\$ 328,125
		GST (0%)	\$ -
		Total	\$ 6,890,625
4.3.5	Highway 2A Lift Station, Force main and Crossing	Construction	\$ 760,000
		Contingency (10%)	\$ 76,000
		Engineering (15%)	\$ 114,000
		Administration Fee (5%)	\$ 47,500
		GST (0%)	\$ -
		Total	\$ 1,000,000
4.3.6	Northwest Storm Project	Construction	\$ 2,515,000
		Contingency (10%)	\$ 251,500
		Engineering (15%)	\$ 377,250
		Administration Fee (5%)	\$ 157,188
		GST (0%)	\$ -
		Total	\$ 3,300,000
5.3.1	Aurora Heights Oversizing	Construction	\$ 37,471
		Contingency (0%)	\$ -
		Engineering (0%)	\$ -
		Administration (0%)	\$ -

APPENDIX A

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

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APPENDIX B – TRANSPORTATION LEVIES

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

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

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

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

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

ISSUED FOR REVIEW

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

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

**APPENDIX C – 2026 OFF-SITE LEVIES
(80% TRANSITION)**

TABLE 6.1A - RESIDENTIAL AREAS (80% RATES)

							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	NE1	NE2	NE3	
							2.7	54.3	29.4	12.7	50	49.5	57.5	49.8	4	37.8	17.5	16.4	41.2	22.6	56.4	21	51.1	
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53																		
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	
TOTAL OFF-SITE WATER LEVIES							\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,638.21	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69

							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	NE1	NE2	NE3
							2.7	54.3	29.4	12.7	50.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54									\$ 809.54	\$ 809.54	\$ 809.54						
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56																	
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26																	
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45									\$ 2,143.45	\$ 2,143.45	\$ 2,143.45						
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77	\$ 35,891.77	\$ 35,891.77	\$ 23,329.65	\$ 35,891.77				
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20																	
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97									\$ 1,217.20	\$ 1,217.20	\$ 1,217.20						
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76									\$ 8,426.97	\$ 8,426.97	\$ 8,426.97						
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17												\$ 2,117.17	\$ 741.01				
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54												\$ 2,840.54	\$ 994.19				
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												\$ 1,161.84	\$ 406.64				
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42				\$ 12,112.42	\$ 12,112.42	\$ 12,112.42	\$ 12,112.42							\$ 12,112.42	\$ 12,112.42	\$ 12,112.42	
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68				\$ 523.68	\$ 523.68	\$ 523.68	\$ 523.68							\$ 523.68	\$ 523.68	\$ 523.68	
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32												\$ 7,356.32	\$ 7,356.32	\$ 7,356.32			
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												\$ 32,113.04	\$ 11,239.56				
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												\$ 25,549.31	\$ 8,942.26				
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88																	
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67																	
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08	\$ 12,424.08	\$ 12,424.08		\$ 8,075.65	\$ 12,424.08			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97							\$ 1,761.97	\$ 1,761.97						\$ 1,761.97	\$ 1,761.97	\$ 1,761.97	
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82														\$ 5,237.05	\$ 17,456.82		
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29								\$ 3,647.79									\$ 12,159.29
TOTAL OFF-SITE SANITARY LEVIES							\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 15,148.75	\$ 16,910.72	\$ 15,148.75	\$ 20,558.51	\$ 63,425.65	\$ 63,425.65	\$ 63,425.65	\$ 73,650.87	\$ 63,597.94	\$ 58,184.82	\$ 22,147.76	\$ 34,367.54	\$ 29,070.01

							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	NE1	NE2	NE3			
							2.7	54.3	29.4	12.7	60.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1			
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61																				
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	\$ 1,300,000	33.2	\$ 39,156.63																				
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14				\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 27,761.82							\$ 3,191.01						
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54							
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76									\$ 17,286.54											
5.3.2	Northest Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49														\$ 2,412.44	\$ 2,680.49	\$ 2,680.49				
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50							\$ 895.89							\$ 6,202.35	\$ 2,067.45	\$ 6,891.50				
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24														\$ 18,769.72	\$ 6,256.57					
TOTAL OFF-SITE STORM LEVIES							\$ 16,899,948	1136.8	\$ 14,865.37	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 28,657.72	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 30,575.52	\$ 11,004.51	\$ 9,571.81

							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
							31.6	17.5	32.8	10.6	5.2	17	29	13.9	4.7	4.5	11.1	8.2
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53						\$ 2,601.53	\$ 2,601.53	\$ 2,601.53		\$ 2,601.53	\$ 2,601.53	\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54		\$ 809.54	\$ 809.54	\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56							\$ 3,744.56			\$ 3,744.56	\$ 3,744.56	\$ 3,744.56
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 695.12							\$ 695.12			\$ 695.12	\$ 695.12	\$ 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						\$ 2,998.62						
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26										\$ 2,696.26	\$ 2,696.26	\$ 2,696.26
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45							\$ 2,143.45			\$ 2,143.45	\$ 2,143.45	\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77												
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20		\$ 1,217.20	\$ 1,217.20	\$ 1,217.20
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97		\$ 8,426.97			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76							\$ 1,325.76			\$ 1,325.76	\$ 1,325.76	\$ 1,325.76
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17												
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54												
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68		\$ 523.68	\$ 523.68									
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32												
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88										\$ 14,705.88	\$ 14,705.88	\$ 14,705.88
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67		\$ 28,530.67	\$ 28,530.67									
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08												
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 2,512.65	\$ 31,567.00	\$ 31,567.00	\$ 2,512.65	\$ 2,512.65	\$ 7,218.58	\$ 20,875.24	\$ 12,966.36	\$ 10,939.62	\$ 29,850.42	\$ 29,850.42	\$ 29,850.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61						\$ 31,512.61				\$ 31,512.61	\$ 31,512.61	\$ 31,512.61
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	\$ 1,300,000	33.2	\$ 39,156.63												
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54				
5.3.1	Aurora Heights Oversizing	TE3	2015	\$ 37,471	13.9	\$ 2,695.76								\$ 2,695.76				
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 10,952.25	\$ 37,032.77	\$ -	\$ 19,982.29	\$ -	\$ 37,032.77	\$ 37,032.77	\$ 37,032.77

							TRANSPORTATION LEVIES											
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)											
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
TOTAL OFF-SITE TRANSPORTATION LEVIES						\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

TABLE 6.2A - INDUSTRIAL AND COMMERCIAL AREAS (80% RATES)

Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	WATER LEVIES											
							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
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	\$ 81,173	159	\$ 510.52							\$ 510.52					\$ 510.52
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 266,136	102.3	\$ 2,601.53	\$ 2,601.53	\$ 2,601.53										\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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
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
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
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 19,148.90	\$ 25,628.91	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 26,139.43

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	SANITARY LEVIES											
							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
2.2.4	Upgrade Stanley LS	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54	\$ 809.54			\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56												
2.2.6	NW Area LS Foremain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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
3.2.11	NW Area LS foremain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26												
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45												\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20	\$ 1,217.20			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97	\$ 8,426.97	\$ 8,426.97			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76												
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17											\$ 2,117.17
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54										\$ 2,840.54
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												\$ 1,161.84
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68									\$ 523.68	\$ 523.68		
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32										\$ 7,356.32
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												\$ 25,549.31
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67										\$ 28,530.67		
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 19,532.61	\$ 12,709.51	\$ 5,353.19	\$ 9,868.97	\$ 2,512.65	\$ 2,512.65	\$ 12,966.36	\$ 12,966.36	\$ 61,282.20	\$ 3,036.33	\$ 31,567.00	\$ 2,512.65

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	STORM LEVIES											
							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, 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	\$ 1,500,000	47.6	\$ 31,512.61							\$ 31,512.61					
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	\$ 1,300,000	33.2	\$ 39,156.63												\$ 39,156.63
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54												
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76												
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 48,952.30	\$ -	\$ -	\$ -	\$ -	\$ 39,156.63

							TRANSPORTATION LEVIES													
Item	Transportation Improvements	All	Past/Future	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				\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

Item	Facilities Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost
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TABLE 6.2B - INDUSTRIAL AND COMMERCIAL AREAS (80% RATES)

							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
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, I5, I11	2002	\$ 81,173	159	\$ 510.52													
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 266,136	102.3	\$ 2,601.53													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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					
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					
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					
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69

							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54													
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56													
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26													
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45													
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77	\$ 35,891.77		\$ -	
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20													
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97													
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76													
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17	\$ 2,117.17											
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54							\$ 2,840.54				
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84	\$ 1,161.84	\$ 1,161.84											
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												\$ 12,112.42	\$ 12,112.42
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	49.6	\$ 523.68												\$ 523.68	\$ 523.68
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32				\$ 7,356.32		\$ 7,356.32					
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04	\$ 32,113.04	\$ 32,113.04											
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31	\$ 25,549.31	\$ 25,549.31											
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88													
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67													
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08	\$ 12,424.08		\$ -	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E8, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												\$ 1,761.97	\$ 1,761.97
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												\$ 17,456.82	
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29													\$ 12,159.29
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 73,650.87	\$ 73,650.87	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 9,868.97	\$ 2,512.65	\$ 12,709.51	\$ 50,828.50	\$ 50,828.50	\$ 2,512.65	\$ 34,367.54	\$ 29,070.01

							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, C7	2001	\$ 734,896	67.1	\$ 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	\$ 1,500,000	47.6	\$ 31,512.61													
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	\$ 1,300,000	33.2	\$ 39,156.63													
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14			\$ 31,910.14								\$ 31,910.14		
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54	\$ 17,286.54								\$ 17,286.54	\$ 17,286.54			
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76													
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												\$ 2,680.49	\$ 2,680.49
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50													
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24													
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 17,286.54	\$ 42,862.39	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 16,472.42	\$ 17,286.54	\$ 17,286.54	\$ 31,910.14	\$ 2,680.49	\$ 2,680.49

							TRANSPORTATION LEVIES												
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)												
							I13	I14	C1	C2	C3	C4	C5	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
TOTAL OFF-SITE TRANSPORTATION LEVIES				\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

**APPENDIX D – 2027 OFF-SITE LEVIES
(90% TRANSITION)**

TABLE 6.1A - RESIDENTIAL AREAS (90% RATES)

							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	NE1	NE2	NE3		
							2.7	54.3	29.4	12.7	50	49.5	57.5	49.8	4	37.8	17.5	16.4	41.2	22.6	56.4	21	51.1		
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53																			
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82		
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43		
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87		
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31		
TOTAL OFF-SITE WATER LEVIES							\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,638.21	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	

							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	NE1	NE2	NE3		
							2.7	54.3	29.4	12.7	50.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1		
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54									\$ 809.54	\$ 809.54	\$ 809.54								
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56																			
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26																			
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45									\$ 2,143.45	\$ 2,143.45	\$ 2,143.45								
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77	\$ 35,891.77	\$ 35,891.77	\$ 23,329.65	\$ 35,891.77						
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65		
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20																			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97									\$ 1,217.20	\$ 1,217.20	\$ 1,217.20								
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76									\$ 8,426.97	\$ 8,426.97	\$ 8,426.97								
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17												\$ 2,117.17	\$ 741.01						
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54												\$ 2,840.54	\$ 994.19						
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												\$ 1,161.84	\$ 406.64						
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42				\$ 12,112.42	\$ 12,112.42	\$ 12,112.42	\$ 12,112.42							\$ 12,112.42	\$ 12,112.42	\$ 12,112.42			
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68				\$ 523.68	\$ 523.68	\$ 523.68	\$ 523.68							\$ 523.68	\$ 523.68	\$ 523.68			
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32												\$ 7,356.32	\$ 7,356.32	\$ 7,356.32					
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												\$ 32,113.04	\$ 11,239.56						
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												\$ 25,549.31	\$ 8,942.26						
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88																			
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67																			
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08	\$ 12,424.08	\$ 12,424.08		\$ 8,075.65	\$ 12,424.08					
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 539,000	300.8	\$ 1,761.97						\$ 1,761.97	\$ 1,761.97							\$ 1,761.97	\$ 1,761.97	\$ 1,761.97			
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82														\$ 5,237.05	\$ 17,456.82				
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29								\$ 3,647.79									\$ 12,159.29		
TOTAL OFF-SITE SANITARY LEVIES							\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 15,148.75	\$ 16,910.72	\$ 15,148.75	\$ 20,558.51	\$ 63,425.65	\$ 63,425.65	\$ 63,425.65	\$ 73,650.87	\$ 63,597.94	\$ 58,184.82	\$ 22,147.76	\$ 34,367.54	\$ 29,070.01		

							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	NE1	NE2	NE3			
							2.7	54.3	29.4	12.7	60.0	49.5	57.5	49.8	4.0	37.8	17.5	16.4	41.2	22.6	56.4	21.0	51.1			
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61																				
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	\$ 1,300,000	33.2	\$ 39,156.63																				
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14				\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 27,761.82								\$ 3,191.01					
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54							
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76									\$ 17,286.54											
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49															\$ 2,412.44	\$ 2,680.49	\$ 2,680.49			
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50							\$ 895.89								\$ 6,202.35	\$ 2,067.45	\$ 6,891.50			
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24															\$ 18,769.72	\$ 6,256.57				
TOTAL OFF-SITE STORM LEVIES							\$ 16,899,948	1136.8	\$ 14,865.37	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 31,910.14	\$ 31,910.14	\$ 31,910.14	\$ 28,657.72	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 17,286.54	\$ 30,575.52	\$ 11,004.51	\$ 9,571.89

							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
							31.6	17.5	32.8	10.6	5.2	17	29	13.9	4.7	4.5	11.1	8.2
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, I5, I11	2002	\$ 81,173	159	\$ 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	\$ 266,136	102.3	\$ 2,601.53						\$ 2,601.53	\$ 2,601.53	\$ 2,601.53		\$ 2,601.53	\$ 2,601.53	\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42	\$ 16,127.69	\$ 19,659.42	\$ 19,659.42	\$ 19,659.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54		\$ 809.54	\$ 809.54	\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56							\$ 3,744.56			\$ 3,744.56	\$ 3,744.56	\$ 3,744.56
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 695.12							\$ 695.12			\$ 695.12	\$ 695.12	\$ 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						\$ 2,998.62						
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26										\$ 2,696.26	\$ 2,696.26	\$ 2,696.26
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45							\$ 2,143.45			\$ 2,143.45	\$ 2,143.45	\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77												
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20		\$ 1,217.20	\$ 1,217.20	\$ 1,217.20
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97		\$ 8,426.97		\$ 8,426.97	\$ 8,426.97
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76							\$ 1,325.76			\$ 1,325.76	\$ 1,325.76	\$ 1,325.76
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17												
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54												
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68		\$ 523.68	\$ 523.68									
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32												
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88										\$ 14,705.88	\$ 14,705.88	\$ 14,705.88
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67		\$ 28,530.67	\$ 28,530.67									
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08												
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 2,512.65	\$ 31,567.00	\$ 31,567.00	\$ 2,512.65	\$ 2,512.65	\$ 7,218.58	\$ 20,875.24	\$ 12,966.36	\$ 10,939.62	\$ 29,850.42	\$ 29,850.42	\$ 29,850.42

							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
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, 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	\$ 1,500,000	47.6	\$ 31,512.61						\$ 31,512.61				\$ 31,512.61	\$ 31,512.61	\$ 31,512.61
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	\$ 1,300,000	33.2	\$ 39,156.63												
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54								\$ 17,286.54				
5.3.1	Aurora Heights Oversizing	TE3	2015	\$ 37,471	13.9	\$ 2,695.76								\$ 2,695.76				
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ -	\$ -	\$ 10,952.25	\$ 10,952.25	\$ 37,032.77	\$ -	\$ 19,982.29	\$ -	\$ 37,032.77	\$ 37,032.77	\$ 37,032.77

							TRANSPORTATION LEVIES											
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)											
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	10.6	5.2	17.0	29.0	13.9	4.7	4.5	11.1	8.2
TOTAL OFF-SITE TRANSPORTATION LEVIES						\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

TABLE 6.2A - INDUSTRIAL AND COMMERCIAL AREAS (90% RATES)

Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	WATER LEVIES											
							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
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	\$ 81,173	159	\$ 510.52							\$ 510.52					\$ 510.52
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 266,136	102.3	\$ 2,601.53	\$ 2,601.53	\$ 2,601.53										\$ 2,601.53
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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
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
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
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES				\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 19,148.90	\$ 25,628.91	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,638.21	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 26,139.43

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	SANITARY LEVIES											
							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
2.2.4	Upgrade Stanley LS	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54							\$ 809.54	\$ 809.54	\$ 809.54			\$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56												
2.2.6	NW Area LS Foremain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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
3.2.11	NW Area LS foremain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696.26												
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45												\$ 2,143.45
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77			
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20							\$ 1,217.20	\$ 1,217.20	\$ 1,217.20			
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97							\$ 8,426.97	\$ 8,426.97	\$ 8,426.97			
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76												
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17											\$ 2,117.17
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54										\$ 2,840.54
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84												\$ 1,161.84
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	497.6	\$ 523.68										\$ 523.68	\$ 523.68	
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32										\$ 7,356.32
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04												
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31												\$ 25,549.31
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67										\$ 28,530.67		
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08			
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29												
TOTAL OFF-SITE SANITARY LEVIES				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 19,532.61	\$ 12,709.51	\$ 5,353.19	\$ 9,868.97	\$ 2,512.65	\$ 2,512.65	\$ 12,966.36	\$ 12,966.36	\$ 61,282.20	\$ 3,036.33	\$ 31,567.00	\$ 2,512.65

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	STORM LEVIES											
							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, 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	\$ 1,500,000	47.6	\$ 31,512.61							\$ 31,512.61					
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	\$ 1,300,000	33.2	\$ 39,156.63												\$ 39,156.63
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14												
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54												
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76												
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49												
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50												
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24												
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 5,520.17	\$ -	\$ -	\$ -	\$ -	\$ 48,952.30	\$ -	\$ -	\$ -	\$ -	\$ 39,156.63

							TRANSPORTATION LEVIES													
Item	Transportation Improvements	All	Past/Future	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				\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	

Item	Facilities Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost
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TABLE 6.2B - INDUSTRIAL AND COMMERCIAL AREAS (90% RATES)

							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
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, I5, I11	2002	\$ 81,173	159	\$ 510.52													
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B, I11	2004	\$ 266,136	102.3	\$ 2,601.53													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 88,955	1136.8	\$ 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	1136.8	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82	\$ 3,078.82
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	\$ 7,600,000	1136.8	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43	\$ 6,685.43
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	\$ 6,300,000	1136.8	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87	\$ 5,541.87
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	\$ 845,000	1136.8	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31	\$ 743.31
TOTAL OFF-SITE WATER LEVIES						\$ 19,503,094	1,136.8	\$ 17,156.14	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 22,607.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69	\$ 16,127.69

							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	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
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, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I11	2000	\$ 138,188	170.7	\$ 809.54													
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,744.56													
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 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	2005	\$ 64,171	23.8	\$ 2,696.26													
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	\$ 260,000	121.3	\$ 2,143.45													
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	\$ 5,200,000	144.9	\$ 35,891.77									\$ 35,891.77	\$ 35,891.77		\$ -	
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1136.8	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7	2022	\$ 196,578	161.5	\$ 1,217.20													
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7	Future	\$ 1,200,000	142.4	\$ 8,426.97													
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,325.76													
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	127.5	\$ 2,117.17	\$ 2,117.17	\$ 2,117.17											
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, C7	2011	\$ 425,001	149.6	\$ 2,840.54	\$ 2,840.54	\$ 2,840.54						\$ 2,840.54					
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	126.6	\$ 1,161.84	\$ 1,161.84	\$ 1,161.84											
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	\$ 4,945,500	408.3	\$ 12,112.42												\$ 12,112.42	\$ 12,112.42
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	49.6	\$ 523.68												\$ 523.68	\$ 523.68
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	\$ 1,600,000	217.5	\$ 7,356.32	\$ 7,356.32	\$ 7,356.32			\$ 7,356.32		\$ 7,356.32						
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	\$ 3,000,000	93.4	\$ 32,113.04	\$ 32,113.04	\$ 32,113.04											
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	\$ 3,000,000	117.4	\$ 25,549.31	\$ 25,549.31	\$ 25,549.31											
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C	Future	\$ 350,000	23.8	\$ 14,705.88													
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	Future	\$ 2,000,000	70.1	\$ 28,530.67													
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	\$ 1,800,000	144.9	\$ 12,424.08									\$ 12,424.08	\$ 12,424.08		\$ -	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	\$ 530,000	300.8	\$ 1,761.97												\$ 1,761.97	\$ 1,761.97
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	\$ 950,000	54.4	\$ 17,456.82												\$ 17,456.82	
5.2.2	C12 Lift Station Force Main	C12, NE3, and 30% of E8	Future	\$ 1,490,000	122.5	\$ 12,159.29													\$ 12,159.29
TOTAL OFF-SITE SANITARY LEVIES																			
				\$ 31,121,823	1136.8	\$ 27,376.69	\$ 73,650.87	\$ 73,650.87	\$ 2,512.65	\$ 2,512.65	\$ 2,512.65	\$ 9,868.97	\$ 2,512.65	\$ 12,709.51	\$ 50,828.50	\$ 50,828.50	\$ 2,512.65	\$ 34,367.54	\$ 29,070.01

							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	C7	C8	C9	C10	C11		C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5		56.5
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, C7	2001	\$ 734,896	67.1	\$ 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	\$ 1,500,000	47.6	\$ 31,512.61														
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	\$ 1,300,000	33.2	\$ 39,156.63														
4.3.3	East Area Storm Trunk	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	\$ 7,000,000	219.4	\$ 31,910.14			\$ 31,910.14							\$ 31,910.14				
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, I14	Future	\$ 3,300,000	190.9	\$ 17,286.54		\$ 17,286.54							\$ 17,286.54	\$ 17,286.54				
5.3.1	Aurora Heights Oversizing	TW3	2015	\$ 37,471	13.9	\$ 2,695.76														
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	\$ 525,000	195.9	\$ 2,680.49											\$ 2,680.49	\$ 2,680.49		
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	\$ 790,000	114.6	\$ 6,891.50														
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	\$ 1,190,000	57.1	\$ 20,855.24														
TOTAL OFF-SITE STORM LEVIES				\$ 16,898,948	1136.8	\$ 14,865.37	\$ -	\$ 17,286.54	\$ 42,862.39	\$ 10,952.25	\$ -	\$ -	\$ -	\$ 16,472.42	\$ 17,286.54	\$ 17,286.54	\$ 31,910.14	\$ 2,680.49	\$ 2,680.49	

							TRANSPORTATION LEVIES												
Item	Transportation Improvements	All	Past/Future	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)	Development Area (Ha)												
							I13	I14	C1	C2	C3	C4	C5	C7	C8	C9	C10	C11	C12
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	3.8	7.1	14.2	5.1	16.5	56.5
TOTAL OFF-SITE TRANSPORTATION LEVIES				\$ 58,248,750	1136.8	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22	\$ 51,239.22

MEETING DATE: March 16, 2026
PREPARED BY: Kim Isaak, Chief Administrative Officer
PRESENTED BY: Kim Isaak, Chief Administrative Officer
SUBJECT: **2026-2030 Strategic Plan - Draft**

BACKGROUND

Council met with Tracey Lorenson of Civic Excellence on January 16 and 17 to begin developing the 2026-2030 Strategic Plan. The plan outlines Council's Vision and Values and identifies four key Strategic Priorities:

- 1. Economic Vitality and Community Prosperity.**
- 2. Community Life, Safety, and Inclusion.**
- 3. Leadership, Engagement, and Advocacy.**
- 4. Sustainable Services and Infrastructure.**

Following these sessions, Administration was directed to prepare an operational plan designed to support Council in advancing the key priorities identified within the Strategic Plan. Administration has now completed this operational plan and will incorporate several key initiatives into the Strategic Plan, aligning them with their respective Strategic Priorities.

DISCUSSION

The plan is now being brought forward for Council's final review before proceeding to a Regular Council Meeting for approval. This step ensures that Council has the opportunity to confirm the plan's alignment with community needs, organizational capacity, and long-term municipal objectives. Once approved, the Strategic Plan, supported by the operational plan, will guide municipal-decision making, resource allocation, and performance reporting over the 2026-2030 period.

FINANCIAL IMPLICATIONS

The \$12 000 cost of the Strategic Plan was included in the Operating Budget, and initiatives from the operational plan have been either included in the operating budget or capital budget accordingly.

ADMINISTRATIVE RECOMMENDATION

1. *That Standing Committee of Council recommend to Council to direct the Draft 2026-2030 Strategic Plan to the April 14, 2026 Regular Meeting of Council for consideration.*

ALTERNATIVES

- a) That Standing Committee of Council recommends amendments to the Draft 2026-2030 Strategic Plan as identified and that the Draft 2026-2030 Strategic Plan with the noted

amendments be brought forward to the April 14, 2026 Regular Meeting of Council for consideration.

ATTACHMENTS

- Draft 2026-2030 Strategic Plan

APPROVALS

A handwritten signature in black ink, reading "Kim Isaak". The signature is written in a cursive style with a large initial "K".

Kim Isaak, Chief Administrative Officer

Department Director/Author

Town of Blackfalds 2026-2030

Strategic Plan - Draft

Prepared by: Tracey Lorenson | www.civicexcellence.com





Vision

A vibrant, friendly, and forward-thinking community people are proud to call home.



Values



Accountable - We do what we say and explain our decisions clearly to each other and the public.



Collaborative - We work together constructively and remain open to diverse perspectives.



Compassionate - We consider the impacts of our decisions on people and the community.

STRATEGIC PRIORITIES



**Economic
Vitality and
Community
Prosperity**



**Community Life,
Safety, and
Inclusion**



**Leadership,
Engagement,
and Advocacy**



**Sustainable
Services and
Infrastructure**



STRATEGIC PRIORITY

Economic Vitality and Community Prosperity

Promote job creation and economic strength by attracting and retaining key businesses.

AREAS OF FOCUS

- **Business Attraction** - Attract investment to strengthen the local economy and employment base.
- **Business Retention** - Support existing businesses to encourage stability and long-term growth.
- **Economic Readiness** - Prepare policies, plans, and communications to support economic opportunity.





STRATEGIC PRIORITY

Community Life, Safety, and Inclusion

Foster an inclusive and secure community with diverse recreation and housing options.

AREAS OF FOCUS

- **Community Safety** - Prioritize safety to support a secure and welcoming community.
- **Recreation and Culture** - Leverage recreation and cultural assets to enhance quality of life and visitor experience.
- **Housing** - Support housing options that meet diverse community needs.
- **Inclusion and Belonging** - Strengthen inclusive spaces and connections to foster community belonging.





STRATEGIC PRIORITY

Leadership, Engagement, and Advocacy

Engage with the public and partners to align efforts and advance shared community goals.

AREAS OF FOCUS

- **Public Engagement** - Foster meaningful two-way dialogue to strengthen trust and understanding.
- **Regional Collaboration** - Collaborate with regional partners to improve service efficiency and shared outcomes.
- **Regional Participation** - Participate in regional initiatives to enhance cost-effective service delivery.
- **Advocacy** - Advocate on external issues that affect community wellbeing and local interests.





STRATEGIC PRIORITY

Sustainable Services and Infrastructure

Sustain long-term service reliability by planning infrastructure investments wisely.

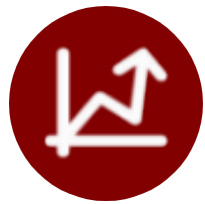
AREAS OF FOCUS

- **Infrastructure Planning** - Align infrastructure investment to support planned growth and service reliability.
- **Asset Management** - Manage municipal assets to extend lifecycle value and reduce long-term risk.
- **Resource Stewardship** - Steward financial and physical resources to support long-term sustainability.
- **Service Alignment** - Align service levels with community needs and organizational capacity.



Strategic Priority Initiatives





STRATEGIC PRIORITY

Economic Vitality and Community Prosperity

Promote job creation and economic strength by attracting and retaining key businesses.

STRATEGIC PRIORITY INITIATIVES

- Update Economic Development Plan
- Complete Phase 2 of the Municipal Development Plan – Commercial, Industrial and Economic Development
- Approve new Offsite Levy Bylaw
- Construct access off Hwy 2A to Blackfalds Industrial Way through the Local Improvement Process
- Complete strategy session for Tri-Party Municipal Collaborative
- Update Taxi Business License Bylaw



STRATEGIC PRIORITY

Community Life, Safety, and Inclusion

Foster an inclusive and secure community with diverse recreation and housing options.

STRATEGIC PRIORITY INITIATIVES

- Develop Fire Master Plan
- Develop Emergency Response Plan for Railroad Emergency
- Install Emergency Generator at the Community Centre
- Complete Phase 1 of the Municipal Development Plan – Parks and Schools
- Construct new Ball Diamond
- Complete a Housing Needs Assessment
- Complete Phase 3 of the Municipal Development Plan - Housing and Transportation
- Complete Phase 4 of the Municipal Development Plan - Community Facilities and Emergency Services



STRATEGIC PRIORITY

Leadership, Engagement, and Advocacy

Engage with the public and partners to align efforts and advance shared community goals.

STRATEGIC PRIORITY INITIATIVES

- Update Communications and Public Engagement Policy
- Work with City of Lacombe and Lacombe County on Feasibility Study for Regional Recreational Facility
- Work with City of Lacombe and Lacombe County on Lacombe Lake Management Plan
- Continue to Advocate to Provincial and Federal Government for sustainable funding for Infrastructure Projects and other community needs
- Update Intermunicipal Collaborative Framework Agreements
- Adoption of the Municipal Development Plan



STRATEGIC PRIORITY

Sustainable Services and Infrastructure

Sustain long-term service reliability by planning infrastructure investments wisely.

STRATEGIC PRIORITY INITIATIVES

- Complete and commission Eagle Builders Centre Arena 1 Plant Upgrade
- Complete construction on the Broadway Reservoir Expansion Project
- Construct McKay Ranch Lift Station
- Implementation of new Financial Software
- Complete a Service Level Review for Recreational and Cultural Services
- Complete Transportation Master Plan Update
- Complete Water and Wastewater Master Plans
- Complete Asset Management Strategy

MEETING DATE: March 16, 2026
PREPARED BY: Kim Isaak, Chief Administrative Officer
PRESENTED BY: Kim Isaak, Chief Administrative Officer
SUBJECT: **Council—Administration Protocol Policy - Draft**

BACKGROUND

The Town of Blackfalds does not have a policy that outlines the respective roles, responsibilities, communication expectations, and standards between Council and Administration. Effective municipal governance relies on a shared understanding of these distinct roles and how they interact.

Establishing a formal protocol will help avoid future misunderstandings by providing clear consistent guidance on Council-Administration interactions, including the appropriate processes for Council members to request and obtain information from Administration.

DISCUSSION

A draft Council-Administration Protocol Policy is attached for Council's consideration. The proposed policy is intended to strengthen role clarity and establish clear communication standards between Council and Administration. It also supports consistent, transparent, and accountable governance across the organization.

As Council has seen a version of this policy before, the red wording in the policy highlights the changes from the previous version circulated

FINANCIAL IMPLICATIONS

There are no financial implications to the adoption of this policy.

ADMINISTRATIVE RECOMMENDATION

- | |
|---|
| <ol style="list-style-type: none">1. That Standing Committee of Council recommend to Council that the draft Council—Administration Protocol Policy be forwarded to the April 14, 2026 Regular Meeting of Council for consideration. |
|---|

ALTERNATIVES

- a) That Standing Committee of Council recommends to Council that the draft Council—Administration Protocol Policy be forward to the April 14, 2026 Regular Meeting of Council with the noted amendments.

ATTACHMENTS

- *Council—Administration Protocol Policy - Draft*

APPROVALS

A handwritten signature in black ink that reads "Kim Isaak". The signature is written in a cursive, flowing style. The first name "Kim" is written with a large, looped 'K' and the last name "Isaak" follows in a similar cursive script.

Kim Isaak, Chief Administrative Officer

Department Director/Author

COUNCIL—ADMINISTRATION PROTOCOL

POLICY NO	
DIVISION DEPARTMENT	Administration
REVIEW PERIOD	Every 4 Years or as Required

1. POLICY PURPOSE

- 1.1 The purpose of this Policy is to establish expectations that Council and Administration will work collaboratively and effectively in serving the public interest, supporting stable governance, and fostering a positive, respectful organizational culture. This Policy aims to:
- 1.1.1 establish a framework to clarify the roles of Council and Administration.
 - 1.1.2 set out communication standards between Council and Administration.
 - 1.1.3 establish a regime of protocol for regulating relations and communications between Council and Administration.
 - 1.1.4 promote positive working relationships and a healthy workplace environment between Council and Administration.
 - 1.1.5 guide both administrative and operational interaction between Council and Administration.

2. POLICY STATEMENT

- 2.1 Effective governance depends on Council and Administration having a clear, shared understanding of their distinct roles and responsibilities, supported by a structured and well-defined framework that guides how they interact, communicate, and carry out their respective duties. This clarity fosters consistency, accountability, and a cohesive approach to managing and operating the municipality.
- 2.2 Council provides leadership, establishes policy direction, and makes decisions on behalf of the municipality through resolution. Administration is responsible for implementing Council decisions, providing professional advice, and managing day-to-day operations. This Policy ensures that interaction between the two bodies occurs in a manner that preserves good governance, maintains organizational integrity, and supports effective service delivery.
- 2.3 Council provides direction only through formal resolution, and Administration receives direction only through the CAO, ensuring proper lines of authority are maintained.

3. DEFINITIONS

- 3.1 **“Act”** means the *Municipal Government Act*, R.S.A., 2000 c M-26, as amended.
- 3.2 **“Administration”** collectively means all the Employees of the Town.
- 3.3 **“CAO”** means the Chief Administrative Officer of the Town.
- 3.4 **“Communication (s)”** means correspondence or a letter addressed to Council, including but not limited to letters and emails that are on paper or in a printable form **as well as verbal inquiries**.
- 3.5 **“Council”** means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.
- 3.6 **“Employee”** means, as defined in Section d.1(k) of the Alberta Employment Standards Code, an individual employed to do work who receives or is entitled to wages and includes a former employee, but does not include an individual who is a member of a class of individuals excluded by regulations.
- 3.7 **“Integrity”** means consistently acting with honesty, transparency, and adherence to ethical principles in all Council duties and decisions, including the following:
- Making decisions based on facts, fairness, and the public interest.
 - Being truthful and accountable in communications, commitments, and conduct.
 - Following legislation, bylaws, policies, and governance processes.
 - Being consistent between words and actions.
 - Avoiding conflicts of interest.
 - Upholding the responsibilities and authority of the Council role, respecting boundaries between governance and Administration.
- 3.8 **“Mayor”** means the chief elected official as defined in the Act.
- 3.9 **“Non-political”** means anything not related to politics, political parties, political processes, government policy, elections, or political debate. Something that is non-political:
- **Does not express political opinions, support, or opposition.**
 - **Does not aim to influence government or public policy.**
 - **Is neutral with respect to political ideologies or issues.**
- 3.10 **“Respect”** means conducting oneself in a manner that values the dignity, contributions, and perspectives of others, including the following:
- Listening actively and with an open mind to colleagues, Administration, and the public.
 - Engaging in debate constructively, focusing on ideas rather than personal attributes.

- Recognizing the legitimacy of differing viewpoints and treating them with fairness and civility.
- Communication professionally in formal meetings, public settings and written or electronic communication.
- Upholding the roles and responsibilities of Council, Administration, and governance processes.
- Fostering a safe, inclusive, and collaborative environment where all participants can contribute without fear of ridicule, hostility, or dismissal.

3.11 “**Town**” means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to Council and Administration.

5. MUNICIPAL GOVERNANCE FRAMEWORK

5.1 Council constitutes the political component of the Town and is led by the Mayor, while Administration constitutes an administrative and operational component of the Town, led by the CAO.

5.2 The legal responsibilities, functions, and powers of the Council and Administration are both interdependent and interrelated. The statutory powers of Council and Administration are as set out in the Act.

6. AUTHORITY AND RESPONSIBILITIES

6.1 Council to:

6.1.1 Adopt and support this Policy by resolution.

6.1.2 Consider the allocation of resources for the successful implementation of this Policy in the annual budget process.

6.2 Chief Administrative Officer to:

6.2.1 Advise Council on the development, implementation, and amendment of this Policy.

6.2.2 Ensure Policy review occurs and verify the implementation of this Policy.

7. ROLES AND RESPONSIBILITIES

7.1 The Mayor coordinates Council decisions, acts as Council spokesperson, facilitates the Council/Administration interface, and performs the duties of the chief elected

official as per the Act. In the absence of the Mayor, the Deputy Mayor will assume the above duties.

- 7.2 A Council member who is authorized to act as Council's official spokesperson must ensure that their comments reflect the official position and will of Council as a whole, even if the Council member personally disagrees with Council's position.
- 7.3 Members shall accurately communicate the decisions of Council, even if they disagree with Council's decision, in a manner that conveys and fosters respect for the decision-making process of Council.
- 7.4 Council members with social media accounts may share official Town posts on their personal or professional channels, provided the content is not altered in a way that changes meaning, tone, or accuracy.
- 7.5 Council members who participate in social media groups may share official Town posts within those groups in accordance with this section.
- 7.6 Information from Council's personal media accounts will not be shared by the Town.
- 7.7 The Town will not post responses to comments which are not on the Town's social media accounts. Council members may wish to post responses on other social media accounts but are to do so as individual members of Council, not as representatives of Council as a whole.
- 7.8 Council provides direction, makes strategic policy decisions, represents the public interest, and performs the duties of a Councillor as per the Act.
- 7.9 Council is responsible for hiring, supervising, and terminating the CAO. Council has one employee, being the CAO.
- 7.10 The CAO coordinates the organization's systems, manages organizational resources, facilitates the Administration/Council interface, and performs the duties as outlined in the Act and the CAO Bylaw.
- 7.11 The CAO is responsible for the hiring, managing, and terminating of all Employees of the Town.
- 7.12 Council and Administration will adhere to formal channels of communication between each other as established by legislation, bylaws and policy, **which will include the copying of the CAO on all requests.**

8. GENERAL PROTOCOL

- 8.1 Council and Administration shall treat each other with respect and integrity.

- 8.2 The Mayor will advise the Councillor and/or Council when a Councillor's activities are affecting Administration's performance.
- 8.3 Council will deal with Administration performance concerns by communicating them through the Mayor to the CAO.
- 8.4 The CAO will provide information to all of Council when responding to a request from one member of Council.
- 8.5 Administration will advise the CAO if a request for information from a member of Council will create a significant impact on performance/workload.

9. COMMUNICATION BETWEEN COUNCIL AND ADMINISTRATION

- 9.1 When a Communication is addressed to Council, it shall be directed through the CAO, and if the CAO determines it is within the governance authority of Council, the CAO will forward the Communication to Council without delay.
- 9.2 As per the Council Procedural Bylaw, follow-up on the Communication may include:
 - 9.2.1 Discussion on the item under Business at a Council Meeting;
 - 9.2.2 Directive to Administration to provide a response to the item of correspondence.
- 9.3 Council will provide direction to Administration through a resolution of Council.
- 9.4 Council may make information requests of Administration with the following understanding:
 - 9.4.1 The CAO is Council's main direct point of contact.
 - 9.4.2 The CAO will forward the information request to the applicable Employee.
- 9.5 Council shall, when approached, encourage all Employees to use appropriate channels within the organization for an operational issue or concern.
- 9.6 As outlined in the table below, each communication type is assigned a specific method of direction, accompanied by its definition, and any applicable requirements to share information. The CAO will develop and implement an Administrative Policy to delegate responsibilities to specific Employees in the Town for responses to Council Communications.

Communication Type	Definition	Administrative Delegate as delegated by the CAO	Requirement to Share
Simple or Resident Related Information Requests	An inquiry of Administration to obtain information on the operations and administration of the organization that is readily available and will not result in any external financial implications. Examples: include but not limited to • Resident inquiries on basic policies or procedures • Question regarding upcoming events or Council meetings • Requests on where to find information that is already available	Chief Administrative Officer	Inquiry request communicated by the Council member to all Council members. Response will be provided to all members of Council within 48 hours on business days, within 72 hours on weekends.
Complex Inquiries or Requests Requiring	Requests that require a substantial amount of research, more than four (4) hours of administrative effort, or		

Significant Staff Time	any budget allocation will necessitate a Notice of Motion Examples: include but not limited to • Requests for detailed reports on a particular issue or project that do not already exist • Requests for legal opinions or in-depth policy reviews • Request that require extensive research and data analysis		
Support with Governance Meeting Procedures	Requesting clarification with process related Council meeting processes.	Senior Legislative Advisor	No requirement to share.
Support with Notice of Motions	Assistance with Notice of Motions	Legislative and Executive Coordinator cc. Chief Administrative Officer	No requirement to share.

Inquiries related to citizen or stakeholder concerns	Request for information or concerns related to matters brought to Council by a citizen or other stakeholder	Chief Administrative Officer	Inquiry request communicated by the Council member to all Council members. Response will be provided to all members of Council.
Inquiries related to prospective Economic Development	An inquiry from an external agency that was funnelled through or included a Member of Council requesting information, or an initial consultation regarding a prospective new development investment in the Town.	Chief Administrative Officer cc. Director of Corporate Services and Director of Infrastructure and Planning Services	No requirement to share unless the matter is relevant to Town operations.
Council support matters	Inquiry regarding Council schedules, expenses, course registrations, conferences and travel	Legislative and Executive Coordinator	No requirement to share
Request for Additional Information or Clarification	Council member wishes to be given additional training on a matter before Council or on a matter related to Committee work.	Chief Administrative Officer	Inquiry request communicated by the Council member to all Council members. Response will be provided to all

			members of Council.
Committee Responsibilities	Inquiry related to issues or concerns with a Council Committee	Chief Administrative Officer	Inquiry request communicated by the Council member to all Council members. Response will be provided to all members of Council.

10. RESIDENT INQUIRIES TO COUNCIL

- 10.1 A member of Council may choose to respond to requests for information from residents that are Com, **such as the examples outlined in the table above under "Simple Information Requests"** where the information is readily available to the public. Such responses must be shared with all of Council and the Chief Administrative Officer.
- 10.2 Council will direct requests from residents for services or information that are not routine in nature to info@blackfalds.ca.
- 10.3 Communication to Council directly as a result of a statutory public hearing will be directed to the Chief Administrative Officer to ensure that the concern is documented accordingly.
- 10.4 All inquiries from residents to Council regarding enforcement matters, including complaints against a Peace Officer, must be directed to the Chief Administrative Officer.
- 10.5 All inquiries from residents to Council regarding criminal matters or other operational complaints related to the Royal Canadian Mounted Police should be directed to the Blackfalds RCMP Detachment.

11. SPECIAL SITUATIONS

- 11.1. In all routine and operational situations, the CAO and designated staff may exercise delegated authority without returning to Council, provided actions remain within

approved budgets, bylaws, policies, and legislative requirements. These situations include, but are not limited to:

- Managing logistics for municipal participation in community events, including staff coordination, scheduling representation, and handling operational planning that does not require political direction.
- Preparing routine communications and event materials, such as speaking notes, scripts, agendas, programs, and public notices related to protocol activities where no new political commitments are created.
- Authorizing standard use of municipal symbols, including municipal flags, banners, branding, and official insignia, in accordance with approved municipal standards.
- Issuing standard letters of recognition, greetings, or congratulations, where content is ceremonial and Non-Political.
- Selecting and providing standard municipal gifts or recognition items, within established protocol and financial limits.
- Managing routine Human Resources matters, including recruitment, hiring, onboarding, staff performance management, employee relations, workplace practices, routine disciplinary actions, scheduling and leave administration, position adjustments, and implementation of approved compensation policies for all positions other than the CAO.

12. RELATED DOCUMENTS

- 12.1. *Municipal Government Act*
- 12.2. CAO Bylaw
- 12.3. Council Procedural Bylaw
- 12.4. Council Policy – Social Media

13. END OF POLICY

 Mayor

 Chief Administrative Officer

 Date

 Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		

Policy Revised		
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ADMINISTRATIVE REVISIONS

Date	Description