TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
Tuesday, June 9, 2026, at 6:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street

AGENDA

1. **WELCOME AND CALL TO ORDER**

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. **ADOPTION OF AGENDAS**

3.1 Regular Agenda for June 9, 2026
3.2 Consent Agenda for June 9, 2026
- a) **Declaration of No Interest** *(conflict of duty and interest, pecuniary or other)*
- b) **Adoption of Minutes**
  - Regular Council Meeting Minutes – May 26, 2026
- c) **Council Reports**
  None
- d) **Administrative Reports**
  - Report for Council, Enforcement and Protective Services Monthly Report – May 2026
  - Report for Council, BOLT KPI Monthly Report – April 2026
- e) **Boards, Committees and Commission Minutes and/or Reports**
  - Municipal Planning Commission Meeting Minutes – March 19, 2026
- f) **Information**
  - City of Lacombe Council Highlights – May 11, 2026
  - Lacombe County Council Highlights – May 14, 2026
  - City of Lacombe Council Highlights – May 25, 2026
  - Lacombe County Council Highlights – May 28, 2026
  - 2025 Parkland Regional Library System Audit
  - Parkland Regional Library System 2025 Annual Report
- g) **Correspondence**
  None

4. **PUBLIC HEARING**
None

5. **DELEGATION**
5.1 STARS Annual Update, *Jackie Seely - Donor Relations and Development Officer*

6. **BUSINESS**
6.1 Request for Decision, McKay Ranch Phase 4 Park Name Proposal
6.2 Request for Decision, Bylaw 1357.26 - Off-Site Levy Bylaw *(First Reading)*
6.3 Request for Decision, Bylaw 1350.26 - Natural Gas Franchise Fee Bylaw *(Second and Third Reading)*
6.4 Request for Decision, Council Policy CP-191.26 - Information Governance Framework *(Amended)*
6.5 Request for Decision, Council Policy CP-196.26 - Public Use of Rental Facilities *(new)*
6.6 Request for Decision, Council Policy CP-185.24 - Community Initiative Grant *(Amended)*
6.7 Request for Decision, FCSS Board Member Resignation

7. **NOTICES OF MOTION**
None

8. **CONFIDENTIAL**
8.1 Land, *ATIA* Section 29 – Advice from Officials

9. **ADJOURNMENT**

Future Meetings/Events:
- *Standing Committee of Council Meeting – June 15, 2026*
- *Regular Council Meeting – June 23, 2026*

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on May 26, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

MEMBERS PRESENT

Mayor Laura Svab
Deputy Mayor Brenda Dennis
Councillor Jim Sands
Councillor Shane Hanson
Councillor Ryan Brown
Councillor Cory Twerdoclib

ATTENDING

Kim Isaak, Chief Administrative Officer
Justin de Bresser, Director of Corporate Services
Ken Morrison, Director of Emergency Management & Protective Services
Jolene Tejkl, Planning & Development Manager
Renan Bravo, Information Technology Technician
Danielle Nealon, Senior Legislative Advisor

REGRETS

Councillor Aaron J. Hoyte

OTHERS PRESENT

None

1. WELCOME AND CALL TO ORDER

Mayor Svab welcomed everyone to the Regular Council Meeting of May 26, 2026, called the meeting to order at 6:00 p.m. and indicated that Councillor Hoyte sent his regrets.

2. LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

3. ADOPTION OF AGENDAS

167/26 Councillor Sands moved That Council adopt the Regular Agenda for May 26, 2026, as presented.

CARRIED UNANIMOUSLY

168/26 Councillor Hanson moved That Council adopt the Consent Agenda for May 26, 2026, as presented, containing:

- **a) Declaration of No Interest** *(conflict of duty and interest, pecuniary or other)*
- **b) Adoption of Minutes**
  - Regular Council Meeting Minutes – May 12, 2026
- **c) Council Reports**
  - Mayor Laura Svab
  - Deputy Mayor Brenda Dennis
  - Councillor Jim Sands
  - Councillor Shane Hanson
  - Councillor Ryan Brown
  - Councillor Aaron J. Hoyte
  - Councillor Cory Twerdoclib
- **d) Administrative Reports**
  - Report for Council, CAO Report – May 2026
  - Report for Council, Development & Building Monthly Report – April 2026
- **e) Boards, Committee and Commission Minutes and/or Reports**
  - Lacombe Foundation Meeting Minutes – March 23, 2026

DRAFT

f) Information
- City of Lacombe Council Highlights - March 23, 2026
- Servus Credit Union Public Library Blackfalds Programming Reports – February and March 2026

g) Correspondence
None

CARRIED UNANIMOUSLY

4. PUBLIC HEARING

None

5. DELEGATION

None

6. BUSINESS

6.1 Request for Decision, Bylaw 1358.26 - Aspen Lakes West Phase 2A Redistricting

Manager Tejkl presented Bylaw 1358.26, a bylaw to redistrict Aspen Lakes West Phase 2A for Council's consideration.

169/26 Councillor Twerdoclib moved That Council give First Reading to Bylaw 1358.26 – Redesignation of Part of SW 34-39-27-W4M from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M) and Residential Multi-Dwelling District (R-2), as presented.

CARRIED UNANIMOUSLY

170/26 Councillor Brown moved That a Public Hearing date be set for June 23, 2026, at 6:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

6.2 Request for Decision, Subdivision File No. S-02-26, 4409 South Street

Manager Tejkl brought forward for Council's consideration, Subdivision File No. S-02-26.

171/26 Councillor Brown moved That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and moves to APPROVE the subdivision of 4409 South Street (Lot 3 Block 1 Plan 102 2233) into three lots, subject to the following conditions:

1. That pursuant to Section 84 of the *Land Titles Act*, the Subdivision is registered by Plan of Survey.

2. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangement satisfactory to the Town of Blackfalds for payment thereof be made.

3. That pursuant to Section 655(1) of the *Municipal Government Act,* a Blanket Utility Right-of-Way, as per the requirements of the Town of Blackfalds and/or utility companies, be registered concurrent with or prior to registering the Plan of Survey.

4. That an Access Easement be registered concurrent with or prior to registering the Plan of Survey to ensure legal and physical access for proposed Lot 5 and proposed Lot 6 to South Street is maintained.

CARRIED UNANIMOUSLY

DRAFT

6.3 Request for Decision, Bylaw 1359.26 - Animal Control Bylaw

Director Morrison presented the Animal Control Bylaw, for Council's consideration.

172/26 Councillor Twerdoclib moved That Council rescind First Reading of Bylaw 1335.25 Animal Control Bylaw, being resolution 147/25.

CARRIED UNANIMOUSLY

173/26 Deputy Mayor Dennis moved That Council give First Reading to Bylaw 1359.26 - Animal Control Bylaw, as presented.

CARRIED UNANIMOUSLY

Councillor Hanson moved That Council give Second Reading to Bylaw 1359.26 - Animal Control Bylaw, as presented.

Prior to voting on Second Reading, the proposed Bylaw amendments were introduced.

AMENDMENTS PROPOSED TO THE BYLAW

Councillor Hanson moved That Bylaw 1359.26 be amended as follows:

1. That Section 6.1 be amended by deleting the words "in Bylaw 1335.25" and substituting "this Bylaw".
2. That Section 13.2 be amended by adding the words "is guilty of an offence:".
3. That Section 13.2 (c) be deleted in its entirety.
4. That Schedule D, Part 13, Section 13.2(b) be amended by replacing the fine for Third and Subsequent offences from "$500" to "$1,000".

Prior to the vote on the foregoing motion, a motion to divide the question was introduced.

174/26 Councillor Hanson moved That the proposed Bylaw amendments be divided by voting on 1. and 4. then voting on amendments 2. and 3.

DEFEATED
In Favour: Mayor Svab and Councillor Hanson

The original proposed amendment motion was brought back to the floor for consideration.

175/26 Councillor Hanson moved That Bylaw 1359.26 be amended as follows:

1. That Section 6.1 be amended by deleting the words "in Bylaw 1335.25" and substituting "this Bylaw".
2. That Section 13.2 be amended by adding the words "is guilty of an offence:".
3. That Section 13.2 (c) be deleted in its entirety.
4. That Schedule D, Part 13, Section 13.2(b) be amended by replacing the fine for Third and Subsequent offences from "$500" to "$1,000".

CARRIED UNANIMOUSLY

RECESS

Mayor Svab called for a 5-minute recess at 7:05 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 7:11 p.m.

176/26 Councillor Brown moved That Bylaw 1359.26 be amended as follows:

1. That a new Section 7.1 (g) be added as follows:

   (g) if a Dangerous Dog owner seeks to remove the Dangerous Dog Declaration, they must provide a certified copy of training records satisfactory to the Review Committee and be subject to review by the Review Committee.

CARRIED UNANIMOUSLY

DRAFT

177/26 Councillor Hanson moved That Council give Second Reading to Bylaw 1359.26 - Animal Control Bylaw, as amended.

CARRIED UNANIMOUSLY

178/26 Councillor Brown moved That Council give unanimous consent to move to Third Reading of Bylaw 1359.26 – Animal Control Bylaw.

CARRIED UNANIMOUSLY

179/26 Councillor Sands moved That Council give Third Reading to Bylaw 1359.26 – Animal Control Bylaw, as presented.

CARRIED UNANIMOUSLY

6.4 Request for Decision, Community Centre Emergency Generator

Director Morrison brought forward a request for Council to award the Emergency Generator project at the Community Centre.

180/26 Councillor Sands moved That Council approve an additional $66,709.24 from Capital Reserve to be allocated to the purchase and installation of the Emergency Generator.

CARRIED UNANIMOUSLY

181/26 Councillor Twerdoclib moved That Council award the Community Center Emergency Generator RFP to Timcon Construction (1988) LTD. In the amount of $266,709.24.

CARRIED UNANIMOUSLY

6.5 Request for Decision, Council Policy CP-174.24 - Procurement

Director de Bresser presented the amended Council Policy – Procurement for Council's consideration of adoption.

182/26 Councillor Hanson moved That Council adopt the amended Council Policy CP-174.24 - Procurement, effective immediately.

CARRIED UNANIMOUSLY

6.6 Request for Decision, Council Policy CP -184.24 - Signing Authority

CAO Isaak presented the amended Council Policy – Signing Authority for Council's consideration of adoption.

183/26 Councillor Hanson moved That Council adopt the amended Council Policy CP-184.24 - Signing Authority, effective immediately.

CARRIED UNANIMOUSLY

6.7 Request for Decision, Friends of the Blindman River – Board Representation

CAO Isaak brought forward for Council's consideration and discussion appointing a board representative to the Friends of the Blindman River Board.

Councillor Hanson moved That Council consider the request from the Friends of the Blindman River for Council representation on their Board.

Before voting on the foregoing motion, a motion to withdraw was introduced.

184/26 Councillor Hanson moved That Council consent to the withdrawal of the motion.

CARRIED UNANIMOUSLY

DRAFT

185/26 Councillor Hanson moved That Council direct Administration to review the current watershed memberships and bring this item back during budget discussions.

DEFEATED
In favour: Mayor Svab, Councillor Hanson and Councillor Twerdoclib

6.8 Council Motion, Bill 12 – Alberta Disability Assistance Program (ADAP) Implementation Pause Support

Councillor Brown brought forward his motion, which was given notice on May 12, 2026, to be considered at the May 26, 2026, Regular Meeting of Council.

186/26 Councillor Brown moved That Council of the Town of Blackfalds express its support for Inclusion Alberta's call to pause implementation of Bill 12 and the Alberta Disability Assistance Program until the Province undertakes meaningful consultation and completes a clear social and economic impact review; and

That Council stand in collaboration with neighbouring municipalities to advocate that no changes proceed which would reduce necessary supports for vulnerable residents and families; and

That the Mayor be authorized to send this position, in writing, to the Premier of Alberta, the Minister of Assisted Living and Social Services, the local MLA, Inclusion Alberta, and neighbouring municipalities.

CARRIED UNANIMOUSLY

7. NOTICES OF MOTION

None

RECESS

Mayor Svab called for a 5-minute recess at 8:18 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 8:22 p.m.

8. CONFIDENTIAL

8.1 Municipal Awards Nomination - *ATIA* Section 22(1) - Confidential Evaluations

8.2 Library Correspondence - *ATIA* Section 26(1) – Disclosure Harmful to Intergovernmental Relations

187/26 Councillor Sands moved That Council move to a closed session commencing at 8:22 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss item 8.1 Municipal Awards Nomination, pursuant to Section 22 of the *Access to Information Act* and 8.2 Library Correspondence, pursuant to Section 26 of the *Access to Information Act.*

CARRIED UNANIMOUSLY

Closed Session Attendance: *Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Cory Twerdoclib, CAO Kim Isaak, and Senior Legislative Advisor Danielle Nealon.*

188/26 Councillor Hanson moved That Council move to come out of the closed session at 8:55 p.m.

CARRIED UNANIMOUSLY

DRAFT

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 8:55 p.m.

Regular Council Meeting Attendance: *Mayor Laura Svab, Deputy Mayor Brenda Dennis, Councillor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Cory Twerdoclib, CAO Kim Isaak and Senior Legislative Advisor Danielle Nealon.*

8.1 Municipal Awards Nomination - *ATIA* Section 22(1) - Confidential Evaluations

189/26 Councillor Sands moved That Council endorse Administration's recommendation regarding the municipal awards nomination.

CARRIED UNANIMOUSLY

9. ADJOURNMENT

Mayor Svab adjourned the Regular Council Meeting at 8:56 p.m.

Laura Svab, Mayor

Kim Isaak, Chief Administrative Officer

DRAFT

MEETING DATE: June 9, 2026

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

SUBJECT: **Enforcement and Protective Services Monthly Report - May 2026**

BACKGROUND

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

DISCUSSION

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

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- *Protective Services Monthly Report*
- *Fire May Monthly Incident Summary*
- *Municipal Enforcement Month End*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Director/Author

Protective Services Monthly Report

Blackfalds Municipal Enforcement May Monthly Report

Summary of Activity

Operational Summary

During the reporting period, Municipal Enforcement Officers remained active responding to a wide range of community concerns and enforcement activities. Calls for service varied from minor bylaw complaints, such as barking dogs, to more serious matters involving impaired individuals at municipal facilities.

Call Volume & Reporting

- **75** calls were received through the 24/7 dispatch line
- **3** service requests were submitted through the online reporting system (Omnigo)

Enforcement Activity

- **60** Traffic Safety Act violation tickets issued
- **29** warnings issued to promote voluntary compliance

Permits & Administrative Duties

- **86** Travis permits reviewed and approved

Community Initiatives & Resources

The addition of a seasonal bylaw officer has already had a **positive impact** within the community. Feedback received indicates improved response times and increased visibility.

The department has also enhanced its operational capabilities with the acquisition of **two e-bikes**, allowing officers to better patrol parks, pathways, and other areas less accessible by traditional vehicles.

Trends & Observations

Peace Officers have noted a growing trend in the use of **alternative mobility devices**, including:

- E-bikes
- Scooters
- Skateboards

This increase presents both enforcement and education opportunities regarding safe and compliant use within the community.

Conclusion

Overall, Municipal Enforcement continues to maintain a strong presence in the community, addressing concerns efficiently while adapting to emerging trends and growth. The addition of new resources and personnel has strengthened service delivery and community engagement.

Blackfalds Fire Rescue

During this month, we continued with the NFPA 1001 Level 1 course, on Tuesday evenings and are now into the final weekends of the practical skills on weekends. Working towards the exams.

On Wednesday evenings, our training was:

Week 1 (May 6), we will split up the members based on attendance, and use E3 and Tender to do some drafting, and setting up portable tanks, and do nozzle work in the sea cans, simulating fire attack, with focus on hose and nozzle management.

Week 2 (May 13), repeat, but opposite, with anyone who missed week 1 going to pump/set up portable tanks. Using the sea cans and flow some water in a simulated fire attack, again focusing on hose and nozzle work.

Week 3 (May 20) All units will go down to the training grounds, where we will do a full scale scenario - A rural structure fire, where one engine will be an attack engine, laying in a supply line 'from the driveway', and it will get pumped by a drafting engine 'from the range road', with the tender doing a shuttle focused on fire suppression, advancing hose lines utilizing the training props at the training grounds (old public works yard).

The Fire Master Plan has started with a kick off meeting and interviews were held with several town staff.

During May, the department responded to 24 incidents, which is out pacing last years numbers.

A summary of the incident types for May 2026 is included.

Occupational Health & Safety

Incidents: 13 Incident reported in CorePoint

- 7 near miss/hazard ID
- 3 personal injury/report only
- 2 property damage
- 1 motor vehicle incident

Investigations: 1 formal investigation completed

- 2 corrective actions identified
-

Orientation & Training

- Orientation completed for 14 new hires
- Over 50+ H&S Training emails have been sent to employees

OHS Platform Committee

- Demos have been completed & quotes have been received
- Out of the 4 companies reviewed, the Committee has narrowed down the top 2 companies that would work best for the Town
- Survey is being developed for employees who use CorePoint regularly and will be distributed.

Documents

- Incident Investigation Policy & Procedure has been approved and provided to employees
- Confined Space Code of Practice and relevant procedures/forms have been completed, approved by the JHSC and will be presented to relevant workers for final approval
- The NEW Worksite Inspections Policy/Procedure and REVISED Workplace Violence and Harassment Prevention Policy have been approved by the JHSC and will be presented to management for final review and approval.

RCMP

- The RCMP interviews for the new Blackfalds Detachment Commander will take place on June 19th.
- Statistics not available at this time.

Emergency Management

- During Emergency Preparedness week, information was posted online daily, with brochures being placed in civic buildings providing educational information.
- The Community Center Emergency Generator RFP bids were reviewed and presented to council with the contract being awarded to TimCon.
- LREMP Emergency Plan is completed in draft and will be reviewed by the LREMP plan review committee mid-June, with the intent of it going for final review in the fall to LREMP.

Ken Morrison
Director of Emergency Management & Protective Services

Blackfalds Fire Rescue

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

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

INCIDENT SUMMARY - PAGE 1 OF 1

Blackfalds Fire Rescue Department	BLF	MAY	2026

CALL #	DATE	INCIDENT TYPE	DISPATCH EVENT #	LOCATION	RCMP FILE #	MAFP 1244
076	1	HAZ-70 PUBLIC HAZARD	BLK2600081	Within Corporate Boundaries	N/A	N/A
077	1	FIRE GRASS/BRUSH	LAC2600147	Lacombe County	N/A	YES
078	5	ALARM	LAC2600146	Lacombe County	N/A	N/A
079	5	ALARM	BLK2600082	Within Corporate Boundaries	N/A	N/A
080	5	MEDICAL	BLK2600083	Within Corporate Boundaries	N/A	EMS
081		CO ALARM	BLK2600084	Within Corporate Boundaries	N/A	N/A
082	7	MEDICAL	BLK2600085	Within Corporate Boundaries	N/A	EMS
083	7	FIRE GRASS/BRUSH	LAC2600156	Lacombe County	N/A	N/A
084	8	FIRE GRASS/BRUSH	BLK2600086	Within Corporate Boundaries	N/A	N/A
085	8	ALARM	BLK2600087	Within Corporate Boundaries	N/A	N/A
086	10	MEDICAL	BLK2600088	Within Corporate Boundaries	N/A	EMS
087	10	MEDICAL	Blk2600089	Lacombe County	YES	N/A
088	12	GAS LEAK	BLK2600090	Within Corporate Boundaries	N/A	N/A
089	12	MEDICAL	BLK2600091	Within Corporate Boundaries	N/A	EMS
090	14	ANIMAL SERVICE	BLK2600092	Within Corporate Boundaries	N/A	N/A
091	14	ALARM	BLK2600093	Within Corporate Boundaries	N/A	N/A
092	14	ALARM	BLK2600094	Within Corporate Boundaries	N/A	N/A
093	16	FIRE GRASS/BRUSH	BLK2600095	Within Corporate Boundaries	N/A	N/A
094	17	ALARM	BLK2600096	Within Corporate Boundaries	N/A	N/A
095	17	FIRE GRASS/BRUSH	BLK2600097	Within Corporate Boundaries	N/A	N/A
096	20	ALARM	BLK2600098	Within Corporate Boundaries	N/A	N/A
097	21	ALARM	BLK2600099	Within Corporate Boundaries	N/A	N/A
098	22	ALARM	BLK2600100	Within Corporate Boundaries	N/A	N/A
099	24	FIRE GRASS/BURN	BLK2500101	Within Corporate Boundaries	N/A	YES

TOTAL RESPONSES	24	OFFICER	Robert Côté	REV DT FEB 02/17	Print Form

MONTH END Statistics from Occurred Date: 5/1/2026 12:00:00AM to 5/31/2026 11:59:59PM

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

Count of Incident Types



1 TRAFFIC BYLAW 1232/19 : PART 11: MISCELLANEOUS : DRAIN RADIATOR/OTHER FLUID FROM A VEHICLE ONTO HWY	2
1 TRAFFIC BYLAW 1232/19 : PART 3: PEDESTRIAN BICYCLES OR OTHER CONVEYANCES	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN	6
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A MOTOR VEHICLE/OHV/BOAT/TRAILER ON A VACANT LOT IN A RESIDENTIAL DISTRICT	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK IN ALLEY LONGER THAN PERMITTED FOR LOADING/UNLOADING	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK OR DRIVE ON PARK LAND	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK WITHIN 1.5 M OF ACCESS TO A GARAGE/DRIVEWAY/PRIVATE ROAD/VEHICLE CROSSWAY OVER SIDEWALK	1
2 COMMUNITY STANDARDS BYLAW 1220/18	5
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: INDUSTRIAL/CONSTRUCTION NOISES	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE	2
Total:	21

1 TRAFFIC BYLAW 1232/19 : PART 11: MISCELLANEOUS : DRAIN RADIATOR/OTHER FLUID FROM A VEHICLE ONTO HWY: 2 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

1 TRAFFIC BYLAW 1232/19 : PART 3: PEDESTRIAN BICYCLES OR OTHER CONVEYANCES: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN: 6 7%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A MOTOR VEHICLE/OHV/BOAT/TRAILER ON A VACANT LOT IN A RESIDENTIAL DISTRICT: 1 1%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK IN ALLEY LONGER THAN PERMITTED FOR LOADING/UNLOADING: 1 1%

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

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

2 COMMUNITY STANDARDS BYLAW 1220/18: 5 6%

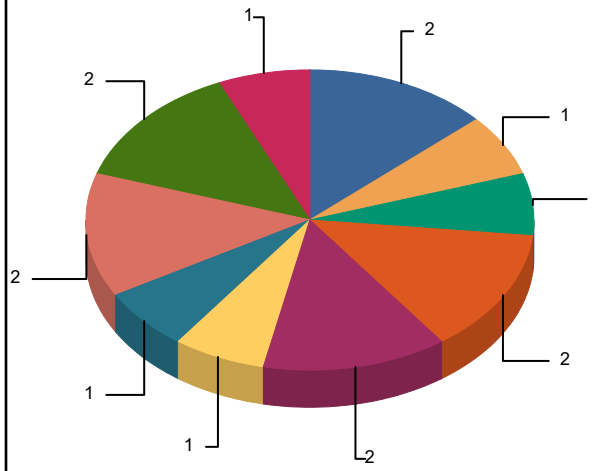
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: INDUSTRIAL/CONSTRUCTION NOISES: 1 1%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE: 2 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

Count of Incident Types



2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY	2
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 5: BULLYING : YOUTH	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 5: FIGHTING IN A PUBLIC PLACE	1
3 LAND USE BYLAW	2
4 INCIDENTS : ABANDONED VEHICLE	2
4 INCIDENTS : ASSIST RCMP	1
4 INCIDENTS : DRONE	1
4 INCIDENTS : HOMELESS	2
4 INCIDENTS : IMPROPER DISPOSAL OF WASTE ON TOWN LAND	2
4 INCIDENTS : MISCHIEF	1
Total:	15

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

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 5: BULLYING : YOUTH: **1 1%**

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 5: FIGHTING IN A PUBLIC PLACE: **1 1%**

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

3 LAND USE BYLAW: **2** **2%**

4 INCIDENTS : ABANDONED VEHICLE: **2** **2%**

4 INCIDENTS : ASSIST RCMP: **1** **1%**

4 INCIDENTS : DRONE: **1** **1%**

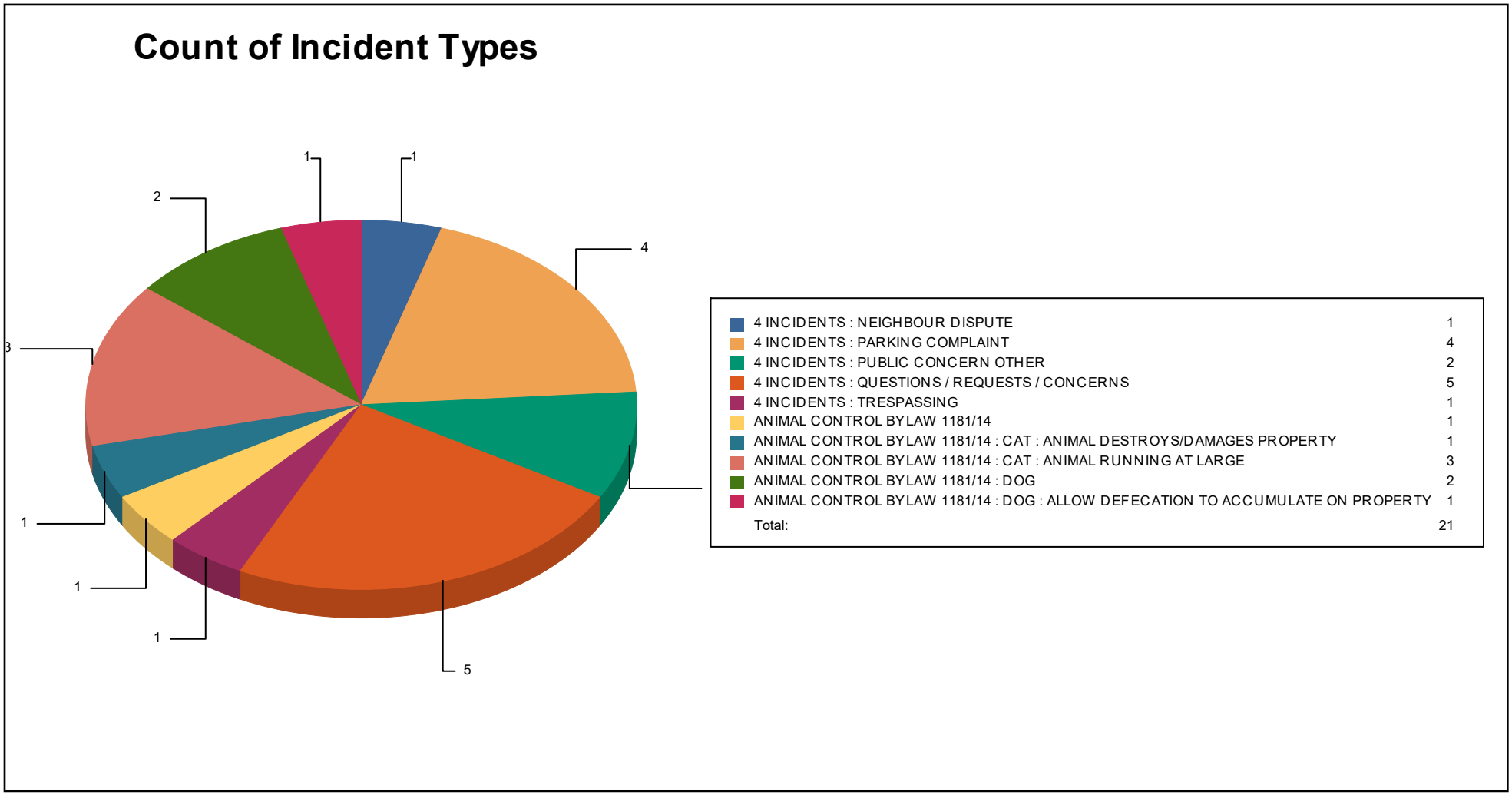
4 INCIDENTS : HOMELESS: **2** **2%**

4 INCIDENTS : IMPROPER DISPOSAL OF WASTE ON TOWN LAND: **2** **2%**

4 INCIDENTS : MISCHIEF: **1** **1%**

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**



4 INCIDENTS : NEIGHBOUR DISPUTE: 1 1%

4 INCIDENTS : PARKING COMPLAINT: 4 4%

4 INCIDENTS : PUBLIC CONCERN OTHER: 2 2%

4 INCIDENTS : QUESTIONS / REQUESTS / CONCERNS: 5 6%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

4 INCIDENTS : TRESPASSING: 1 1%

ANIMAL CONTROL BYLAW 1181/14: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL DESTROYS/DAMAGES PROPERTY: 1 1%

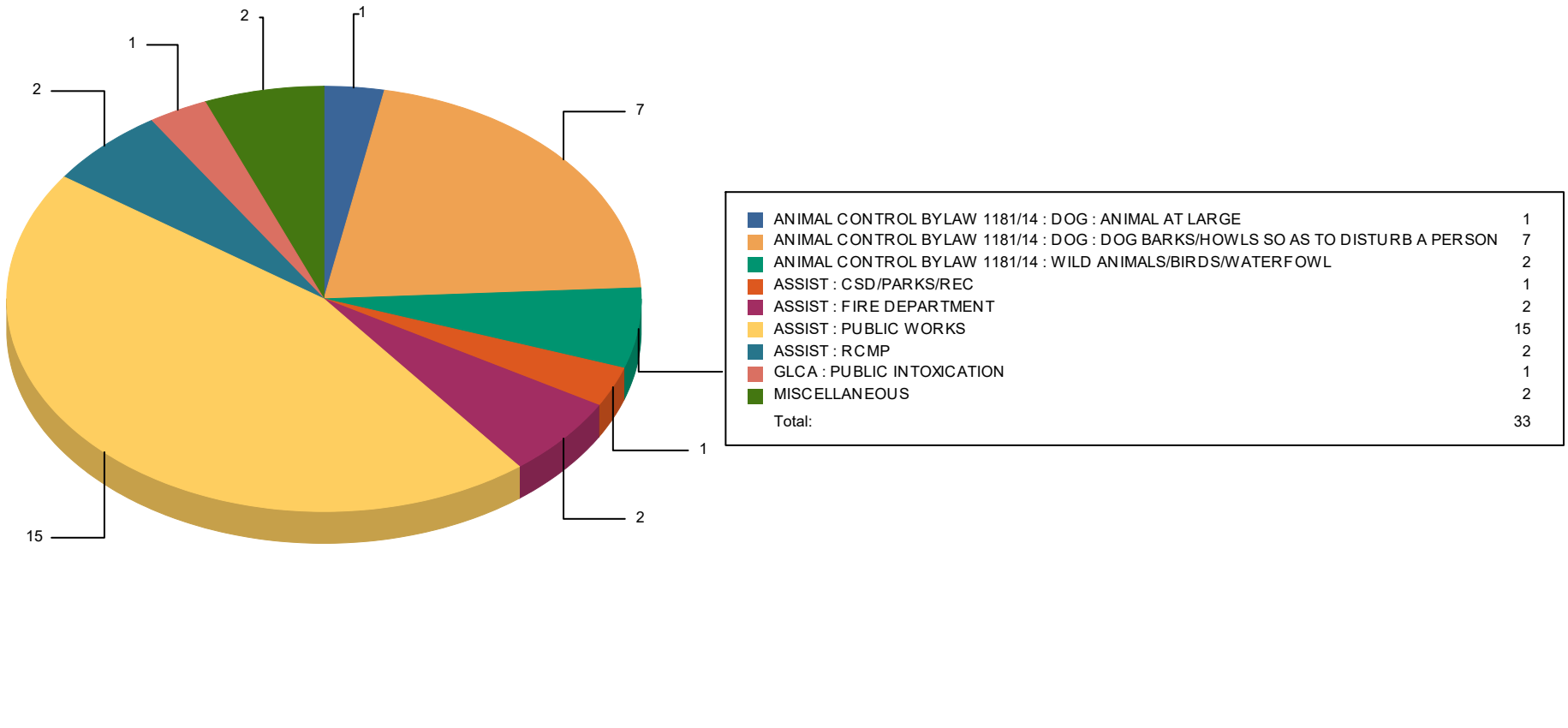
ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL RUNNING AT LARGE: 3 3%

ANIMAL CONTROL BYLAW 1181/14 : DOG: 2 2%

ANIMAL CONTROL BYLAW 1181/14 : DOG : ALLOW DEFECATION TO ACCUMULATE ON PROPERTY: 1 1%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**



ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL AT LARGE: 1 1%

ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON: 7 8%

ANIMAL CONTROL BYLAW 1181/14 : WILD ANIMALS/BIRDS/WATERFOWL: 2 2%

ASSIST : CSD/PARKS/REC: 1 1%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

ASSIST : FIRE DEPARTMENT: **2** **2%**

ASSIST : PUBLIC WORKS: **15** **17%**

ASSIST : RCMP: **2** **2%**

GLCA : PUBLIC INTOXICATION: **1** **1%**

MISCELLANEOUS: **2** **2%**

Grand Total: 100.00% Total # of Incident Types Reported: **90**

Omnigo Software c(2026)

MEETING DATE: June 9, 2026

PREPARED BY: Eric Collins, GIS Technologist

PRESENTED BY: Aws Al Sammarraie, Engineering Services Manager

SUBJECT: **BOLT KPI Report Information – April 2026**

BACKGROUND

In 2012, a Regional Transit Partnership was formed between the City of Red Deer (CRD), the Town of Blackfalds and the City of Lacombe to provide traditional public transit service between Red Deer, Blackfalds, and Lacombe as well as local bus service within Blackfalds and Lacombe. This partnership continued until August of 2020, when the City of Lacombe opted out. The Town then procured a service contractor, purchased a wheelchair-accessible van, and finalized an on-demand service model ("BOLT 2.0"). The service operates five days a week (6:00 a.m. – 8:00 p.m.) connecting local destinations and regional hubs, including the Kingston Hub in Red Deer, Red Deer Polytechnic, and Eagle Builders.

In late 2025, the new service provider changed reporting practices, and some statistics are not available at the time of this report.

The new service provider, application, schedule, ticket procurement and service stop maps have been working well over the course of this new service model. More information is available for riders and the public at the link below.

https://www.blackfalds.ca/p/bolt-local-transit

DISCUSSION

The first page of this report outlines the **APRIL** statistics and associated mapping, while the remainder of the pages identify the trending comparison over the first four months of 2026. Data dates are highlighted in the white box on the left side of each sheet for reference.

In April, BOLT completed **657 rides** for **720 passengers**. This represents a moderate decrease in overall ridership compared to March, while remaining consistent with expected monthly variation. System usage remained steady throughout the month, with no significant disruptions or anomalies identified.

Pooling efficiency remained stable in April, with approximately **60.6% of rides shared**. Passengers per Vehicle Hour (**PVH**) averaged **2.7**, representing a slight improvement from March and indicating continued operational consistency.

Service quality remained strong in April. The average ride rating remained **5.00/5**, with consistently positive rider feedback. On-time performance improved further, with **97.0% pickup OTP and 98.5% drop-off OTP** recorded during the month. A small number of abandoned rides (**4**) were recorded, with no indication of a systemic service issue.

The Regional Hub in Red Deer remained the top pickup and drop-off location in April, continuing its role as the primary regional connector. High-volume activity also continued at Red Deer Polytechnic and key neighbourhood stops within Blackfalds, reflecting consistent regional and local travel patterns.

Rider feedback in April remained overwhelmingly positive, with high-rating comments continuing to emphasize driver friendliness, professionalism, and reliability. No material service complaints were identified during the month.

Booking behaviour in April continued to reflect a stable mix of planned and spontaneous travel. A majority of trips were booked in advance, while same-day bookings remained a consistent component of overall trip activity, supporting a balance between scheduled and flexible travel needs.

Demand pressures during peak travel periods increased in April, with failed searches accounting for approximately **27% of total searches**. This increase reflects continued growth in demand during peak periods, indicating that ridership is becoming more concentrated within high-demand time windows despite strong overall service performance.

The April dataset provided by the service contractor does not include numeric time-of-day or hourly demand information. Peak-hour analysis will resume if this data becomes available in future reporting cycles.

Compared to March, April showed stable overall performance with modest variation in ridership levels, while maintaining strong operational reliability, high customer satisfaction, and consistent efficiency. BOLT continues to demonstrate stable service delivery through the first four months of 2026, with increasing demand pressure emerging as a key trend to monitor moving forward.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- *April 2026 Monthly Report*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

RideCo Analytics: Overview

Date: 4/1/2026 – 4/30/2026

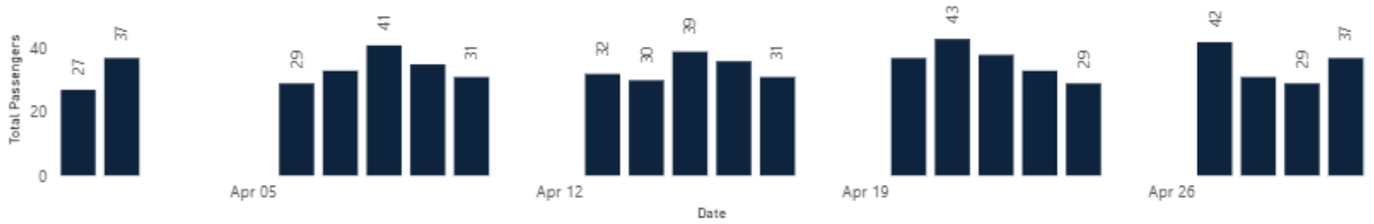
Program: Blackfalds

Provider: Prairie Bus Lines

Include Date: All

Weekday: All

Total Passengers



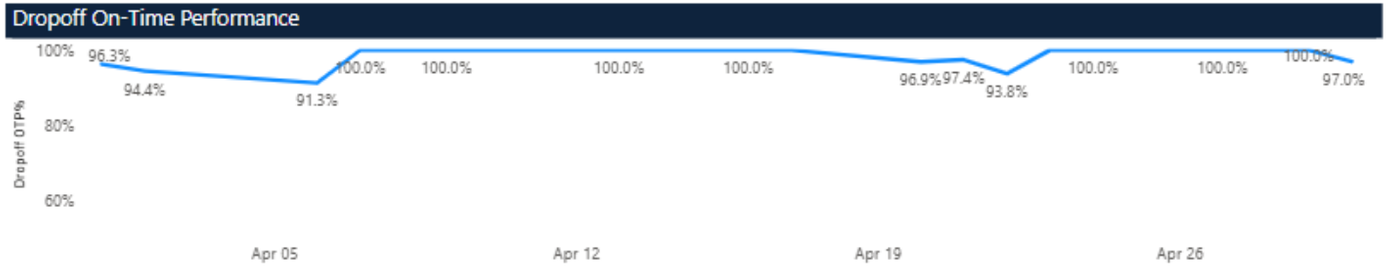
PVH	Total Completed Rides	Pickup OTP
2.7	657	97.0%

Demand Response PVH	Average Completed Rides	Dropoff OTP
3.6	31	98.5%

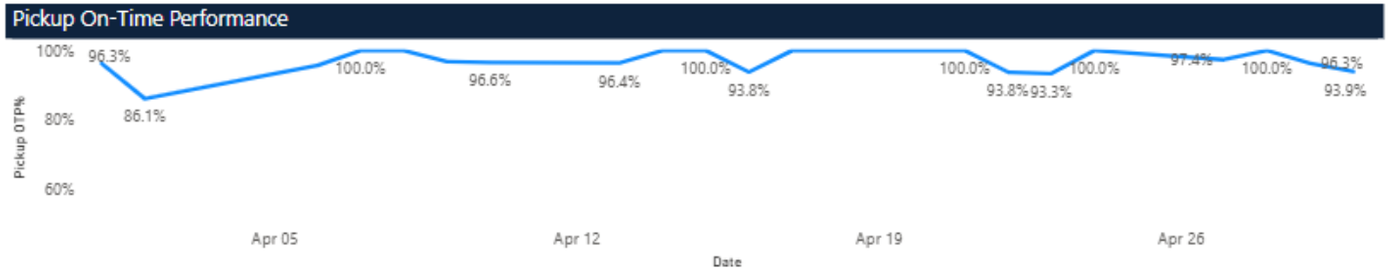
Passengers per Vehicle Hour



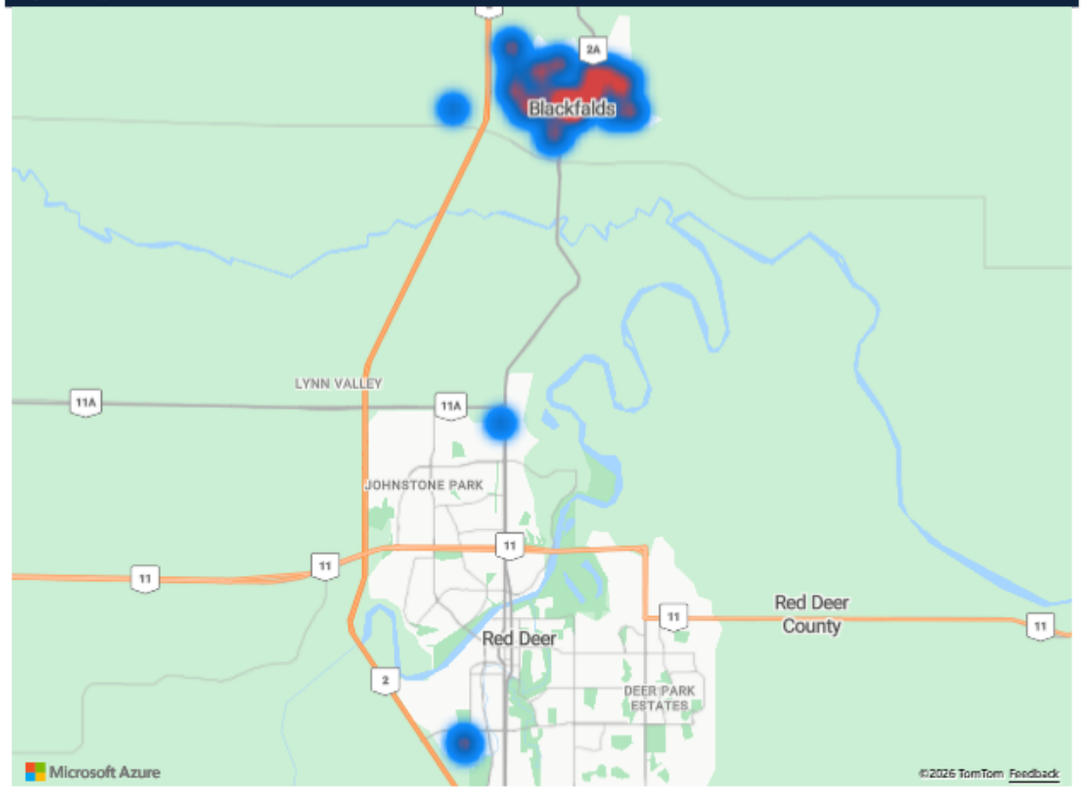
Dropoff On-Time Performance



Pickup On-Time Performance



Top Pickup Locations



RIDECO

Overview | Ridership | Customer Experience | Searches | Booking | Operations

RideCo Analytics: Ridership

Date: 4/1/2026 – 4/30/2026

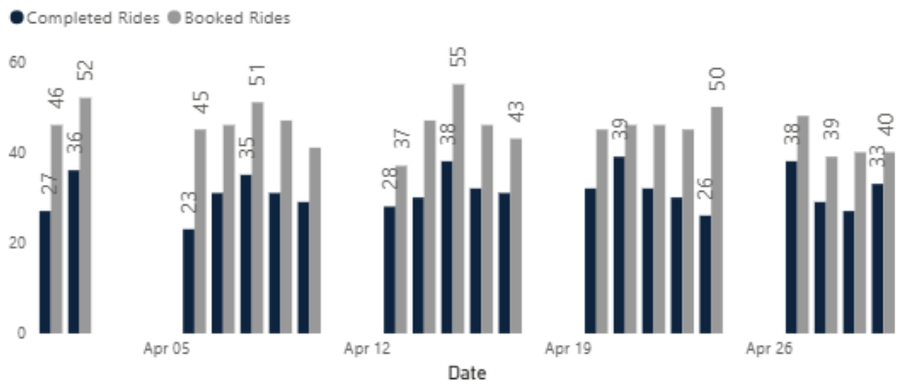
Program: Blackfalds

Provider: Prairie Bus Lines

Include Date: All

Weekday: All

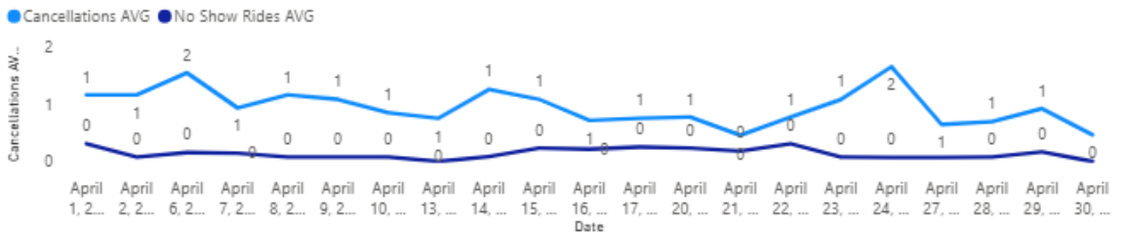
Total Completed Rides and Total Booked Rides



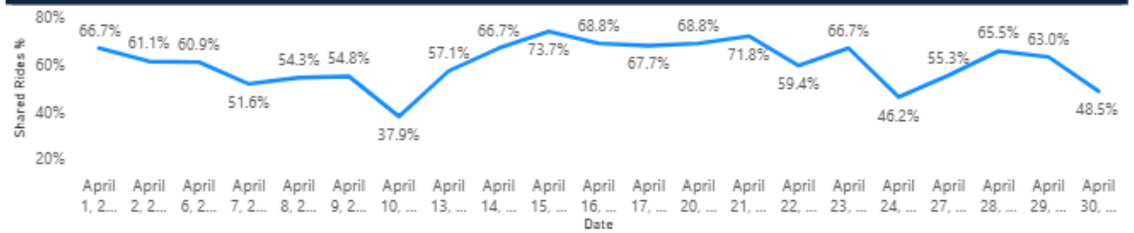
Total Rides Completed by Passenger Types



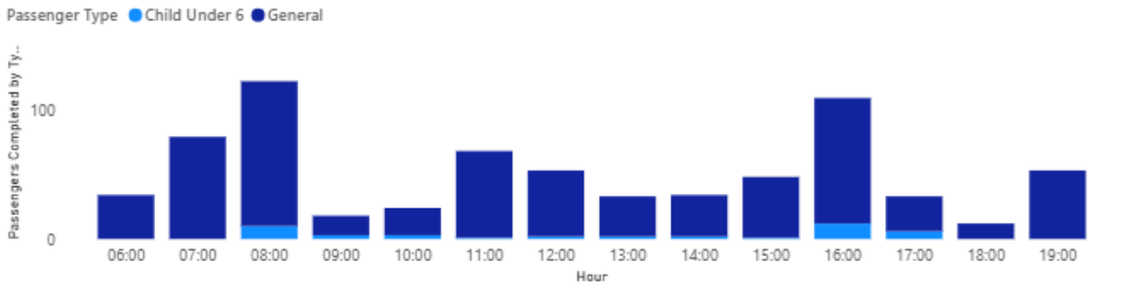
Cancellations and No-shows



Total Shared Rides



Total Rides by Passenger Types



Average No-show Rate

3.9%

Average Cancellation Rate

26.9%

Pickup OTP

97.0%

Dropoff OTP

98.5%

Total Passengers Completed

720

Average Direct Ride Duration

10.9 mins

Average Actual Ride Duration

12.4 mins

Shared Ride %

60.6%

Abandoned Rides

4

RideCo Analytics: Customer Experience

Date: 4/1/2026 – 4/30/2026
Program: Blackfalds
Provider: Prairie Bus Lines
Include Date: All
Weekday: All

Average Ride Rating

5.0

Pickup OTP

97.0%

Dropoff OTP

98.5%

Average Direct Ride Duration

10.9 mins

Average Actual Ride Duration

12.4 mins

Failed Search Percentage

27.2%

Shared Ride Percentage

60.6%

Ride Comments

Rating: FIVE

Awesome driver! very friendly!
good job
good job frank . thank you
good job frank. thank you
Mme Marie is most than driver, she is my English teacher, my counselor. she is a best person
very friendly

RideCo Analytics: Searches

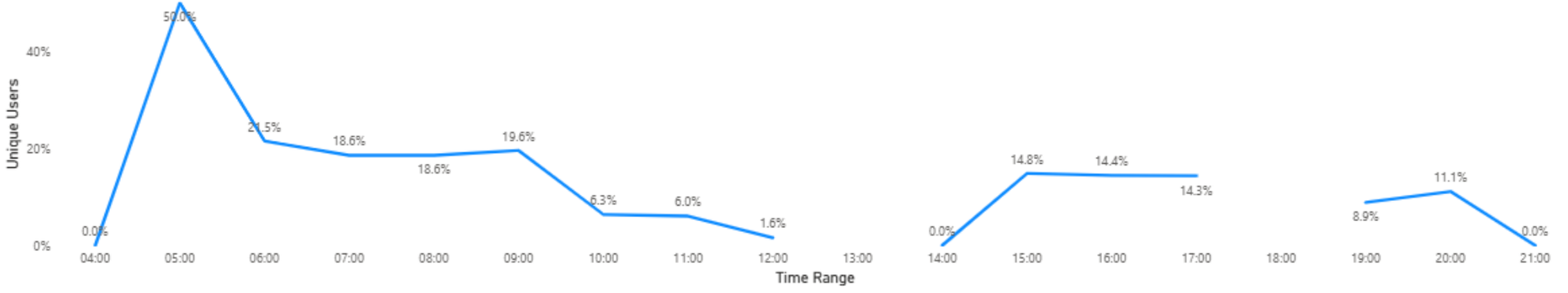
Date
4/1/2026
4/30/2026

Program
Blackfalds

Include Date
All

Weekday
All

Unique Users with Failed Search Over Time



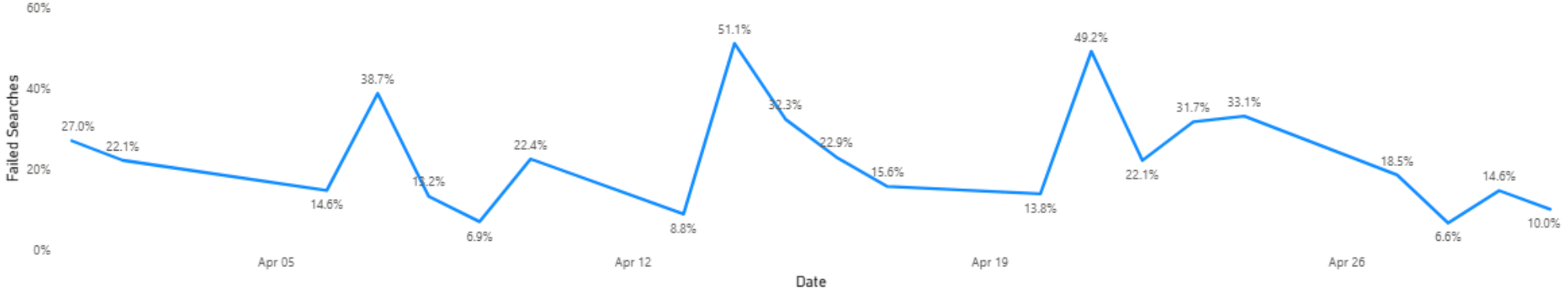
Average Daily New Users

1

Average Daily Repeat Users

20

Failed Search Due to High Demand Over Time



Average Unique Users with a Failed Search

NaN

Users with Search Delay > Threshold

21.9%

Unique User Searches

1,371

Average Users with Searches

695

Average Daily Searches

119

User Conversion Rate

80.6%

Average Search Delay of Best Results

22.0 mins

RideCo Analytics: Booking

Date: 4/1/2026 – 4/30/2026
Program: Blackfalds
Include Date: All
Weekday: All

Total Rides Booked

955

Completed Rides Booked by Call Center

6.2%

Completed Rides Booked by App or Site

93.8%

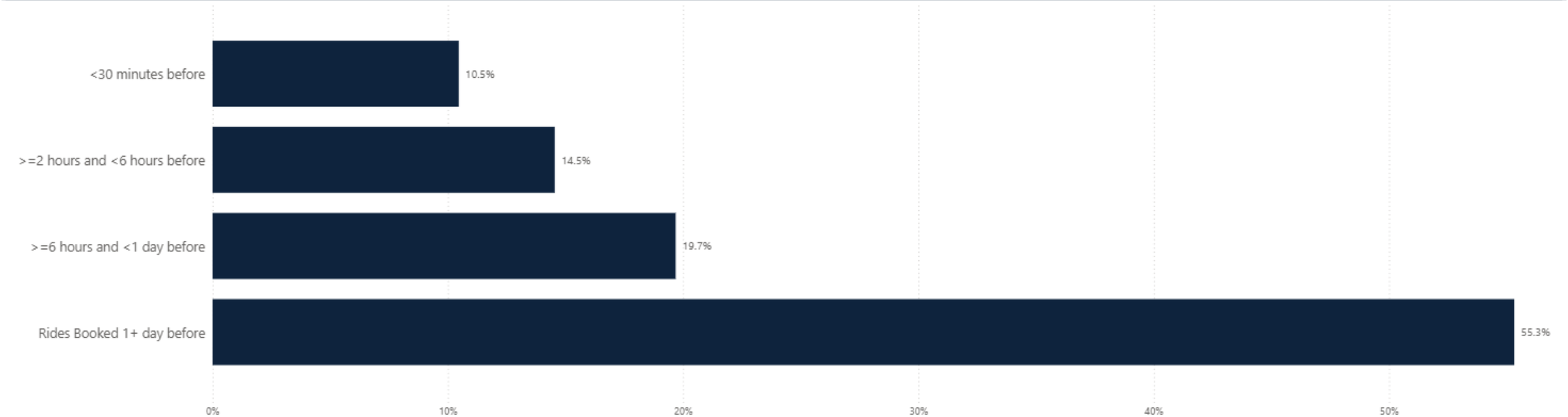
Completed Rides Booked by Subscription

0.0%

Completed Rides Booked by 3rd Party

0.0%

Advanced Booking



RideCo Analytics: Operations

Date: 4/1/2026 – 4/30/2026

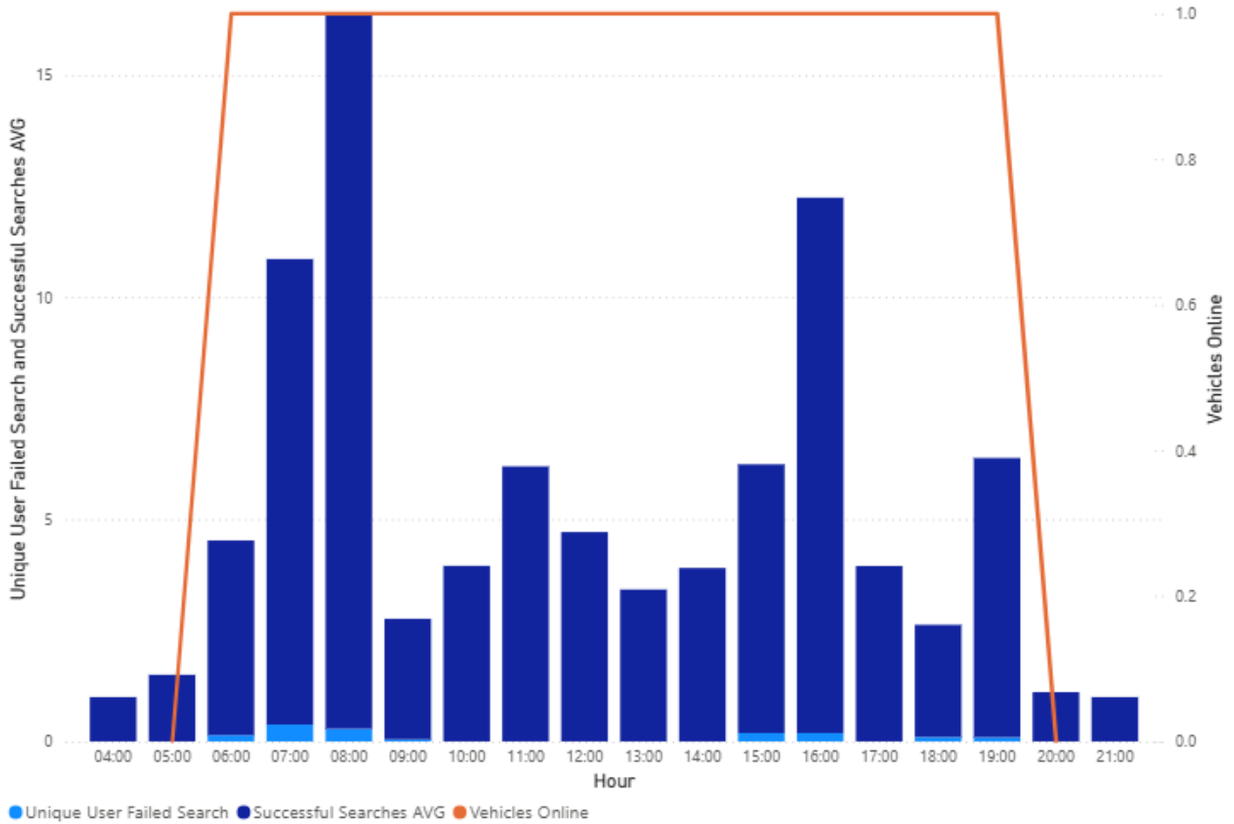
Program: Blackfalds

Include Date: All

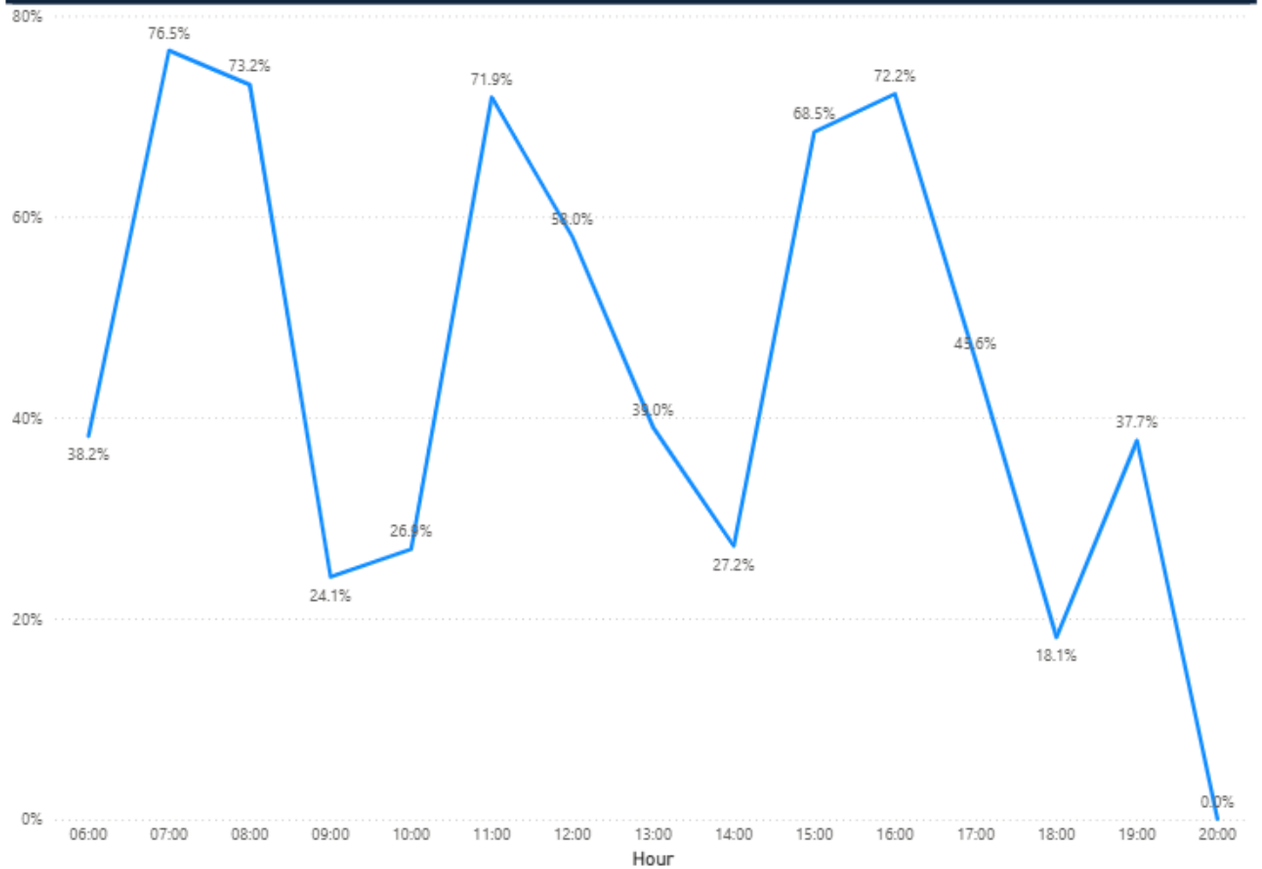
Weekday: All

Total On-Fare Time (h)	Vehicle Utilization Rate	Max Vehicles Online	Revenue Hours	Demand Response Revenue Hours
133	49.6%	1.0	267.6	197.4

Service Availability



Vehicle Utilization Rate by Time of Day



BLACKFALDS
ALBERTA

TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Civic Cultural Center – 5018 Waghorn Street
Thursday, March 19, 2026, at 6:00 p.m.

MINUTES

MEMBERS PRESENT

Jim Sands – Chairperson, Town of Blackfalds Councillor
Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor
Shane Hanson – Town of Blackfalds Councillor
Jennifer Kirk – Member at Large

OTHERS ATTENDING

Jolene Tejkl, Town of Blackfalds, Planning and Development Manager
Alex Garcia – Member at Large *(arrived at 6:20 p.m. but did not participate in the meeting. The member remained in the gallery and did not join the Commission table or take part in any discussion or voting)*
Tyler Nowochin
Perry Watson

REGRETS

None

WELCOME AND CALL TO ORDER

Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

7/26 Member Hanson moved that the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

BUSINESS

Approval of Minutes

8/26 Member Kirk identified amendments needed to the draft minutes from the February 19, 2026 meeting and moved that the Municipal Planning Commission approve the Minutes from February 19,2026 as amended.

CARRIED UNANIMOUSLY

Application 26-26 – Accessory Use
4910 Broadway Avenue (Lot 7-9 Block 13 Plan 3446 HW)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

9/26 Moved by Member Kirk that the Municipal Planning Commission approve the application for Accessory Use to allow temporary storage of goods for a time period of two (2) years expiring March 19, 2028, as presented in Development Permit 26-26, located at 4910 Broadway Avenue (Lot 7-9 Block 13 Plan 3446 HW), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

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

General Development Conditions

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

3. Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.

4. The proposed development will **expire March 19, 2028**, and the use shall terminate, and temporary development must be removed.

5. The applicant shall provide screening to the satisfaction of the Development Authority.

NOTES

1. *Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*

2. *The yellow Development Permit card must be displayed during the duration of development.*

3. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*

4. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

5. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*

CARRIED UNANIMOUSLY

Application 27-26 – Landscaping Sales and Service
4610 East Railway Street (Lot 3 Plan 012 0234)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

10/26 Moved by Member Hanson that the Municipal Planning Commission approve the application for a Landscaping Sales and Service, as presented in Development Permit 27-26, located at 4610 East Railway Street (Lot 3 Plan 012 0234), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

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

General Development Conditions

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

3. The applicant shall provide screening to the satisfaction of the Development Authority.

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

5. The applicant shall provide a letter of credit or other form of security equal to 100% of the estimated landscaping and paving (and associated concrete work) costs to ensure that landscaping, paving and concrete are accordance with the Land Use Bylaw and approved plans by **no later than May 19, 2026.** Any changes to the plans shall require approval of the Development Authority.

6. Landscaping is to be complete by the end of the first full growing season following completion of construction. Landscaping security refund of 50% is received upon

completion of the approved landscaping. Prior to receiving any additional refunds, the developer must satisfactorily complete a one (1) year maintenance period where no deficiencies exist. It is the responsibility of the developer to contact the Director of Infrastructure and Planning Services to request a final inspection.

7. All landscaped areas shall be designed to facilitate effective surface drainage This includes a minimum of 300.0mm (11.81in) of topsoil to facilitate growth.

8. The applicant shall repair or reinstate, or to pay for the repair or reinstatement, to original Condition, any public property, Street furniture, curbing, boulevard Landscaping and tree planting or any other property owned by the Town which is damaged, destroyed or otherwise harmed by Development or construction upon the site.

Ongoing Conditions:

9. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.

NOTES

1. *Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*

2. *The yellow Development Permit card must be displayed during the duration of development.*

3. *Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.*

4. *Paving securities are retained for one (1) year following completion of paving (and associated concrete works). Prior to receiving a refund and where no deficiencies exist, it is the responsibility of the developer to contact the Engineering Services Manager to request a final inspection.*

5. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*

6. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

7. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blown away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around.*

CARRIED UNANIMOUSLY

Application 29-26 – Retail, General with Accessory Use
4907 Broadway Avenue (Lot 8-10 Plan RN 17)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

11/26 Moved by Member Brown that the Municipal Planning Commission approve the application for the Retail, General with Accessory Use, as presented in Development Permit 29-26, located at 4907 Broadway Avenue (Lot 8-10 Plan RN 17), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

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

General Development Conditions

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

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

4. The applicant shall provide screening from adjacent buildings and public roadways to the satisfaction of the Development Authority.

5. The applicant shall provide solid a 6-foot fence at the rear of the property to provide for screening adjacent buildings and public roadways to the satisfaction of the Development Authority.

6. Any change or use intensification of the approved use shall require review of current Development Permit and may require a separate approval

NOTES

1. *A fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.*

2. *Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.*

3. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*

4. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:45 p.m.

Jim Sands, Chairperson

Jolene Tejkl, Recording Secretary/Planning & Development Manager

Council Highlights

Monday, May 11th, 2026 Regular Meeting of Council

Council Highlights briefly outlines the decisions made by City of Lacombe Council. Residents, businesses, and stakeholders are encouraged to stay informed about Council news. Council Meetings are live-streamed on the City's YouTube channel. Official Minutes are posted at www.lacombe.ca

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Quick Headlines:

Fire Station Location Decision

State of Asset Management Practice Report

MDP Performance Review

Presentation to Council

Big Brothers Big Sisters of Lacombe & District (BBBS)

BBBS presented their 2025 highlights to Council, showcasing the impact of their mentoring programs.

The organization offers a variety of initiatives that connect youth with caring adults and teens to help them reach their full potential. In 2025, they supported 426 mentoring relationships, with approximately 30% based in Lacombe.

Programs include community-based mentoring, the In-School Mentoring Program, Teen Mentoring, Healthy Bodies Healthy Minds, Game-On!, and Kids n Kops, all aimed at fostering positive development and strong community connections.

Their Festival of Wreaths fundraiser celebrated 15 seasons, and they look forward to its 16th season this year.

Fire Station Location Decision

Lacombe City Council has approved 4410 Woodland Drive as the location for the community's future fire station, following several months of analysis, public engagement, and consultation with Fire Services personnel.

The Woodland Drive site emerged as the preferred option based on its central location, strong access to major roadways, and its ability to support improved emergency response times across Lacombe and the surrounding area, both now and as the community continues to grow and develop over the coming years.

Public engagement showed strong support for the location, with the majority of residents identifying Woodland Drive as their top choice. Fire Services members also ranked the site highest, citing operational efficiency, safe access, and response performance as key factors in their evaluation.

Council considered a range of perspectives during deliberations, including concerns related to traffic, proximity to nearby amenities, and the loss of a ball diamond. These factors were carefully weighed alongside the long-term need to enhance emergency response capacity, support first responders, and maintain a high standard of public safety for residents.

With the site now confirmed, Administration will move forward with planning and design for the new fire station. Updates will be shared with the community as the project progresses and key milestones are reached.

More from the Meeting

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Current State of Asset Management - Presentation

Council received a report from Urban Systems on the City's Current State of Asset Management.

The City of Lacombe continues advancing asset management to support sustainable, cost-effective service delivery. Recent work includes asset assessments, strategy updates, and improved data practices. A readiness review shows progress in governance, planning, and data, with opportunities to strengthen leadership, coordination, and consistency.

Next steps focus on refining asset data, enhancing long-term financial planning, and supporting upcoming projects, including road condition assessments and new asset management plans for facilities and infrastructure.

State of Asset Management Practice Report

Council accepted the 2026 State of Asset Management Practice Report, highlighting significant progress since adopting the City's asset management strategy in 2018. Key achievements include establishing a formal policy framework, developing initial Roads and Water Asset Management Plans, improving asset inventories, digitizing data, and strengthening cross-department coordination.

A 2025 maturity assessment found the City has advanced in data use, planning, and collaboration, with the most success in areas supported by cross-department efforts such as condition-based capital planning and use of technology.

However, the report identifies ongoing challenges, including limited staff capacity, the need to update existing plans while developing new ones, and maintaining momentum as asset management expands across service areas. Future priorities include facilities asset management planning, lifecycle cost modelling, centralized data systems, and improved coordination.

The report emphasizes that continued progress will depend on Council's strategic priorities, sustained organizational support, and alignment with long-term infrastructure, service, and funding goals.

Municipal Development Plan (MDP) Performance Review

Council reviewed the 2025 Municipal Development Plan (MDP) Performance Review, which tracks implementation of Lacombe's long-term growth strategy (2015–2036). The report shifts to measurable "Monitoring Metrics" to better support year-over-year, data-driven decision-making.

Of 35 metrics, 28 remain relevant, with updates proposed to improve clarity and data collection. Administration recommends refining the framework to 33 metrics, including new measures such as e-scooter ridership and emergency chute times, while removing metrics that require unavailable data resources.

2025 highlights include 79 residential building permits issued (55 new units delivered), 7.27 years of residential land supply, 110 downtown business licences, and 7,127 Connex transit riders. E-scooters recorded over 9,100 trips with no reported incidents, while emergency response times averaged 5:40.

Council supported Administration's recommendations, approving updates to the performance reporting framework and establishing an annual reporting approach to monitor trends, support planning decisions, and ensure continued alignment with Council priorities.

More from the Meeting

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Council in the community
Pop-up conversations with your elected officials

Council Schedule - Lacombe Farmer's Market

Thursday, May 21st, 2026, 2:00 p.m. - 6:00 p.m.
at Michener Park - 6209 50 Avenue (Highway 12)

Stop in for a chat, share your ideas, and be part of the conversations shaping our community.

Upcoming dates:

- June 18
- July 16
- August 20
- September 17
- October 8

Upcoming Council Meetings

- **Monday, May 25th, 2026, at 5:30 p.m.**
- **Monday, June 8th, 2026, at 5:30 p.m.**
- **Monday, June 22nd, 2026, at 5:30 p.m.**

Your City Council


Mayor Hibbs


Councillor Contenti


Councillor de Bresser


Councillor Dykslag


Councillor Goings


Councillor Proud


Councillor Span

LACOMBE COUNTY

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HIGHLIGHTS OF THE REGULAR COUNCIL MEETING
MAY 14, 2026

INTERVENOR STATUS – LPRT ASSESSMENT COMPLAINT

Council received an overview of a designated industrial property assessment complaint filed with the Land and Property Rights Tribunal for the 2026 tax year. Council authorized the County Manager to notify the Tribunal of Lacombe County's intent to participate as an intervenor in the matter.

ECKVILLE MANOR HOUSE CHARITABLE SOCIETY FUNDING REQUEST – ACCESSIBLE VAN

Council received a funding request from the Eckville Manor House Charitable Society to assist with the purchase of a new accessible van. Council approved a $20,000 donation toward the project.

TOWN OF ECKVILLE/LACOMBE COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

Council reviewed proposed updates to the Town of Eckville/Lacombe County Intermunicipal Development Plan. Council accepted the revised draft Plan and received the Public Meeting advertisement for information.

2026 COUNTY TOUR

Council will conduct a tour of the County on June 23 and 24, 2026. Council will provide the County Manager with a list of locations to be considered for the tour.

RC(5) RECOGNITION OF SPECIAL EVENTS POLICY REVIEW

Council approved amendments to Policy RC(5) Recognition of Special Events to expand the long-time farm family recognition program to include a 125-year milestone.

INCIDENT COMMAND SYSTEM (ICS-402) TRAINING

Council scheduled an Incident Command System (ICS-402) training session for June 29, 2026, at the Lacombe County Administration Building.

PROPOSED ANNEXATION – RED DEER COUNTY

Council received an overview of a proposed annexation of lands within Red Deer County aimed at correcting boundary inconsistencies and improving infrastructure management. Council directed the County Manager to initiate an Intermunicipal Collaborative Framework Committee meeting with Red Deer County to discuss the proposed annexation and other intermunicipal matters.

SPARTAN DELTA CORP. PRESENTATION

Council received a presentation from Spartan Delta Corp., who provided an overview of its operations, including planned 2026 drilling activities within Lacombe County.

LACOMBE COUNTY

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Next Regular Council Meeting is
May 28, 2026 – 9:00 a.m.

Next Committee of the Whole Meeting is
June 2, 2026 – 9:00 a.m.

Lacombe County Administration Building

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

Council Highlights

Monday, May 25th, 2026 Regular Meeting of Council

Council Highlights briefly outlines the decisions made by City of Lacombe Council. Residents, businesses, and stakeholders are encouraged to stay informed about Council news. Council Meetings are live-streamed on the City's YouTube channel. Official Minutes are posted at www.lacombe.ca

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Quick Headlines:

LUB Innovation Reports Overview

2026 Tradeshow Comments

'Through the Eyes of the Children' Presentation

Presentation to Council

'Through the Eyes of the Children'

Warren Kreway shared his 30+ year journey supporting children in Ukraine, Uganda, and beyond through initiatives that foster connection, understanding, and hope.

His work includes collecting signed Canadian flags, facilitating pen pal exchanges, and bringing meaningful, student-created artwork to and from these communities.

A collection of this artwork will be showcased at the Lacombe Memorial Centre (LMC) at a future date, highlighting the voices and creativity of youth across the globe - stay tuned for updates.

Kreway emphasized the important role Lacombe has played in making this work possible, noting local generosity has had a far-reaching impact.

He expressed heartfelt gratitude to the community for helping bring this vision to life and continuing to support children worldwide.

Land Use Bylaw - Innovation Reports Overview

Council received a presentation on Phase 3 of the Land Use Bylaw (LUB) review, focused on 'innovation' updates to support growth and development in Lacombe. This phase looks at housing diversity (including secondary and garden suites), mixed-use development, landscaping standards, and commercial uses.

Proposed updates include reviewing limits on secondary and garden suites, potentially increasing how many are allowed and simplifying approvals, along with clearer rules for building size, placement, and unit numbers. Mixed-use work may expand developments combining residential and commercial uses, particularly downtown, and clarify how accessory units fit within commercial and industrial areas. Landscaping updates could allow drought-resistant options like xeriscaping, permeable materials, and green roofs. Commercial changes may introduce multi-tenant lease bay ("shell") buildings, with appropriate parking and landscaping standards.

Public engagement is planned through surveys, open houses, and stakeholder outreach, with reports expected back to Council in late 2026.

Administration noted that this phase is focused specifically on land use and housing density. Broader topics, like rental regulations and a more detailed look at infill, may come forward separately

Following discussion, Council endorsed the work to start to bring forward Amendments to the Land Use Bylaw - Innovation Reports Overview report and timeline.

More from the Meeting

CITY OF LACOMBE
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2026 Lacombe & District Chamber of Commerce Tradeshow Comments

Council acknowledged an information item summarizing feedback gathered during the April 2026 Lacombe & District Chamber of Commerce Tradeshow, along with Administration's responses. The feedback reflects a broad range of questions, comments, and suggestions from residents and local businesses related to municipal services, infrastructure, planning, and community amenities.

Administration provided clarification on current bylaws, policies, and processes, noting that service delivery and decision-making are guided by legislation, Council direction, safety considerations, and long-term planning.

Items raised have been addressed where possible through existing programs or noted for consideration in future planning and budgeting discussions. The feedback gathered through the tradeshow highlights the value of community engagement in helping inform Administration's work and supporting informed decision-making.

The comments and responses can be found on pages 7- 15 of the Agenda Package.

Motions out of Camera

8.1 Land (ATIA Section 19)

Council voted to approve the GS Communities Development Agreement variance to Clause 72, as discussed.

8.2 Land (ATIA Section 19)

Council voted to approve the lease of 36 parking stalls located at 5029 & 5039 51 Street from the Government. [Provincial]

Upcoming Council Meetings

- **Monday, June 8th, 2026, at 5:30 p.m.**
- **Monday, June 22nd, 2026, at 5:30 p.m.**
- **Monday, July 13th, 2026, at 5:30 p.m.**

Your City Council



Mayor Hibbs | Councillor Contenti | Councillor de Bresser | Councillor Dykslag | Councillor Goings | Councillor Proud | Councillor Span

LACOMBE COUNTY

SUCCESS GROWS HERE!

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING
MAY 28, 2026

POLICY AG(4) COYOTE CONTROL DEVICES AND CHEMICALS

Council approved amendments to Policy AG(4), *Coyote Control Devices and Chemicals* (now titled *Coyote Control)*, which guides Lacombe County's response to agricultural producers facing livestock predation challenges. The updates align the policy with new Government of Alberta requirements and include administrative revisions.

POLICY AG(2) WEED AND BRUSH CONTROL

Council approved amendments to Policy AG(2), *Weed and Brush Control*, which guides vegetation management on road rights-of-way and County-owned property. The updates align with recommendations from Alberta Agriculture and Irrigation identified in the 2025 Agricultural Service Board Field Visit Report.

POLICY CC(3) DUTIES OF COMMITTEES, COMMISSIONS AND BOARDS

Council approved amendments to Policy CC(3), *Duties of Commissions and Boards*, which outlines the tasks and responsibilities of Committees of Council. The updates align with recommendations from Alberta Agriculture and Irrigation identified in the 2025 Agricultural Service Board Field Visit Report.

ALUS PROPOSAL

Council received an overview of a funding proposal from Alternative Land Use Services (ALUS) Canada for $55,000 in annual funding to support administrative costs associated with the delivery of ALUS Lacombe programming. The proposal was received for information.

LICENCE OF OCCUPATION – FENCE ENCROACHMENT

Council reviewed a draft licence of occupation prepared for a fence encroachment on County Lands. A motion to approve the licence of occupation for the encroaching fence was defeated. Council directed the County Manager to order the removal of the fence encroachment within 30 days of notifying the property owner.

LAKEVIEW ESTATES – FLUORIDE SURVEY RESULTS

Council received an update on the results of the fluoride survey distributed to Lakeview Estates residents and accepted the report for information.

2025 MUNICIPAL INDICATORS

Council was provided with an overview of the 2025 Municipal Indicators results. In the 2025 reporting year, Lacombe County met or exceeded all indicators, except for 2: 1) *Investment and Infrastructure* and 2) *Infrastructure Age*. The County is deemed "not at risk" according to the performance measures as set out by Alberta Municipal Affairs.

LACOMBE COUNTY

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INTERVENOR STATUS – LPRT ASSESSMENT COMPLAINT

Council received an overview of a designated industrial property assessment complaint filed with the Land and Property Rights Tribunal (LPRT) for the 2026 tax year. Council authorized the County Manager to notify the Tribunal of Lacombe County's intent to participate as an intervenor in the matter.

VILLAGE OF ALIX – RAHR PARK PLAYGROUND PRESENTATION – FUNDING REQUEST

Council received a presentation from Mayor Gilliat with the Village of Alix on the Rahr Park Renewal Project. The Village of Alix requested a contribution of $75,000 toward the project.

POLICY AD(48) PRIVACY MANAGEMENT PROGRAM

Council approved Policy AD(48), *Privacy Management Program*, which establishes the County's framework for managing personal information in compliance with the Protection of Privacy Act.

CENTRAL ALBERTA ECONOMIC PARTNERSHIP (CAEP) PRESENTATION

Council received a presentation from Mr. Paul Salvatore with CAEP, who provided an update on the recent and ongoing regional activities.

ACCESS TO INFORMATION BYLAW

Council approved first, second and third readings to Bylaw No. 1461/26, a bylaw that replaces the Freedom of Information and Protection of Privacy Act bylaw and aligns with the new legislative framework governing access to information.

RECORDS AND INFORMATION MANAGEMENT BYLAW

Council approved first, second and third readings to Bylaw No. 1460/26, a bylaw establishing regulations and procedures for the retention and disposition of Lacombe County records and information.

SPEED LIMIT BYLAW

Council approved first, second and third readings to Bylaw No. 1462/26, a bylaw to regulate and control the speed of vehicles within Lacombe County.

Next Regular Council Meeting is
June 11, 2026 – 9:00 a.m.

Next Committee of the Whole Meeting is
June 2, 2026 – 9:00 a.m.

Lacombe County Administration Building

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

PARKLAND REGIONAL LIBRARY SYSTEM

FINANCIAL STATEMENTS

December 31, 2025

PARKLAND REGIONAL LIBRARY SYSTEM

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December 31, 2025

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MANAGEMENT'S REPORT

To the Members of Parkland Regional Library System:

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian generally accepted accounting principles. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The elected board is composed entirely of neither management nor employees of the Library. The board has the responsibility of meeting with management and external auditors to discuss the internal controls over the financial reporting process, auditing matters and financial reporting issues. The board is responsible for recommending the appointment of the Library's external auditors.

MNP LLP, an independent firm of Chartered Professional Accountants, is appointed by the board to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the board and management to discuss their audit findings. The accompanying financial statements are the responsibility of the management of Parkland Regional Library System.

e-Signed by Ron Sheppard
2026-03-23 11:16:13:13 MDT

Ron Sheppard - Executive Director

Independent Auditor's Report

To the Members of The Parkland Library Board:

Opinion

We have audited the financial statements of The Parkland Library Board (the "Library"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations, changes in net financial assets, remeasurement gains and losses, cash flows, and changes in accumulated operating surplus for the year then ended, and schedules and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Library as at December 31, 2025, and the results of its operations net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Library in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Library's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Library or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Library's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Library's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Library's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Library to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Lacombe, Alberta

March 23, 2026

MNP LLP

Chartered Professional Accountants

MNP

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2025

	2025	2024
FINANCIAL ASSETS		
Cash and cash equivalents *(note 3)*	**$ 482,520**	$ 674,459
Accounts receivable	**$ 24,197**	23,333
Investments *(note 4)*	**$ 816,264**	798,013
TOTAL FINANCIAL ASSETS	**$ 1,322,981**	1,495,805
LIABILITIES		
Accounts payable and accruals *(note 5)*	**$ 146,687**	$ 141,759
Book allotment	**$ 12,940**	17,182
Deferred revenue *(note 6)*	**$ 119,647**	130,940
TOTAL LIABILITIES	**$ 279,274**	**289,881**
NET FINANCIAL ASSETS	**$ 1,043,707**	**1,205,924**
NON-FINANCIAL ASSETS		
Inventory for consumption	**$ 16,659**	$ 24,930
Prepaid expenses	**287,595**	175,192
Tangible capital assets *(schedule 1)*	**4,184,142**	4,295,198
TOTAL NON-FINANCIAL ASSETS	**4,488,396**	4,495,320
COMMITMENTS *(note 7)*		
ACCUMULATED SURPLUS	**5,532,103**	**5,701,244**
ACCUMULATED SURPLUS CONSISTS OF:		
Accumulated operating surplus *(note 8)*	**5,533,945**	5,720,276
Accumulated remeasurement loss on investments	**(1,842)**	(19,032)
	5,532,103	5,701,244

Approved by the Library Board:

e-Signed by Barb Gilliat
2026-03-21 11:13:45:45 MDT

Chairperson

e-Signed by Joe Iwanicki
2026-03-20 10:56:17:17 MDT

Chairperson

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget	**2025**	2024
REVENUE			
Investment income	$ 67,500	**$ 51,857**	$ 76,101
Member fees	2,178,075	**2,178,075**	2,123,362
Miscellaneous and donations	-	**9,744**	10,135
Outside sales - Books and supplies	-	**152,240**	155,043
Provincial funding *(note 9)*	1,654,817	**1,600,366**	1,676,580
	3,900,392	**3,992,282**	4,041,221
EXPENSES			
Administration	$ 14,500	**$ 15,432**	$ 14,885
Amortization	-	**133,705**	165,019
Audit	25,000	**21,714**	24,701
Communications, marketing and promotions	20,000	**17,367**	24,770
Continuing education	20,000	**15,334**	17,128
Dues, fees, and memberships	13,000	**12,355**	12,011
OROS grant expense	84,756	**96,049**	106,518
Freight and postage reimbursement	3,500	**2,133**	2,557
Insurance	26,500	**25,607**	24,998
Investment fees	4,700	**4,561**	4,308
Library materials	455,944	**453,532**	449,070
Library service grant	452,928	**386,652**	452,928
Miscellaneous - distributions	-	**7,500**	7,500
Miscellaneous - outlet contributions	800	**800**	800
Outside purchases - books and supplies	-	**152,074**	154,339
Planned member technology purchases	66,608	**209,729**	185,146
Professional fees	-	**2,050**	14,463
Repairs and maintenance - building	64,850	**60,043**	65,566
Salaries and benefits	2,216,154	**2,154,722**	2,082,135
Supplies for library materials and inhouse stationary	48,000	**42,923**	44,195
Technology software, internet, maint. agreement, misc. supplies	247,652	**257,274**	243,187
Travel	3,500	**2,849**	1,242
Trustee	26,000	**12,663**	23,530
Utilities	34,000	**29,059**	27,757
Vehicle	58,000	**42,375**	45,460
Workshops, training for libraries	14,000	**13,229**	15,019
	3,900,392	**4,171,731**	4,209,232
Deficiency of revenue over expenses, before other expenses	-	**(179,449)**	(168,011)
OTHER EXPENSES			
Loss on disposal of investments	-	**(4,465)**	(2,367)
Loss on disposal of tangible capital assets	-	**(2,417)**	(796)
Deficiency of revenue over expenses	-	**(186,331)**	(171,174)
Accumulated operating surplus, beginning of year	5,720,276	**5,720,276**	5,891,450
Accumulated operating surplus, end of year *(Note 8)*	5,720,276	**5,533,945**	5,720,276

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budget	**2025**	2024
Deficiency of revenue over expenses	$ -	**(186,331)**	(171,174)
Acquisition of tangible capital assets	-	**(25,066)**	(66,003)
Amortization of tangible capital assets	-	**133,705**	165,019
Loss on disposal of tangible capital assets	-	**2,417**	796
Change in prepaid expenses	-	**(112,403)**	(3,286)
Change in inventory for consumption	-	**8,271**	(16,160)
Change in accumulated remeasurement loss on long-term investments	-	**17,190**	15,915
Decrease in net financial assets	-	**(162,217)**	(74,893)
Net financial assets, beginning of year	1,205,924	**1,205,924**	1,280,817
Net financial assets, end of year	1,205,924	**1,043,707**	1,205,924

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
OPERATING ACTIVITIES		
Cash receipts from membership fees, contracts, and sales	**$ 2,339,296**	$ 2,292,700
Cash receipts from grants	**1,589,073**	1,654,817
Investment income received	**51,716**	76,101
Cash paid for materials and services	**(1,599,854)**	(1,726,373)
Cash paid for salaries and benefits	**(2,149,720)**	(1,987,091)
Cash paid for library service grant	**(386,652)**	(452,928)
Bank and investment fees paid	**(5,247)**	(5,008)
	(161,388)	(147,782)
CAPITAL ACTIVITY		
Purchase of tangible capital assets	**(25,066)**	(66,003)
INVESTING ACTIVITY		
Purchase of investments	**(95,496)**	(92,049)
Proceeds on sale of investments	**90,011**	73,000
	(5,485)	(19,049)
Net increase (decrease) in cash	**(191,939)**	(232,834)
Cash and cash equivalents, beginning of year	**674,459**	907,293
Cash and cash equivalents, end of year	**482,520**	674,459

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF CHANGES IN ACCUMULATED OPERATING SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Unrestricted (Note 8)	Reserves (Note 8)	Equity in Tangible Capital Assets (Note 8)	2025	2024
Balance, beginning of year	312,253	1,112,825	4,295,198	**$ 5,720,276**	$ 5,891,450
Deficiency of revenue over expenses	(186,331)	-	-	**(186,331)**	(171,174)
Reserves used for (transferred from) operations	(10,276)	10,276	-	**-**	-
Purchases of tangible capital assets	-	(25,066)	25,066	**-**	-
Disposal of tangible capital assets	2,417	-	(2,417)	**-**	-
Annual amortization expense	133,705	-	(133,705)	**-**	-
Balance, end of year	251,768	1,098,035	4,184,142	**5,533,945**	5,720,276

PARKLAND REGIONAL LIBRARY SYSTEM
STATEMENT OF REMEASUREMENT GAINS AND LOSSES
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
Accumulated remeasurement loss on investments, beginning of the year	**(19,032)**	(34,947)
Increase in market value	**17,190**	15,915
Accumulated remeasurement loss on investments, end of year	**(1,842)**	(19,032)

PARKLAND REGIONAL LIBRARY SYSTEM
SCHEDULE OF TANGIBLE CAPITAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2025
SCHEDULE 1

	Vehicles	Building	Land	Technology equipment and systems	Equipment	Furniture and fixtures	2025	2024
Original Cost:								
Balance, beginning of year	181,219	3,946,960	610,000	347,084	49,194	58,967	**5,193,424**	5,206,861
Acquisition of tangible capital assets	-	-	-	18,029	2,294	4,743	**25,066**	66,003
Disposals of tangible capital assets		-	-	(107,110)	(5,902)	(8,694)	**(121,706)**	(79,440)
Balance, end of year	181,219	3,946,960	610,000	258,003	45,586	55,016	**5,096,784**	5,193,424
Accumulated Amortization:								
Balance, beginning of year	124,301	394,696		303,142	36,540	39,547	**898,226**	811,851
Annual amortization	19,731	78,939	-	27,415	2,911	4,709	**133,705**	165,019
Disposals	(8,853)	-	-	(97,498)	(5,508)	(7,430)	**(119,289)**	(78,644)
Balance, end of year	135,179	473,635	-	233,059	33,943	36,826	**912,642**	898,226
Net Book Value	46,040	3,473,325	610,000	24,944	11,643	18,190	**4,184,142**	**4,295,198**

1. Nature of activities

Parkland Regional Library System (the "Library") is an independent body established under the Alberta Libraries Act for the purpose of providing a variety of support services for the public libraries of rural Central Alberta.

The Library is exempt from tax pursuant to Section 149(1)(I) of the Income Tax Act of Canada.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards ("PSAS") and include the following significant accounting policies:

Cash and cash equivalents

Balances with original maturities of less than 3 months are included in cash and cash equivalents. Marketable securities with prices quoted in an active market are measured at fair value while those that are not quoted in an active market are measured at cost less impairment.

Revenue recognition

Member fees are recognized as revenue when the services have been provided.

Book and supply outside sales are recognized as product is shipped to the member library that placed the order through the Library.

Provincial funding and grants that are externally restricted are recorded as deferred contributions if the terms of the funding create a liability. These funds are recognized as revenue in the year in which the related expenses are incurred and the terms of the funding are met. Unrestricted provincial funding, miscellaneous and donations, and other revenue are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

All investment income is recognized when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Expenses

Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or legal obligation to pay.

Non-financial assets

Non-financial assets are assets that are not available to discharge existing liabilities but held for use in Library operations. Such assets have useful lives extending beyond the current year and are not intended for sale in the normal course of Library operations. The change in non-financial assets during the year, together with the excess of revenue over expenses, provides the changes in net financial assets for the year. Non-financial assets consist of the following:

i. Inventory for consumption

Inventory of materials and supplies for consumption is recorded in the financial statements at lower of the cost of the specific item or replacement cost.

2. Significant accounting policies *(continued from previous page)*

ii. Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the assets. Contributed tangible capital assets are recorded in the financial statements at fair market value at the time of contribution.

	Method	***Rate***
Vehicles	declining balance	30%
Building	straight-line	50 years
Technology equipment and systems	declining balance	55%
Furniture and fixtures	declining balance	20%
Equipment	declining balance	20%

A full year of amortization is calculated in the year of acquisition. No amortization is calculated in the year of disposal.

Tangible capital assets are tested for impairment whenever events or changes in circumstances indicate that their carrying amounts may not be fully recoverable. An impairment loss is recognized when and to the extent that management assesses the future useful life of an asset to be less than originally estimated.

iii. Prepaid expenses

Expenses paid in advance where services have not been performed or materials have not been received.

Use of estimates

The preparation of financial statements in accordance with PSAS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the statement of financial position date, and the reported amounts of revenue and expenses during the reporting period. Key components of the financial statements requiring management to make estimates include the provision for doubtful accounts in respect of receivables, the cost and net realizable value of inventories, employee benefit obligations, the useful lives of long-lived assets and the potential impairment of assets. Actual results could differ from these estimates.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in excess of revenue over expenses in the periods in which they become known.

Long-term investment

Investments are recorded at fair market value, based on quoted prices in an active market, including accrued interest. Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

Foreign currency translation

These financial statements have been presented in Canadian dollars, the principal currency of the Library's operations.

Transaction amounts denominated in foreign currencies are translated into their Canadian dollar equivalents at exchange rates prevailing at the transaction date. Carrying values of monetary assets and liabilities reflect the exchange rates at the balance sheet date. Gains and losses on translation or settlement are included in the determination of excess of revenue over expenditures for the current period.

Reserves for future expenditures

Reserves are determined at the discretion of the board to set aside funds for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment within accumulated surplus.

2. Significant accounting policies *(continued from previous page)*

Financial instruments

The Library recognizes financial instruments when the Library becomes party to the contractual provisions of the financial instrument.

Arm's length financial instruments

Financial instruments originated/acquired or issued/assumed in an arm's length transaction ("arm's length financial instruments") are initially recorded at their fair value.

At initial recognition, the Library may irrevocably elect to subsequently measure any arm's length financial instrument at fair value. The Library has not made such an election during the year. All financial assets and liabilities issued/assumed in an arm's length transaction are subsequently measured at amortized cost, except for marketable securities that are measured at fair value.

Transaction costs and financing fees directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in excess of revenue over expenses. Conversely, transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

Financial asset impairment

The Library assesses impairment of all its financial assets measured at cost or amortized cost. The Library groups assets for impairment testing when available information is not sufficient to permit identification of each individually impaired financial asset in the group. Management considers whether the issuer is having significant financial difficulty; whether there has been a breach in contract, such as a default or delinquency in interest or principal payments in determining whether objective evidence of impairment exists. When there is an indication of impairment, the Library determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year.

The Library reduces the carrying amount of any impaired financial assets to the highest of: the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets at the statement of financial position date; and the amount expected to be realized by exercising any rights to collateral held against those assets.

Any impairment, which is not considered temporary, is included in current year excess of revenue over expenses.

The Library reverses impairment losses on financial assets when there is a decrease in impairment and the decrease can be objectively related to an event occurring after the impairment loss was recognized. The amount of the reversal is recognized in excess of revenue over expenses in the year the reversal occurs.

3. Cash and cash equivalents

Cash accounts bear interest at bank prime rate of 4.45% (2024 - 5.45%) less a percentage based on balance held during the year. At year-end, the unrestricted cash balances bear interest at prime less 1.90% (2024 - prime less 1.90%) on $476,560 (2024 - $719,261).

4. Investments

	2025	2024
Bonds (original cost of $814,744; 2024 - $813,825)	**816,264**	798,013

Bonds bear interest at rates ranging from 1.10% to 3.95% and have maturity dates ranging from June 2026 to June 2035. Included in investments is $3,361 (2024 - $3,220) of accrued interest.

5. Accounts payable and accruals

		2025	2024
Trade accounts payable and accruals	**$**	**46,980**	48,742
Employee benefit obligations		**81,991**	76,990
Goods and Services Tax payable		**17,716**	16,027
		146,687	141,759

Included in trade accounts payable and accruals is a balance of $10,411 (2024 - $3,719) on ATB Financial Mastercards with a total credit limit of $20,000 (2024 - $15,000).

Employee benefit obligations consist of estimated sick leave benefits of $64,000 (2024 - $65,500) that accumulate but do not vest, as well as vacation and lieu time of $17,991 (2024 - $11,490) that employees have earned and deferred to future years.

6. Deferred revenue

Deferred revenue represents unspent amounts from the Government of Alberta to offer library services to on-reserve and on-settlement First Nations populations.

		2025		2024
Opening balance	**$**	**130,940**	$	152,703
Add: amounts deferred		**156,647**		156,647
Less: amounts recorded as revenue		**(167,940)**		(178,410)
Ending balance		**119,647**		130,940

7. Commitments

In 2021, the Library entered into a 10 year agreement for maintenance on their elevator which commenced August 28, 2021 costing $5,400 per year.

In 2023, the Library entered into a 5 year agreement for access to Polaris software commencing January 1, 2024 at a 2026 annual cost of $97,081 which increases at 2% per year over the term.

8. Accumulated operating surplus

	2025	2024
Unrestricted reserve	**251,768**	312,253
Internally restricted		
Operating reserves		
Technology	**282,523**	312,117
Building	**250,000**	235,500
Contingent liability	**69,263**	69,518
	601,786	617,135
Capital reserves		
Amortization	**248,832**	278,531
Vehicle	**204,454**	179,454
Equipment/furnishings replacement	**42,963**	37,705
	496,249	495,690
Total reserves	**1,098,035**	1,112,825
Equity in tangible capital assets	**4,184,142**	4,295,198
	5,533,945	5,720,276

9. Provincial funding

		2025		2024
Government of Alberta - Municipal Affairs				
Operating grant	**$**	**1,045,774**	$	1,045,242
Library Service grant		**386,652**		452,928
OROS grant		**167,940**		178,410
		1,600,366		1,676,580

10. Local Authorities Pension Plan

Employees of the Library participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pension Plans Act. The LAPP serves about 316,938 people and 453 employers. The LAPP is financed by employee and employer contributions and by earning investment earnings in the LAPP fund.

Contributions for current service are recorded as expenses in the year in which they become due.

The Library is required to make current service contributions to the LAPP of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan, and 11.65% on pensionable earnings above that amount.

Total service contributions by the Library to the LAPP in 2025 were $140,886 (2024 - $146,356). Total current service contributions by employees of the Library to the LAPP in 2025 were $124,913 (2024 - $124,666).

As at December 31, 2024, the LAPP disclosed an actuarial surplus of $19,557 billion (2023 - $15,057 billion). LAPP has not yet disclosed the actuarial surplus or deficiency as at December 31, 2025.

11. Economic dependence

The Library is dependent on funding from government grants to maintain its operations. In 2025, the Province of Alberta contributed $1,600,366 (2024 - $1,678,580) of revenue to the Library, equalling approximately 40% (2024 - 42%) of total revenue. If funding is not received, its operations would be significantly reduced.

12. Financial instruments

The Library, as part of its operations, carries a number of financial instruments. The financial instruments consist of cash and cash equivalents, accounts receivable, investments, accounts payable and accruals, and book allotment. It is management's opinion that the Library is not exposed to a significant interest, currency, market, liquidity, or credit risks arising from these financial instruments except as otherwise disclosed.

Credit risk

The Library is exposed to credit risk as it grants credit to its members in the normal course of operations. The risk is mitigated by the fact that the receivables are from municipalities. The Library is exposed to credit risk as it has purchased bonds which are included in investments. The risk is mitigated by the fact that the Library has only purchased bonds issued by the Federal or Provincial governments.

Accounts receivable from three member libraries (2024 - one member library) in connection with trade receivables represents 40% (2024 - 10%) of total accounts receivable at December 31, 2025. The Library believes that there is minimal risk associated with the collection of these amounts. The balance of accounts receivable is widely distributed among the remainder of the library municipalities and customer base.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities known as price risk. In seeking to minimize the risks from interest rate fluctuations, the Library manages exposure through its normal operating and financing activities. The Library is exposed to interest rate price risk primarily through its fixed rate investments and variable rate cash.

Market rate risk

The Library is exposed to market rate risk on its investments due to changes in quoted market rates on investments.

13. Comparative figures

Comparative figures have not been reclassified to conform with current year presentation.

14. Approval of financial statements

These financial statements were approved by the Library board on February 26, 2026.



The Parkland Library Board

2025 Audit Findings

Report to the Audit Committee

December 31, 2025

Lindsey Bauman, CPA
T: 403.786.2410
E: lindsey.bauman@mnp.ca

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Overview

We are pleased to submit to you this Audit Findings Report (the "Report") for discussion of our audit of the financial statements of The Parkland Library Board (the "Library") as at December 31, 2025 and for the year then ended. In this report we cover those significant matters which, in our opinion, you should be aware of as members of the Audit Committee.

As auditors, we report to the members on the results of our examination of the financial statements of the Library as at and for the year ended December 31, 2025. The purpose of this Report is to assist you, as members of the Audit Committee, in your review of the results of our audit.

This Report is intended solely for the information and use of the Audit Committee and management and should not be distributed to or used by any other parties than these specified parties.

We appreciate having the opportunity to meet with you and to respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Engagement Status

We have completed our audit of the financial statements of the Library which has been carried out in accordance with Canadian generally accepted auditing standards and are prepared to sign our Independent Auditor's Report subsequent to completion of the following procedures:

- Receipt of the signed management representation letter;
- Discussion of subsequent events with the Audit Committee;
- The Board of Directors / Executive Committee review and approval of the financial statements.

No significant limitations were placed on the scope or timing of our audit.

Independent Auditor's Report

We expect to have the above procedures completed and to release our Independent Auditor's Report on March 20, 2026.

Unless unforeseen complications arise, our Independent Auditor's Report will provide an unmodified opinion to the members of the Library. A draft copy of our proposed Independent Auditor's Report has been included with this report. The matters disclosed in the Independent Auditor's Report are discussed further in the relevant sections of the Report.

Audit Reporting Matters

The following significant matters arose during the course of audit that we wish to bring to your attention.

Significant Audit, Accounting and Reporting Matters

Area		Comments
	**Changes from Audit Service Plan**	There were no deviations from the Audit Service Plan previously presented to you. Please refer to Appendix B for the significant areas and our audit responses.
	**Final Materiality**	Final materiality used for our audit was $200,000 for December 31, 2025, and $200,000 for December 31, 2024.
	**Identified or Suspected Fraud**	Due to the inherent limitations of an audit and the nature of fraud, including attempts at concealment through forgery or collusion, an audit conducted in accordance with Canadian generally accepted auditing standards cannot be relied upon to detect fraud. While our audit cannot be relied upon to detect all instances of fraud, no incidents of fraud, or suspected fraud, came to our attention in the course of our audit.
	**Identified or Suspected Non-Compliance with Laws and Regulations**	Nothing has come to our attention that would suggest any non-compliance with laws and regulations that would have a material effect on the financial statements
	**Matters Arising in Connection with Related Parties**	No significant matters arose during the course of our audit in connection with related parties of the Library.
	**Matters Arising From Discussions with Management**	We would like to formally acknowledge the cooperation and assistance we received from the management and staff of the Library. There were no significant matters discussed, or subject to correspondence, with management that in our judgment need be brought to your attention.
	**Budgeting**	It is important to ensure that the budget is appropriate for the entity's purposes. Consider whether it would be relevant to budget for items like amortization or capital items. With these items missing the budget is inconsistent with finacial

Area		Comments
		reporting. Amortization is common to be budgeted for as a proxy for future capital expenditures.

Significant Risk Areas and Responses

Significant Risk Area	Response and Conclusion
Management override of internal controls Overall risk of material misstatement due to fraud regarding management's override of internal controls.	To respond to the overall risk of material misstatement due to fraud regarding management's override of controls, we have performed the following procedures: 1. Tested the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements using Mindbridge AI software. No issues were noted. 2. Reviewed accounting estimates for biases. There were no circumstances producing biases which represented a risk of material misstatement due to fraud found during testing. 3. Evaluated the rationale behind significant transactions not in the normal course of business. No circumstances were noted during testing which would point to management engaging in fraudulent financial reporting or concealing misappropriation of assets.
Deferred revenue and restricted contributions Risk that deferred revenue has been overstated and/or understated.	Reviewed contracts for grant revenue to ensure appropriate amounts recorded as deferred versus revenue. Substantive testing completed on deferred revenue.
Expenses Risk that expenses are overstated in the current year to align with budget or due to personal expenses being recorded. These risks are common for similar organizations.	Testing around expense claims was completed, consistent with the previous years. Further testing around accounts payables was completed to ensure that they appropriately exist. No issues were noted.

Other Areas

Area	Comments
Auditor Independence	We confirm to the Audit Committee that we are independent of the Library. Our letter to the Audit Committee discussing our independence is included

Area	Comments
	as part of the additional materials attached to this report.
Management Representations	We have requested certain written representations from management, which represent a confirmation of certain oral representations given to us during the course of our audit. This letter, provided by management, has been included as additional material to this report.
Technology Reserve	During our audit, we noted that the Technology Reserve is under-funded from its recommended minimum level of $300,000 by $17,477.

We appreciate having the opportunity to meet with you and respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Sincerely,

MNP LLP

Chartered Professional Accountants

encls

SUMMARY OF DIFFERENCES

The Parkland Library Board

December 31, 2025

DESCRIPTION OF DIFFERENCES	PROPOSED ADJUSTMENTS DR(CR)				
	EARNINGS		BALANCE SHEET		
	IDENTIFIED	LIKELY AGGREGATE (NET OF TAX)	ASSETS	LIABLITIES	EQUITY
To record inventory as uncounted/unadjusted balance	$ (8,270)	$ (8,270)	$ (16,659)	-	$ 16,659
Total	**$ (8,270)**	**$ (8,270)**	**$ (16,659)**	**-**	**$ 16,659**
Differences corrected by management	-	-	-	-	-
Total differences net of corrections	$ (8,270)	$ (8,270)	$ (16,659)	-	$ 16,659
Uncorrected opening differences	-	-	-	-	-
Current period differences	$ (8,270)	$ (8,270)	$ (16,659)	-	$ 16,659
Final overall materiality	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Excess (shortfall)	**$ 191,730**	**$ 191,730**	**$ 183,341**	**$ 200,000**	**$ 183,341**

Officer Signature Title Date

Parkland Regional Library System
2025 Annual Report

Libraries, Value Beyond Words



1,389,049 books, DVDs, and eContent circulated in 2025

Photo from Camrose Public Library

Thank you!

The Parkland Library Board thanks our member municipalities and the Government of Alberta for continued funding. With your help we supported 49 public libraries in 2025.

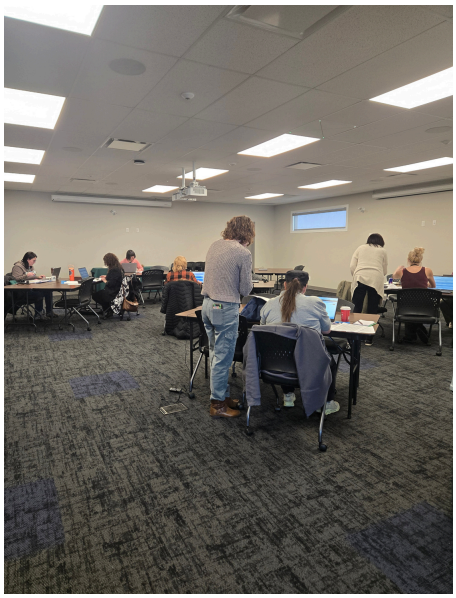


Photo of Annual Report Workshop at PRLS



Photo of books being sorted at PRLS

Parkland libraries have...

596,738 items in their collections.

Virtual Library Services

- **260,269** website and online catalogue visits.
- **186,378** digital checkouts.
- **1,510,864** WiFi sessions at libraries.

Parkland HQ

- Completed workshops, training, analysis, and reports on multiple topics for library staff.
- Housed and managed **10,020** print items plus **3,529** non-print items like kits and audiobooks.
- Maintained a collection of **22,567** virtual items like eBooks and eAudiobooks.

Libraries, Value Beyond Words

2025 Annual Report



Photo from PRLS annual conference

Resource Sharing

- Van drivers made 3,120 deliveries driving 175,700 kilometers.
- 982,300 items delivered in van runs in 2025.
- Finance staff ordered and processed 24,552 new library materials

Advocacy Activity

In 2025 Parkland lead advocacy initiatives accross the province with the main goal of getting increased, predictable funding from the province. Both Alberta Municipalites and Rural Municipalities of Alberta made motions to advocate for this goal as well. Toward the end of the year, an additional goal of protecting intellectual freedom was added, with work on both fronts ongoing by the Coalition of Alberta Public Libraries.

IT Support

- Implemented multi-factor authentication for all Microsoft 365 accounts throughout the region.
- Replaced 41 desktop and 22 laptop computers throughout the region.
- Replaced all the FortiGate network appliances within each member library – 50 in total.
- Began implementing the CloudNine reservation service which helps library staff manage patron sessions on public-use computers.

Library Services Support

- 112 visits to 46 member libraries.
- 2,356 consulting sessions by Parkland Staff.
- Held 23 training events for 466 attendees.
- Completed 6 visits to municipal councils.

Marketing Support

- Organized and provided prizes for Library Card Sign Up Month and Canadian Library Month.
- Distributed bookmarks, brochures, flyers, stickers, and swag to member libraries to help them market their services.
- Supported member libraries with content creation, marketing plans, and training.

Contact Us:

Parkland Regional Library System
4565 46th Street
Lacombe, AB T4L 0K2
403-782-3850

Board Chair Barb Gilliat

Director: Ron Sheppard (ext. 230)
Deputy Director: Andrea Newland (ext.221)
Manager of Technology Infrastructure: Tim Spark (ext. 212)
IT Helpdesk (ext. 600)

Complete Board and Municipality list here.

MEETING DATE: June 9, 2026

PRESENTED BY: Jackie Seely, Donor Relations and Development Officer

SUBJECT: **STARS Annual Update**

BACKGROUND

Jackie Seely, representing Shock Trauma Air Rescue Service ("**STARS**"), will present an annual update on STARS missions and operations.

ATTACHMENTS

- *STARS Presentation*

APPROVALS

Kim Isaak,
Chief Administrative Officer

STARS®



CRITICAL CARE, ANYWHERE

The best hope, in a worst-case scenario.


LEADING OUR TEAM
DR. JOHN FROH, President and CEO
STARS

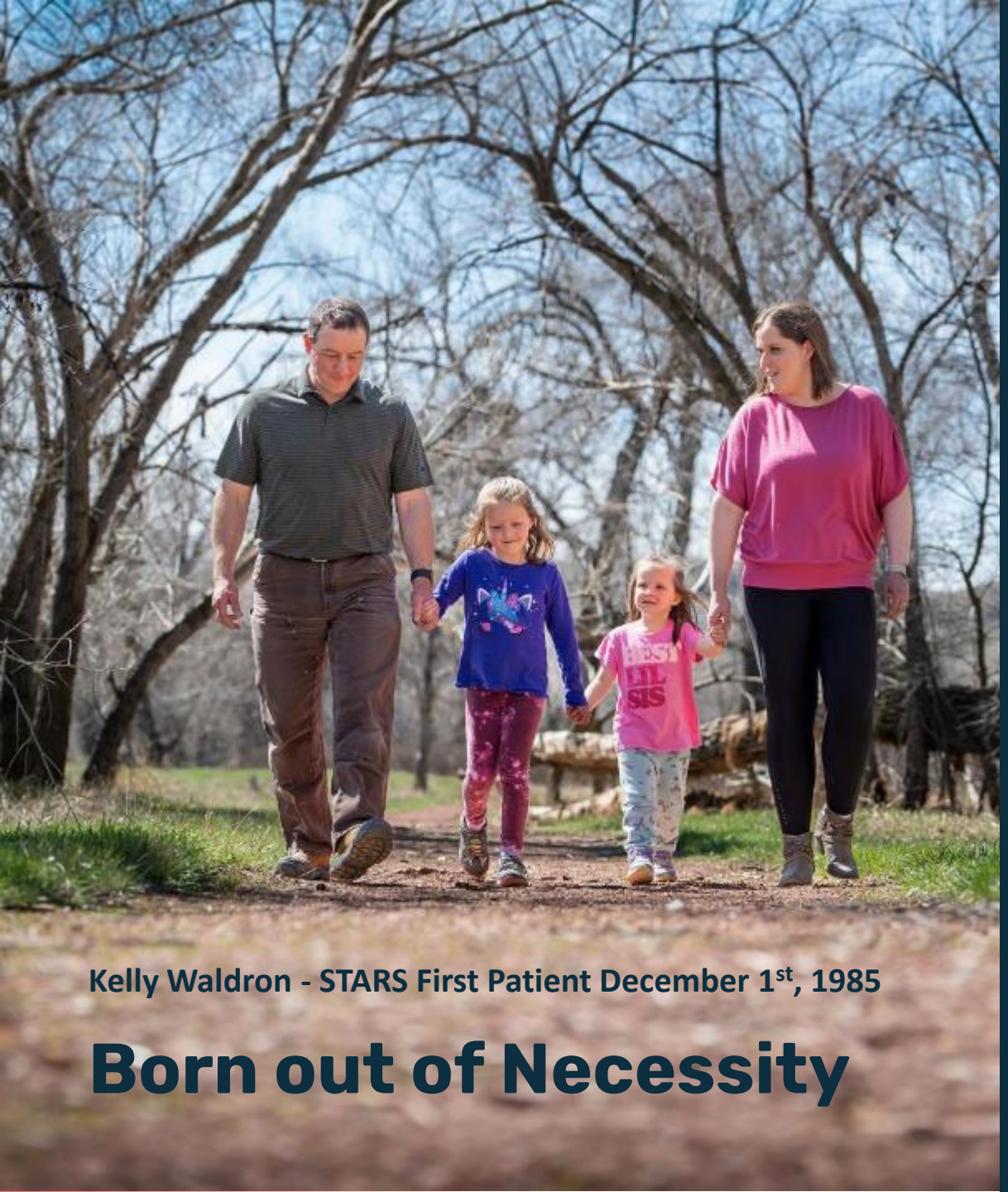


Dr. Greg Powell, OC, AOE, MD, FRCPC
STARS FOUNDER

Critical care, anywhere. Since 1985.

It all began when a pregnant woman from a rural community died from blood loss, leaving a father alone with their newborn. For STARS' founders, her death was one too many. Something had to be done.

As we've grown and evolved, STARS has never wavered from our mission. Fundamentally we believe that where you live — or work, play and travel — shouldn't impact your chance of survival.



Kelly Waldron - STARS First Patient December 1st, 1985

Born out of Necessity

FORTY YEARS. ONE MISSION.

STARS 40



H145 Fleet of 10







CHAIN OF SURVIVAL PARTNERS

- Fire Departments
- First Responders
- RCMP
- Police
- Search & Rescue
- Ground EMS
- AHS Fixed Wing
- Hospitals / Medical professionals





Night Vision (2003)



Cardiac 21%



Vehicle Incident 19%



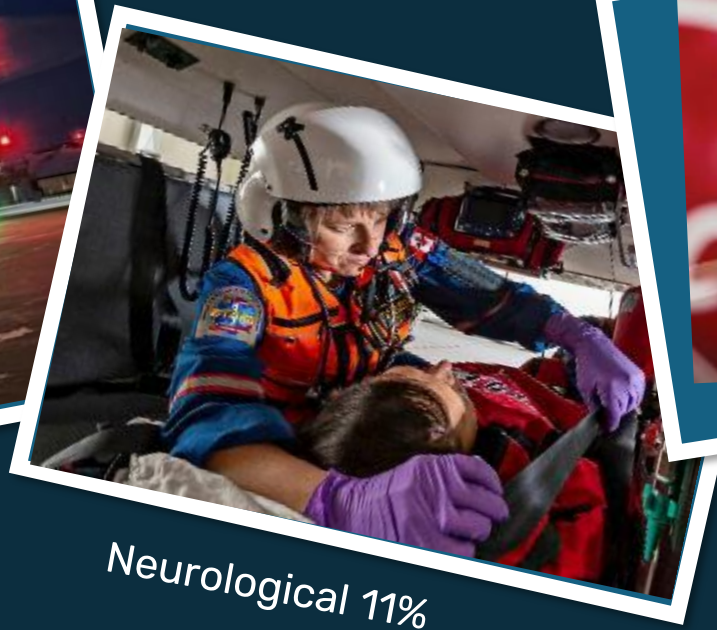
Other Medical Distress 17%



Trauma 17%



Pulmonary 13%



Neurological 11%

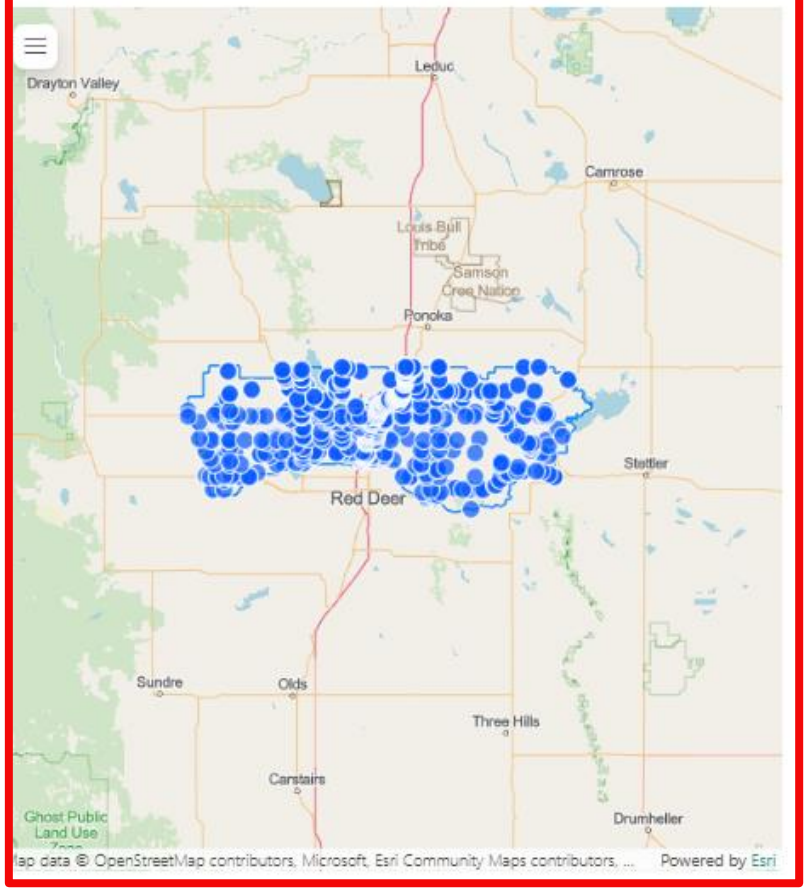


Obstetrical 2%



Environmental 0.2%

STARS Mission Locations



LACOMBE COUNTY STARS 5-YEAR MISSION REPORT	2021	2022	2023	2024	2025	2026 @ May26	TOTAL
NEAR ALIX	2			2			4
NEAR BASHAW *		1					1
NEAR BENTLEY		1	1				2
NEAR BLACKFALDS	1	1	1	1	1		5
NEAR CLIVE	1	1			1	2	5
NEAR ECKVILLE		3	1		2	1	7
NEAR GULL LAKE SCENE + SAR *	2	2	1		1		6
NEAR HESPERO		1					1
LACOMBE HOSPITAL IFTs	9	5	4	5	2	3	28
NEAR LACOMBE	2	1	1	4	2		10
NEAR MIRROR			1	1			2
NEAR PONOKA *	1						1
NEAR SYLVAN LAKE *		1					1
TOTAL *Served by 2 STARS bases	**18**	**17**	**10**	**13**	**9**	**6**	**67**

* Scene calls and search & rescue (SAR) coded to nearest community - Actual location identifies each occurrence within Lacombe County

STARS ALBERTA, FY25-26



Direct Operating Costs

$36.6 million

($12.2M per base)

Government Contribution

$15 million

Donations, Fundraising & Lotteries are needed to cover **59%** of direct operational costs in Alberta

ab.starslottery.ca - Net lottery funds pay for one base in Alberta

ESSENTIAL SERVICES FOR ALL, RURAL

- **95% Alberta in Partnership**
- **Includes 7 Districts - Northern B.C.**
- **80% Regional Leaders**
- **2025 = $2.4M Municipal** (Of $21.6M operations must be fundraised)

9 PROVINCIAL LEADERS
- Fixed Rate (up to $250K per year)
- Standing Motion Budget Line-item
- Logo on STARS helicopter

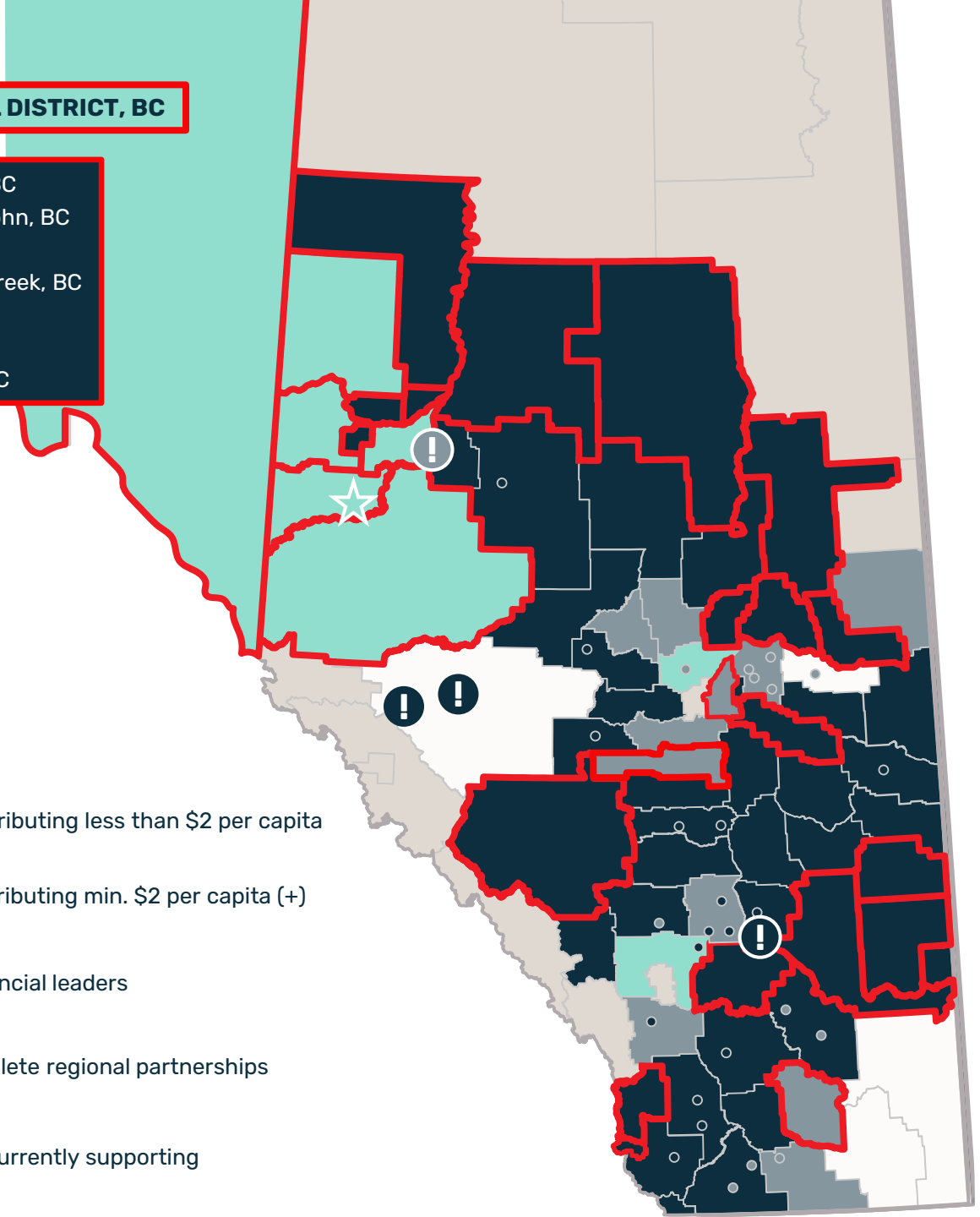
2026 Welcomes (3) Provincial Leaders

REGIONAL LEADERS

27 Complete Regional Partnerships
(Includes every town & village within boundaries)

PEACE RIVER REGIONAL DISTRICT, BC

Hudson's Hope, BC
City of Fort St. John, BC
Taylor, BC
City of Dawson Creek, BC
Pouce Coupe, BC
Chetwynd, BC
Tumbler Ridge, BC





Virtual Care Consultation 1000+





AMTC International Simulation Competition CHAMPIONS

Final case; Complex farm accident

- High-intensity
- Five critical patients
- Including a pediatric patient
- Multiple major traumas
- Anhydrous ammonia toxicity

THANK YOU
TOWN OF BLACKFALDS

CURRENT SUPPORT

$1 per capita
2024, 2025, 2026

OUR REQUEST
GRADUATED PROPOSAL
4-yr. Pledge

$1.25 per capita for 2027	= $14,267
$1.50 per capita for 2028	= $17,123
$1.75 per capita for 2029	= $19,977
$2.00 per capita for 2030	= $22,830

Regional Leader in 2030

BENEFITS

- STARS provides physical response and virtual consultations
- Residents have access to STARS 24/7 across Western Canada
- Serving the most rural and remote areas with our World Class Crew
- Charitable organization operating at no cost to the patient
- Together, we're saving lives and saving futures



A LIFE IS SAVED EVERY DAY. YOUR PARTNERSHIP MAKES IT POSSIBLE.

MEETING DATE: June 9, 2026

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **McKay Ranch Phase 4 Park Name Proposal**

BACKGROUND

The Town has received a request to name a large park that is part of McKay Ranch Phase 4 as “Stol Park” to honour the decades of community service the Stol family has provided to the Town of Blackfalds through local business leadership, municipal governance, and extensive civic involvement. A copy of the request is provided in Attachment 1.

Naming requests are reviewed using the Naming and Addressing Bylaw 1182/14 and considered by the Civic Addressing Committee established under that Bylaw. While the Bylaw does not specifically address naming a park, it provides sufficient guidance to assess the proposal before Council. A copy of the Bylaw is included in Attachment 2.

The proposed park naming was brought to the May 19, 2026, Standing Committee of Council for discussion prior to taking it forward for Council consideration. The following motion was carried unanimously:

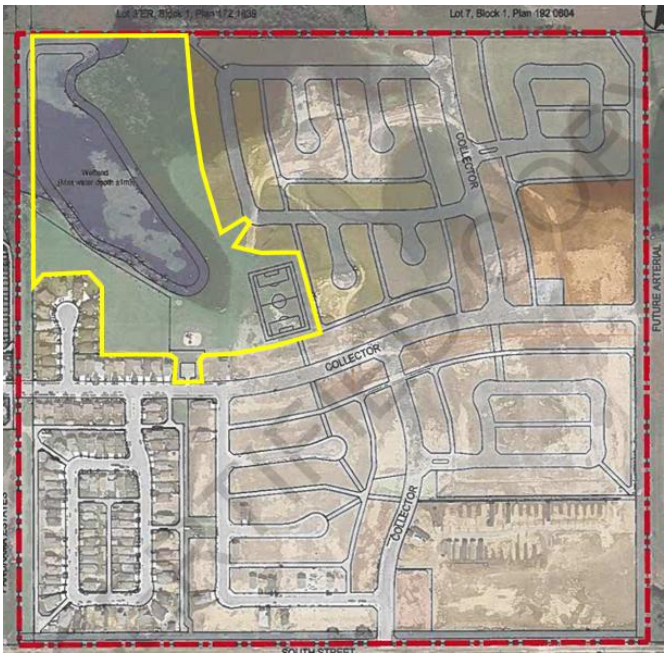
040/26 Councillor Hanson moved That Standing Committee of Council recommend Council approve the proposal to officially name the large park in McKay Ranch Phase 4 “Stol Park”.

CARRIED UNANIMOUSLY

DISCUSSION

The park proposed to be named “Stol Park” is a 13.78 hectare (34 acre) park being developed as part of McKay Ranch Phase 4 (highlighted in yellow). The Naming and Addressing Bylaw encourages roads and amenities within a community to start with the same letter. A review of park names across Town found that this is not consistently applied to parks. For example, Centennial Park in Panorama Estates, and Iron Ridge Park in Cottonwood Meadows.

The Civic Addressing Committee reviewed the proposal and supports naming the park “Stol Park” to recognize the Stol family legacy and dedication to the community.



STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Considering park names to honour contributions made by individuals aligns with the Community Life, Safety, and Inclusion Strategic Priority by strengthening local identity and sense of place, helping residents feel more connected to the history and people who shape their community.

FINANCIAL IMPLICATIONS

If Council approves the park name, costs may include manufacturing the park sign, installation of the sign, and on-going maintenance. The developer has confirmed that he is willing to cover the costs of manufacturing and installation; the Town would be responsible for the on-going maintenance of the sign and posts.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The park does not currently have an official name. As a result, naming the park “Stol Park” will not affect existing addresses or require changes for residents or businesses. No additional community engagement is planned, as the recommendation was developed using the existing bylaw and the Committee unanimously supported the proposal.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council approve the proposal to officially name the large park in McKay Ranch Phase 4 as “Stol Park”.

ALTERNATIVES

a) That Council refer the proposed park name request back to Administration for more information or amendments.

ATTACHMENTS

- *Stol Park Naming Request*
- *Naming and Addressing Bylaw 1182/14*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

Subject: McKay Ranch Park-Naming Request

From: Glenn Fraser <glenn@glennstar.ca>
Sent: March 13, 2026 10:46 AM
To: Jolene Tejkl <JTejkl@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Aws Al Sammarraie <AAlSammarraie@blackfalds.ca>; Begley, Amy <amy.begley@stantec.com>; Jon Weddell <jon@glennstar.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Glenn Fraser <glenn@glennstar.ca>
Subject: McKay Ranch Park-Naming Request

Good morning,

As we progress with the McKay Ranch Phase 4 development, we would like to formally propose a name for the project's significant 34-acre green space.

We respectfully request that the Town of Blackfalds consider naming this area "Stol Park" in honor of the Stol family.

The Stol family has provided decades of service to our community through local business leadership, municipal governance, and extensive civic involvement. Len Stol and his family operated the local lumber yard and hardware store for many years. His children, Ed Stol and Shirley Jenkins, have been deeply involved in community initiatives, and Melodie Stol served the town for many years on council, including as Mayor.

Naming the park Stol Park would be a meaningful way to honor their legacy and celebrate the dedication and community spirit they represent.

Thank you for your consideration of this request.

Best regards,

Glenn Fraser
GS Communities
Head Office
6784 65 Ave
Red Deer, Alberta
T4P-1A5

Ph;403-341-5166
glenn@glennstar.ca
unlockhousing.ca

TOWN OF BLACKFALDS
BYLAW 1182/14

BEING A BYLAW TO ESTABLISH AND MAINTAIN A CIVIC ADDRESS SYSTEM AND TO ESTABLISH NAMING OF STREETS AND DEVELOPMENT AREAS

WHEREAS the Council of the Town of Blackfalds desires to maintain a civic address system to identify properties and to assist emergency response vehicles in locating the appropriate address and to establish a process for the naming of streets and development areas

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

PART 1 – TITLE

1. That this Bylaw shall be known as the "Naming and Addressing Bylaw".

PART 2 - DEFINITIONS

In this Bylaw:

a) "Address" means the civic address designated by the Town of Blackfalds from time to time, which may include a combination of numbers and/or words.

b) "Authority" means the Chief Administrative Officer and such staff that are deemed necessary to carry out the functions of this Bylaw.

c) "Civic Addressing Committee" shall be a committee which includes the following persons:

i. Fire Chief from the Blackfalds Fire Department;
ii. Director of Infrastructure and Property Services;
iii. Planning and Development Manager; and
iv. Assessment and Taxation Department Clerk.

d) "Occupancy" means every building or portion of a building or a sub-unit thereof identified in accordance with the classification designated in the Alberta Building Code, as determined by the Planning and Development Department.

e) "Owner" means, with respect to a property, the person who is registered under the Land Titles Act as owner of the property;

f) "Property" means a parcel of land or a building situate thereon;

g) "Street" shall mean and include all streets, avenues, crescents, drives, boulevards, greens, bays, places, squares, roads, and closes which give access to the front of any occupancy and shall not include any lane.

h) "Subdivision" shall mean any area that is part of an Area Structure Plan which lays out the future roads and uses of an area of the Town.

PART 3 - PROCEDURES

2. Every legally registered parcel of land within the corporate limits of the Town shall be designated an address in accordance with the following general rules, wherever possible:

PART 4 - ROADWAYS

3. Street names shall be approved by the Civic Addressing Committee *using the Civic Addressing Guidelines, attached as Schedule A to this By-law;* taking into consideration any concerns with respect to similar names so as to not create confusion that would jeopardize the safety of residents

4. The name if not historical, may be descriptive, may pertain to the geographical or topographical outlay, or may establish the basis of a theme for subsequent naming with a larger area.

5. When an area has been determined to have all roadways named, the names for such roadways shall be selected in an alphabetical sequence, with each name beginning with the first letter of the neighbourhood name.

6. The name shall not be duplicated nor shall it approximate phonetically the name of any other area, street, neighbourhood or subdivision already named within the Town of Blackfalds.

7. Where a cul de sac is created from a main street:

   (a) if the cul de sac has seven or less lots, the name of the street will carry through the cul de sac

   (b) if the cul de sac has more than seven lots, than a new name will be given to the cul de sac, which shall be different from the adjacent street

8. The Town shall maintain the street address in good condition and shall not cause, allow or permit the visibility of the address from the street to be obscured.

PART 5 - BUILDINGS

9. Addressing of individual parcels within a subdivision shall be assigned by the Planning & Development Department.

10. Even numbers shall be placed on the north and west sides of the streets, and odd numbers shall be placed on the south and east sides of the streets.

11. Each occupancy shall be allocated an individual number. Numbering shall be assigned as follows:

   a) Residential

      i) All single-family dwellings shall be numbered in succession by multiples of fours.

      ii) Where single family dwellings cannot be numbered with every 4th number, because of number restrictions, the numbering will then follow the sequence of numbering in the surrounding area to avoid duplication.

      iii) Duplexes shall have one address per dwelling unit.

      iv) Fourplexes shall have one address for the entire building, with internal numbering to be finalized with the Developer and the Planning & Development Department prior to occupancy, unless each dwelling unit is separately metered, at which time individual addresses will be assigned to each dwelling unit.

      v) Multihousing development (row houses, townhouses) shall have one address per dwelling unit.

      vi) Residential apartment buildings shall have one address per building, with internal numbering to be finalized with the Developer and the Planning & Development Department prior to occupancy.

      vii) Mobile Home Park lots will be numbered in increments of one (1).

   b) Commercial/Industrial

      i) All commercial/industrial buildings shall be numbered in succession by multiples of fours.

      ii) Commercial and industrial buildings shall have one numbered address for the entire building. Individual bays within such building shall be numbered in a consecutive numbering sequence, (i.e. Bay #1, Bay #2; etc.)

PART 6 - SUBDIVISION AND AREA STRUCTURE PLANS

12. Where a subdivision is named, all roads, streets, etc shall start with the same letter as the first letter of the subdivision/Area Structure Plan name.

13. All names of subdivisions shall not create any adverse effect on the community as a whole.

14. Where a developer is looking at a new subdivision area covered by a new ASP, it is recommended that the new area be suitably named by not using a letter that is already in existence, excepting where there is only one (maximum two) streets already named using that letter then the use of those letters may be considered (See attached Schedule B).

    a) The developer and the Planning Department (at the initial contact for a new ASP) will consider the Bylaw and review possible naming prior to the formation of an ASP

15. The process for naming of subdivisions shall take into account area of land mass, major roadway networks and other features that would be determined as a boundary for name changes from one subdivision to another.

16. Where possible, have naming done in a contiguous manner for smaller subdivisions or development areas that are immediately adjacent to larger existing subdivisions, and where no boundaries exist, shall utilize the same first letter for naming of the subdivision.

17. Schedule B shall be utilized as a guide to assist in establishing names for development areas.

18. Where there is a historical or related significance for an area that the developer in conjunction with the Planning Department shall consider if it follows the aforementioned criteria and qualifies to be named in the manner suggested.

PART 7 - ADDRESSING REQUIREMENTS

19. The requirement for posting of civic addresses, when applicable, will be a condition placed upon issuance of any development permit.

20. In the case where there is no civic addressing and it is required, the municipality shall provide notice in writing to the owner of that property.

21. The owner or occupant shall continuously display the address for such occupancy in a contrasting colour on the exterior of the front door providing principal direct access thereto.

22. The owner shall use numerals or letters which are not less than 6 inches (15.14 cm) in height.

23. No person shall display or permit the displaying of any address on a property other than the address currently assigned pursuant to this By-law.

24. The owner shall maintain the address in good condition and shall not cause, allow, or permit the visibility of the address from the street to be obscured.

PART 8 - OFFENCES AND PENALTIES

25. The Authority is hereby authorized to ensure the provisions of this By-law and to instruct the issuance of offence tickets to any person it reasonably believes has contravened the provision of this By-law.

26. Any person who contravenes any of the provisions of this by-law is guilty of an offence and is liable to a penalty of $200.00.

27. Any person who, being guilty of a first breach of this by-law, contravenes any of the provisions of this by-law a second time with the same breach within sixty (60) days is guilty of an offence and is liable to a penalty of $500.00.

PART 9 – RESCINDED

That Bylaw No. 930/02 and the existing Street Address Policy is hereby rescinded.

PART 10 – DATE OF FORCE

28. That this Bylaw shall come into full force and effect upon the passage of third reading.

READ for the first time this 22 ND day of JULY, A.D. 2014.

(RES. 216/14)

MAYOR MELODIE STOL

CAO MYRON THOMPSON

READ for the second time this 12 th day of AUGUST, A.D. 2014.

(RES. 230/14)

MAYOR MELODIE STOL

CAO MYRON THOMPSON

READ for the third and final time this 12 th day of AUGUST, A.D. 2014.

(RES. 231/14)

MAYOR MELODIE STOL

CAO MYRON THOMPSON

SCHEDULE A
CIVIC ADDRESSING GUIDELINES

In accordance with By-law 930/02, street names shall be selected in accordance with the following:

Alley	A through local roadway located in the rear of the parcel serving only a limited number of dwellings.
Avenue	A through local, collector, or arterial road generally carrying north-south traffic.
Boulevard	An arterial road or major collector carrying predominantly express traffic.
Circle	A roadway which completes a loop upon itself.
Cul-de-Sac	A non-through local roadway The following may be used to identify a cul-de-sac: • Bay • Close • Court • Green • Place
Crescent	A "U" shaped local roadway or minor collector with structures on both sides, accessible at either end from the same street, and with no other intersections with through streets.
Drive	A lengthy collector or arterial road that is usually winding or curved.
Gate	A short street that provides an entrance to a subdivision.
Highway	Refers to provincially designated roadways.
Lane	A local roadway located in the rear of the parcel serving only a limited number of dwellings.
Road	A through local, collector, or arterial road generally carrying east-west traffic.
Subdivision	Consists of a group of transportation routes. The following may be used to identify a subdivision: • Estates • Gardens • Grove • Heights • Meadows • Ridge
Square	A roadway that forms part of a square, often times embracing an open area.
Street	A through local, collector or arterial road generally carrying east-west traffic.
Trail	A through local, collector or arterial road which spans more than one area of the Town
Way	A local or a major collector carrying predominantly express traffic.

SCHEDULE B
LIST OF NAMING LETTERS USED

Beginning Letter	Existing Streets/Avenues utilizing letter of alphabet
A	Used in Aspen Lakes and Aurora Heights subdivisions and 2 streets south of Womacks Road – Aspen Crescent and Drive
B	Used as the main road through downtown – Broadway Ave and 2 streets in the Rolling Hills area (Brentwood Dr and Briarwood Cres) and Blackfalds Industrial Way on the east side of Hwy 2A in the industrial area
C	Used in Cottonwood Estates subdivision – it is noted that Cottonwood Dr will continue East and South as part of the transportation network and eventually will exit onto Hwy 597 in the future
D	Only used for Duncan Ave in the west industrial area
E	Used in 2 areas – downtown (East Railway Street and East Avenue) and in Panorama Estates (Eastpointe Drive)
F	Not Used
G	Gregg Street in the downtown area
H	Highway Ave (service road only) on the west side of Hwy 2A
I	Indiana Street in the downtown area
J	Not used
K	One street (not developed) – King Street –south of South Street adjacent to the Tutty property
L	Used in the downtown area – Lawton Ave, Lorne Ave, Lansdowne Ave (used in the downtown area and across the tracks with no connection to the northern portion of Lansdowne Ave). We also have 2 streets in the west area – Leung Road and Laurel Close and 2 condominium projects that were given street names. Additionally we have a new subdivision proposed on the East side of Hwy 2A know as Lakeside with street names related to the neighborhood.
M	McKay Ranch west of Panorama Estates is using the letter M for the subdivision and the related streets. Also used for 2 streets in the downtown area – Minto Street and Moore Street
N	Not used
O	Not used
P	Used in Panorama Estates and Parkwood area on the east side of Hwy 2A, with Park Street extended into the Downtown area. There is also one other street south of Womacks – Poplar Avenue using the letter P
Q	Queen Cres – in the downtown area west of Hwy 2A south or Gregg Street
R	Rolling Hills Estates (west of the railway and north of South Street) and 3 streets with the letter R – future development to the south of this subdivision will use the letter R for the streets also. We also have one street at the south end of the downtown area – Romanson Lane

S	Main concentration for the letter S is north of Womacks Road, south of Westbrooke Road between Westridge Dr and Broadway Ave. There are additional streets using the S – Stanley Street (south of the Multiplex) and in the downtown area – Shull Street, Schular Ave and of course South Street which traverses the whole town boundaries from West to East
T	One street south of South Street is registered as Trout Street (not developed)
U	Not used
V	Valley Ridge Estates bounded by Womacks Road on the south and Aspen Lakes on the north uses the letter V in street naming. We also have the west arterial named Vista Trail
W	In the downtown area we have Waghorn St. and Wilson St. There is also an area known as Harvest Meadows that uses the letter W for street naming bounded on the south by Womacks Road and on the north by Aspen Lakes subdivision
X	Not used
Y	Not used
Z	Not used

MEETING DATE: June 9, 2026

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

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

SUBJECT: **Bylaw 1357.26 – Off-Site Levy Bylaw**

BACKGROUND

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

Section 648 of the *Municipal Government Act* ("**MGA**") authorizes municipalities to impose off-site levies on land being developed to fund all or a portion of the capital costs associated with new or expanded infrastructure. Since the adoption of the last OSL Bylaw, amendments now permit the inclusion and collection of facility (park) levies.

DISCUSSION

This Bylaw has been brought forward this evening for consideration of First Reading. If First Reading is passed, Administration will proceed with stakeholder engagement before bringing it back for Second and Third Reading in July or August at the latest.

A major revision to this Bylaw is to include off-site levies for facility projects; prior to this, there was a recreation contribution of $1,150 per residential dwelling. Based on an average density of 16 residential homes per hectare (ha), this would equate to approximately $18,244.80/ha. Under this proposed update commercial, industrial, and residential lots will all be paying a share for facility infrastructure instead as opposed to residential only. The new proposed facility levy, calculated based on capital costs of $21,145,513.00, equates to $18,543.82/ha. With the ability to collect off-site levies for facilities, the recreation contribution for parks and facility improvements has been integrated into this Bylaw, formalizing the contribution option into the Bylaw.

The remaining updates address higher project costs, inflation and the introduction of additional services as the Town continues to grow.

Municipalities must be careful when implementing OSL for this type of facility and park infrastructure to ensure compliance with the requirements of Section 6 of the Off-Site Levies Regulation. These requirements include the municipality having statutory plans and other documents that support the need and benefit of the facilities. If the municipality does not have the documentary support that establishes the need for the facility, creating and imposing an OSL would be unwise, as it would not meet the requirements of the MGA and the Off-Site Levies Regulation. The OSL Regulation and the MGA act together to define the rules for how these projects can be funded.

Under Section 10 of the Regulation, any person "directly affected" by a levy for community recreation facilities (including parks projects and other infrastructure projects) has a specific right to appeal to the Land and Property Rights Tribunal (LPRT). The Bylaw presented tonight fully aligns with the regulations and updates to the MGA.

Administration notes that, historically, development for the Town of Blackfalds has funded development-related costs. In light of the proposed new rates, a phased implementation approach is recommended, as outlined in the first table below. The proposed average cost per hectare increases from $89,107/ha in 2015 to $139,935/ha in 2026 as outlined in the second table.

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 values are included at the bottom of Table 6.1 as well.

Table 6.3 – Phased Off-Site Levies Rate Increases

Year	Off-Site Levy Rate (Average)
2026 (80%)	$111,948.25/Ha
2027 (90%)	$125,941.78/Ha
2028 (100%)	$139,935.31/Ha

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%
2015	$89,107/Ha	24.4%
2026	**$139,935.31/Ha**	**4.19%**

Comparable municipal off-site levy rates are summarized below for reference.

2026 Off-Site Levies Report Update — **Comparison to Other Communities** — April 20, 2026

Municipality / Area	Weighted Average or Range, per Ha ($)*	Year	Approximate Population	Facilities Category	Levy Components
City of Calgary - Greenfield	$ 609,059	2024	1,600,000	Yes	Roads, Water, Sanitary, Storm, Fire, Police, Transit, Library,
City of Chestermere	$ 409,910	2025	31,671	Yes	Roads, Water, Sanitary, Storm, Recreation, Fire, Library
Town of Cochrane	$357,677 to $458,941	2027	39,397	Yes	Roads, Water, Sanitary, Storm, Facilities
City of St. Albert	$287,976 to $539,717	2022	74,730	No	Roads, Water, Sanitary, Storm
City of Lethbridge	$ 318,000	2026	113,700	Yes	Roads, Water, Sanitary, Storm
Town of Okotoks	$ 278,870	2025	33,482	Yes	Roads, Water, Sanitary, Facilities
City of Beaumont	$ 272,815	2026	26,305	No	Roads, Water, Sanitary, Fire
City of Red Deer	$27,494.53 - $498,267.82	2026	115,409	Yes	Roads, Water, Sanitary, Storm, Fire
Town of High River	$ 234,000	2023	15,518	No	Roads, Water, Sanitary
Town of Devon	$ 215,000	2023	6,965	No	Roads, Water, Sanitary
City of Lloydminster	$ 172,973	2026	21,295	No	Roads, Water, Sanitary, Storm
City of Leduc	$ 171,660	2025	39,966	Yes	Roads, Water, Sanitary, Fire
Town of Strathmore	$ 165,342	2024	16,416	No	Roads, Water, Sanitary, Storm
Town of Blackfalds	**$ 139,935**	**2026**	**~12,000**	**No**	**Roads, Water, Sanitary, Storm, Facility**
City of Spruce Grove	$ 128,994	2023	44,575	No	Roads, Water, Sanitary, Storm
Town of Redcliff	$ 109,205	2016	5,916	No	Roads, Water, Sanitary, Storm
City of Fort Saskatchewan	$ 104,140	2017	30,575	No	Roads, Water, Sanitary, Storm
Leduc County	$ 103,128	2025	16,400	No	Roads, Water, Sanitary
City of Medicine Hat	$ 102,000	2023	68,714	No	Roads, Water, Sanitary, Storm
Town of Calmar	$ 95,700	2020	2,345	No	Roads, Water, Sanitary
Lacombe County - Blackfalds JEA	$ 95,000	2016	N/A	No	Roads, Water, Sanitary, Storm
Town of Sylvan Lake	$ 90,404	2024	17,897	No	Roads, Water, Sanitary, Storm
Springbrook (Red Deer County)	$73,942.04-114,101.24	2025	22,076	No	Roads, Water, Sanitary, Storm
City of Cold Lake	$ 84,057	2012	17,518	No	Roads, Water, Sanitary, Storm
City of Brooks	$ 81,414	2023	17,537	No	Roads, Water, Sanitary, Storm
City of Lacombe	$59,298 to $101,399	2026	14,733	Yes	Roads, Water, Sanitary, Storm, Facilities (Only $2.875M)
Town of Edson	$21,022 to $102,394	2017	8,692	No	Roads, Water, Sanitary, Storm
Lacombe County - Lacombe JEA	$ 77,288	2017	N/A	No	Roads, Water, Sanitary, Storm
Town of Stony Plain	$ 74,949	2021	19,662	Yes	Roads, Water, Sanitary, Recreation

The Town must ensure that development pays for development or allocate tax dollars to help fund these projects. This Off-Site Levy Bylaw is our main tool to recover infrastructure costs relating to development. The intent of this Bylaw is to ensure that each parcel within the Town shares fairly in these costs. This updated report clearly identifies the specific infrastructure, park or recreation project, the benefiting area, and the estimated construction costs.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



This amendment to the Bylaw directly supports the Town of Blackfalds Strategic Plan by sustaining long-term service reliability, stewarding financial and physical resources to support long-term sustainability. By fairly recovering these costs, we are also encouraging economic vitality and community prosperity.

FINANCIAL IMPLICATIONS

None. If this Bylaw moves forward without updated rates, the capital projects would not be fully funded. Off-Site levies are imposed on development lands. Without an updated Bylaw, the current and future projects are not fully funded. The Off-Site Levy Bylaw indirectly affects new lot prices.

Assuming 16 lots per hectare:

On a typical residential lot, the average off-site levy amount works out to:

$$\frac{(\$139{,}935\ per\ ha)}{16\ lots\ per\ hectaore} = \sim\$8{,}746\ per\ lot$$

Another perspective on the increase. The $50,828/ha increase in 2026 (from $89,107 / ha in 2025 to $139,935.31 / ha in 2026) works out to this, per typical residential lot:

$$\frac{\$50{,}828\ per\ ha\ increase}{16\ lots\ per\ ha} = \sim\$3{,}177\ increase\ per\ lot$$

Generally, for every $100,000/ha of off-site levy amount, this works out to:

$$\frac{(\$100{,}000\ per\ hectare)}{16\ lots\ per\ hectare} = \$6{,}250\ per\ lot$$ *for every $100k/ha*

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The Bylaw revisions are proposed to proceed through public engagement via the project website and email invitations to affected developers, inviting feedback on the updated bylaw. In person meetings will be arranged upon request. Engagement will be open from now until July 30th, 2026.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council give First Reading to Bylaw 1357.26 - Off-Site Levy Bylaw, as presented.

ALTERNATIVES

a) That Council refer Bylaw 1357.26 Off-Site Levy Bylaw back to Administration.

ATTACHMENTS

- *DRAFT Bylaw 1357.26 – Off-Site Levy Bylaw*
- *2026 OSL Report ("Schedule A" to Bylaw 1357.26)*
- *Current Off-Site Levy Bylaw 1190/15*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE IMPOSITION OF AN OFF-SITE LEVY ON LAND TO BE SUBDIVIDED OR DEVELOPED WITHIN THE TOWN OF BLACKFALDS

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act,* RSA 2000, c M-26 ("MGA") and amendments thereto, for the purpose of:

a) providing for the imposition and payment of a levy to be known as an "off-site levy" in respect of land within the Town that is to be developed or subdivided; and

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

WHEREAS the MGA gives municipalities the power to enact bylaws and impose the payment of off-site levies in respect of land that is to be developed or subdivided;

AND WHEREAS the MGA authorizes Council to collect Off-Site Levies to pay for the capital cost of Off-Site Infrastructure required to service the Growth of the Town;

AND WHEREAS Council has engaged in consultation with landowners and representatives of the development industry to address and define existing and future Off-Site Infrastructure required for Growth in the Town and the allocations of the capital costs of such Off-Site Infrastructure;

AND WHEREAS Council has engaged a consultant, Stantec Consulting Ltd., to prepare a report on Off-Site Infrastructure requirements and to establish a fair and equitable method of calculating Off-Site Levies, and has received the Report;

AND WHEREAS in developing the Off-Site Levy under this Bylaw, the Town has applied the criteria and principles specified in the MGA and the Off-Site Levies Regulation; and

AND WHEREAS Council has advertised its intention to consider the enactment of this Bylaw pursuant to the requirements of the MGA;

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

PART 1 – TITLE

1.1 That this Bylaw shall be cited as the "**Off-Site Levy Bylaw**".

1.2 Schedule "A", being the Report, is incorporated into and forms part of this Bylaw, and identifies or references the Off-Site Infrastructure, benefitting areas, supporting studies, estimated costs, calculation methodology, and Off-Site Levy rates applicable under this Bylaw.

PART 2 – DEFINITIONS

2.1 In this Bylaw:

(a) "**Bylaw"** means this Off-Site Levy Bylaw;

(b) "**Chief Administrative Officer**" means the individual appointed by Council to the position as per the *Municipal Government Act*.;

(c) "**Council"** means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act,* of Alberta, as amended. ;

(d) "**Developable Land**" means all land contained within the Development Area upon which Development takes place, or for which Subdivision approval is sought, after the date this Bylaw comes into force, excluding Developed Lands and Non-developable Space;

DRAFT

(e) "**Developed Land**" means land that has been subject to Development or a Subdivision prior to the date this Bylaw comes into force, and in respect of which off-site levies for the same infrastructure have been paid;

(f) "**Development**" means "development" as defined in the MGA;

(g) "**Development Agreement**" means an agreement entered into between the Town and an owner or developer in relation to Subdivision approval, issuance of a Development Permit, or payment of Off-Site Levies;

(h) "**Development Area**" means the area of Commercial, Industrial and Residential lands within the municipal boundaries of the Town, and identified as future development areas in Figure 1.0 of the Report;

(i) "**Development Permit**" means a document that is issued under a Land Use Bylaw and authorizes a Development;

(j) "**Growth**" means:

i. the creation of new Lots through Subdivision; and

ii. the occurrence of Development;

(k) "**Lot"** means "lot" in accordance with the MGA;

(l) "**Municipal Government Act**" or "**MGA**" means the *Municipal Government Act*, RSA 2000, c. M-26, as amended or repealed and replaced from time to time;

(m) "**Non-developable Space**" means the areas identified as non-developable space in Figure 1.0 of the Report due to natural constraints, such as wetlands, and excluded from the developable areas.

(n) "**Off-Site Infrastructure**" means new or expanded:

i. facilities for the storage, transmission, treatment or supplying of water;

ii. facilities for the treatment, movement or disposal of sanitary sewage;

iii. storm sewer drainage facilities;

iv. roads required for or impacted by a Subdivision or Development;

v. transportation infrastructure required to connect, or to improve the connection of, municipal roads to provincial highways resulting from a Subdivision or Development;

vi. facilities authorized under section 648(2.1) of the MGA and identified in the Report; and

vii. any other infrastructure or facilities authorized to be funded by an off-site levy under the MGA and identified in the Report;

and includes land required for or in connection with any of the foregoing.

(o) "**Off-Site Levies**" means the off-site levies imposed pursuant to this Bylaw;

(p) "**Off-Site Levies Regulation**" means the *Off-Site Levies Regulation*, Alta Reg 187/2017, as amended or repealed and replaced from time to time;

(q) "**Report**" means the Town of Blackfalds: 2026 Off-Site Levies Report, dated April 20, 2026, prepared by Stantec Consulting Ltd., attached as Schedule "A" to this Bylaw;

(r) "**Subdivision**" means "subdivision" as defined in the MGA; and

(s) "**Town**" means the municipality of the Town of Blackfalds.

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PART 3 - OBJECT OF LEVY

3.1 The object of the Off-Site Levies is to provide funds to pay for all or part of the capital costs of the Off-Site Infrastructure required for Growth, as determined in the Report.

PART 4 - IMPOSITION OF LEVY

4.1 The Off-Site Levies are hereby established and imposed in respect of all Developable Land on the basis set out in the Report.

4.2 The amount of the Off-Site Levies imposed for a specific year is as calculated in the Report and the applicable rate in effect for the calendar year in which the Development Agreement is executed, or, where no Development Agreement is required, at such time as determined by the Town, including the calendar year in which subdivision endorsement or as a condition of the Development Permit.

4.3 Unless otherwise provided in a Development Agreement, Off-Site Levies imposed under this Bylaw are due and payable:

(a) as a condition of Subdivision approval, at or before endorsement of the plan of subdivision; and

(b) as a condition of Development Permit approval.

4.4 The Town may require an owner or developer to enter into a Development Agreement providing for the payment of Off-Site Levies, including any terms respecting timing of payment, deferral, security, credits, or reimbursement.

4.5 Any Off-Site Levy not paid when due is a debt owing to the Town and may be collected by any lawful means.

PART 5 – GENERAL

5.1 Nothing in this Bylaw precludes the Town, with approval from Council, from:

(a) Imposing any other lawful levy, charge, fee or condition;

(b) Deferring collection of and Off-Site Levy on terms acceptable to Council, including requiring security;

(c) Reducing, waiving, or forgiving an Off-Site Levy where consistent with the MGA, the Off-Site Levies Regulation, and the Report; or

(d) Providing credits or reimbursements for Off-Site Infrastructure constructed or paid by an owner or developer, on terms acceptable to Council.

5.2 If any provision of the Bylaw is declared invalid by a court of competent jurisdiction, the invalid provision shall be severed, and the remaining provisions shall remain valid and enforceable.

PART 6 – ACCOUNTING AND REPORTING

6.1 All Off-Site Levies collected under this Bylaw, and any interest earned from the investment of those levies, shall be accounted for separately from other levies collected under this Bylaw and shall be used only for the specific purpose for which they were collected, as required by the MGA.

6.2 During the appeal period for this Bylaw, and while any appeal of this Bylaw is pending before the Land and Property Rights Tribunal, Off-Site Levies received under this Bylaw shall be held and used in accordance with the Off-Site Levy Regulation.

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6.3 On or before December 31 in each calendar year, the Chief Administrative Officer shall provide an annual report to Council regarding Off-Site Levies collected, expended, and retained under this Bylaw.

PART 7 – REPEAL AND COMING INTO FORCE

7.1. That Bylaw 1190/15 is repealed upon this Bylaw coming into force, provided that any Off-Site Levies payable under a development agreement, or other agreement, entered into before this Bylaw comes into force remain valid and payable in accordance with that agreement.

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

READ for the First time this _____ day of_____, 20__.

READ for the Second time this _____ day of_____, 20__.

READ for the Third time this _____ day of_____, 20__.

_____
MAYOR LAURA SVAB

_____
CAO KIM ISAAK

DRAFT

BYLAW 1357.26 - SCHEDULE “A”

2026 Off-Site Levies Report – April 20, 2026, Stantec

DRAFT

BLACKFALDS
ALBERTA

2026 Off-Site Levies Report

Prepared for Town of Blackfalds
Issued for Review

Stantec

File #: 110170062

April 20, 2026

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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 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;*

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.

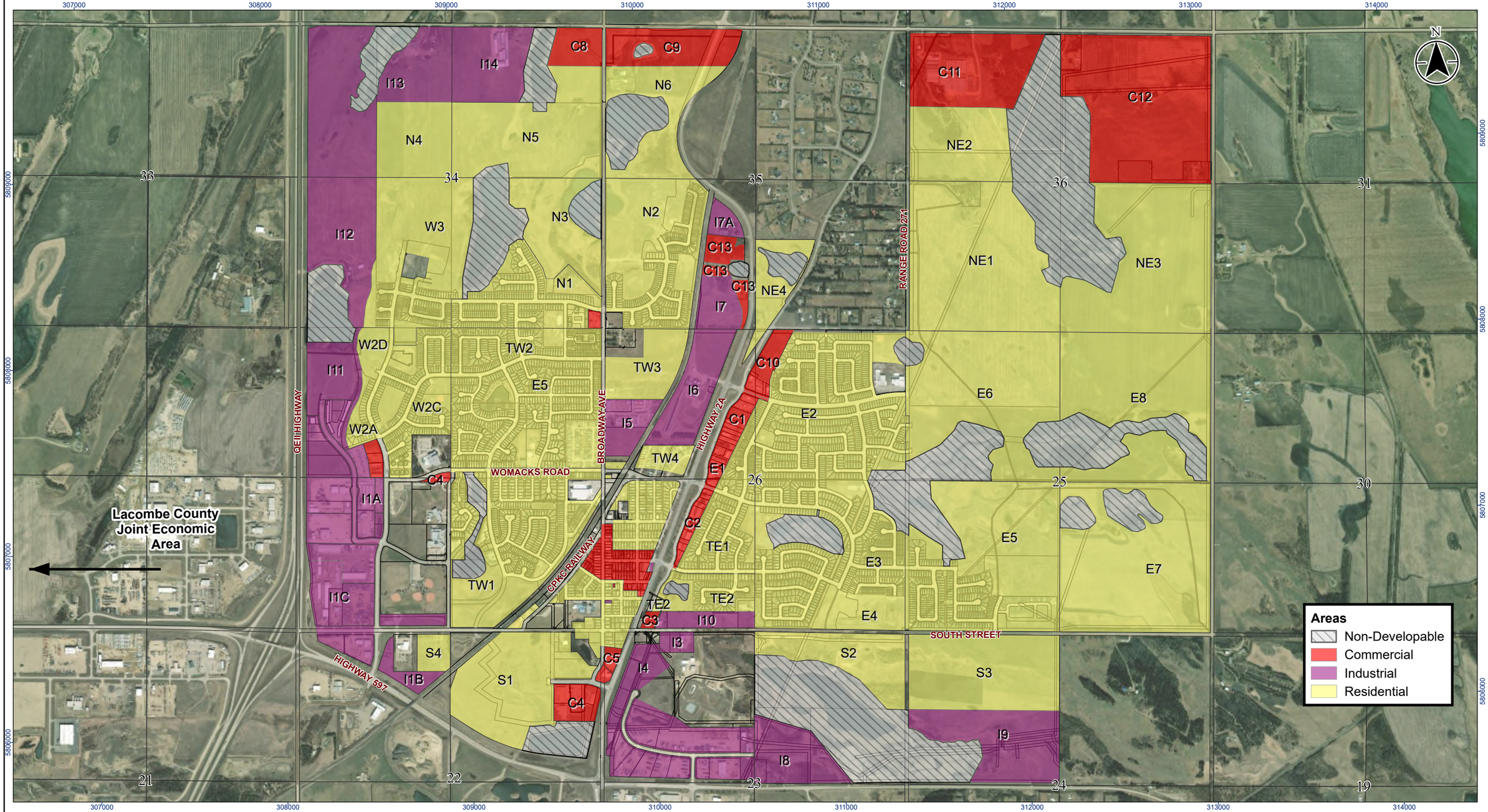
1.3 STUDY AREA

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 1,140 ha. The growth areas include approximately:

- 777 ha of residential land;
- 224 ha of industrial land; and
- 139 ha of commercial land.

In consultation with the Town, there were areas identified as "Non-developable 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. Future area structure plans will define the limits more accurately. The



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Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
2. Background: Aerial imagery from The Town of Blackfalds, 2016

0 250 500 750 1,000 metres

(At original document size of 11x17)
1:20,000

Client/Project
110170062 - REVD
Town of Blackfalds
Off-Site Levies Areas

Prepared by AL on 2026-04-10
TR by BVH on 2026-04-10

Figure No.
1

Title
2026 Offsite Levies Report

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

CPKC 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.

1.4 FUTURE UPDATES

Ideally, off-site levies are updated approximately every two years, but that can vary depending on the extents of changes occurring, including but not limited to:

- completed developments;
- completed construction of projects in which off-site levies are collected for;
- new land use plans;
- changes to master plans (water, wastewater, stormwater, transportation); and
- general inflation.

At the time of this report, the Town's water, wastewater, and transportation master plans are all being updated. If there are important changes to the long-term infrastructure plans identified in those updates, this report will be updated shortly after those are finalized.

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	$ 42,137	100.4	$ 420
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	$ 84,848	166.2	$ 511
2.1.5	Brentwood Ext.- CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 23,505	100.4	$ 234
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 89,228	1,140.3	$ 78
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1,140.3	$ 3,069
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006/2026 /Future	$8,300,000	1,140.3	$ 7,279
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	$ 300,299	110.4	$ 2,720
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	$ 242,571	110.4	$ 2,197
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,138

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, I7A, C13, I11	2000	$ 142,965	176.6	$ 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
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1,140.3	$ 2,505
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	$ 196,578	167.4	$ 1,174
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	$ 70,000	52.8	$ 1,326
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	$ 64,171	23.8	$ 2,696
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	$ 269,981	116.4	$ 2,319
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	$ 425,001	138.2	$ 3,075
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	$ 147,112	115.5	$ 1,274
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	412.7	$ 631
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	$1,480,689	198.3	$ 7,467

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, S4	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, S4, I1B, W2A, W2C, W2D	2011	$293,121	53.1	$ 5,552
5.3.1	Aurora Heights Oversizing	TW3	2015	$37,471	12.0	$ 3,123

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	1,140.3	$ 5,525
4.1.5	Water Supply Line (300mm Twinning)	ALL	$ 845,000	1,140.3	$ 741

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	130.4	$ 1,994
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	$ 2,500,000	130.2	$ 49,159
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	$ 1,200,000	136.4	$ 8,798
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	$ 4,945,500	328.0	$ 18,612
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	$ 3,000,000	84.9	$ 35,332
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	$ 3,000,000	106.3	$ 28,219
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2C, W2D	$ 350,000	23.8	$ 14,706
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	$2,000,000	71.7	$ 27,894
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A,C13	$1,800,000	130.2	$ 13,186
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	$ 530,000	212.8	$ 2,490
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	$ 950,000	63.5	$ 14,956
5.2.2	McKay Ranch North Trunk Oversizing Through Future	C12, NE3,and 30% of E8	$1,490,000	123.5	$ 12,061

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	$ 2,100,000	47.6	$ 44,118
4.3.2	I12 Lift Station and Force Main	I11, I12	$ 2,100,000	30.6	$ 68,627
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	$ 6,875,047	237.6	$ 28,940
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	$ 2,673,629	168.2	$ 15,899
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	$ 6,000,000	191.9	$ 31,266
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	$ 656,250	206.0	$ 3,186
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	$ 980,000	114.6	$ 8,549
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	$ 1,490,000	57.1	$ 26,113

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 Aspen Lakes Boulevard to Twp Rd 40-0;
- 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.

Some roads are classified as four-lane urban collector undivided roadways. Unlike the arterials, these roads will provide more direct access to the adjacent developments, and a larger percentage of the traffic using them are for the nearby developments. As such, the developers will be required to pay for 50% of those costs while the remaining 50% will be recovered through off-site levies.

The levy amounts were based on the cost structure in which the Town will pay 25% of the cost to build the arterial 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.

Table 4-1 – Transportation Costs

Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)
$60,923,750	1,140.3	$53,427.83

5.0 Municipal Facilities

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

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.

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

Past Projects	
Wadey Centre	$ 959,920.98 (excludes grants)
Duncan Ave Extension Upgrade	$ 1,270,969.40
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
Border Paving Plaza	$ 225,578.57 (grants factored in)
Football Field	$ 514,637.05
Future Projects	
Playground Surfacing	$ 65,000
Running Track	$ 2,100,000
Trail Development	$ 250,000
Playground	$ 150,000
Total Past and Future Included	**$ 21,145,513**

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

BLACKFALDS ALBERTA

Update: April 2026

TABLE 6.1A - RESIDENTIAL AREAS

Stantec

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	NE4
							2.7	56.2	31.3	12.7	57.7	48.3	57.5	49.8	5.9	37.8	24.7	16.4	36.6	17.8	56.4	21	51.1	6.9
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,137	100.4	$ 419.69																		
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	$ 84,848	166.2	$ 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	$ 23,505	100.4	$ 234.11																		
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 89,228	1140.3	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1140.3	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1140.3	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	$ 300,299	110.4	$ 2,720.10																		
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	$ 242,571	110.4	$ 2,197.20																		
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,137.92																		
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 6,300,000	1140.3	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1140.3	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03
TOTAL OFF-SITE WATER LEVIES				**$ 19,963,615**	**1,140.3**	**$ 17,507.34**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,202.82**	**$ 17,202.82**	**$ 17,202.82**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**

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	NE4
							2.7	56.2	31.3	12.7	57.7	48.3	57.5	49.8	5.9	37.8	24.7	16.4	36.6	17.8	56.4	21.0	51.1	6.9
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, I7A, C13, I11	2000	$ 142,965	176.6	$ 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																		
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	$ 260,000	130.4	$ 1,993.87									$ 1,993.87	$ 1,993.87	$ 1,993.87							
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	$ 81,263	27.1	$ 2,998.62																		
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	Future	$ 6,400,000	141.2	$ 45,328.99									$ 45,328.99	$ 45,328.99	$ 45,328.99		$ 29,463.84	$ 45,328.99				
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1140.3	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	$ 196,578	167.4	$ 1,174.30									$ 1,174.30	$ 1,174.30	$ 1,174.30							
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	Future	$ 1,200,000	147.4	$ 8,141.11									$ 8,141.11	$ 8,141.11	$ 8,141.11							
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	$ 70,000	52.8	$ 1,325.76																		
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	$ 64,171	23.8	$ 2,696.26																		
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	$ 269,981	116.4	$ 2,319.23												$ 2,319.23	$ 811.73					
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	$ 425,001	138.2	$ 3,075.04												$ 3,075.04	$ 1,076.26					
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	$ 147,112	115.5	$ 1,273.59												$ 1,273.59	$ 445.76					
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	$ 6,104,689	424.9	$ 14,367.35					$ 14,367.35	$ 14,367.35	$ 14,367.35	$ 14,367.35							$ 14,367.35	$ 14,367.35	$ 14,367.35	
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	509.6	$ 511.35					$ 511.35	$ 511.35	$ 511.35	$ 511.35							$ 511.35	$ 511.35	$ 511.35	
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	$ 1,480,689	198.3	$ 7,466.92												$ 7,466.92	$ 7,466.92	$ 7,466.92				
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	$ 3,000,000	84.9	$ 35,331.53												$ 35,331.53	$ 12,366.03					
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	$ 3,000,000	106.3	$ 28,219.36												$ 28,219.36	$ 9,876.78					
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	71.7	$ 27,894.00																		
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A,C13	Future	$ 1,800,000	141.2	$ 12,748.78									$ 12,748.78	$ 12,748.78	$ 12,748.78		$ 8,286.71	$ 12,748.78				
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	$ 530,000	309.7	$ 1,711.33						$ 1,711.33		$ 1,711.33							$ 1,711.33	$ 1,711.33	$ 1,711.33	
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	$ 950,000	63.5	$ 14,955.92															$ 4,486.78	$ 14,955.92		
5.2.2	C12 Lift Station Force Main	C12, NE3,and 30% of E8	Future	$ 1,490,000	123.5	$ 12,060.87								$ 3,618.26									$ 12,060.87	
TOTAL OFF-SITE SANITARY LEVIES				**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 17,383.64**	**$ 19,094.98**	**$ 17,383.64**	**$ 22,713.24**	**$ 72,701.52**	**$ 72,701.52**	**$ 72,701.52**	**$ 80,190.59**	**$ 72,298.96**	**$ 68,049.62**	**$ 23,581.75**	**$ 34,050.90**	**$ 31,155.85**	**$ 2,504.94**

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	NE4
							2.7	56.2	31.3	12.7	57.7	48.3	57.5	49.8	5.9	37.8	24.7	16.4	36.6	17.8	56.4	21.0	51.1	6.9
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, S4	2001	$ 734,896	37.2	$ 19,755.27	$ 19,755.27																	
2.3.2	Broadway/Womacks Ext.	I5	2002	$ 228,460	6.8	$ 33,597.06																		
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 2,100,000	47.6	$ 44,117.65																		
4.3.1	South Street Storm Trunk	TW1, S4, I1B, W2A, W2C, W2D	2011	$ 293,121	52.8	$ 5,551.53																		
4.3.2	I12 (Duncan Avenue) Lift Station and Force Main	I11, I12	Future	$ 2,100,000	30.6	$ 68,627.45																		
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	Future	$ 6,875,047	237.6	$ 28,939.52					$ 28,939.52	$ 28,939.52	$ 28,939.52	$ 25,177.39							$ 2,893.95			$ 28,939.52
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	$ 2,673,629	168.2	$ 15,898.75						$ 15,898.75	$ 15,898.75	$ 13,831.91							$ 1,589.88			
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	191.9	$ 31,266.28									$ 31,266.28	$ 31,266.28	$ 31,266.28	$ 31,266.28	$ 31,266.28	$ 31,266.28				$ 31,266.28
5.3.1	Aurora Heights Oversizing	TW3	2015	$ 37,471	12.0	$ 3,122.58																		
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	$ 656,250	206.0	$ 3,186.30															$ 2,867.67	$ 3,186.30	$ 3,186.30	
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	$ 980,000	114.6	$ 8,548.95								$ 1,111.36							$ 7,694.05	$ 2,564.68	$ 8,548.95	
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	$ 1,490,000	57.1	$ 26,112.86															$ 23,501.58	$ 7,833.86		
TOTAL OFF-SITE STORM LEVIES				**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 28,939.52**	**$ 44,838.27**	**$ 44,838.27**	**$ 40,120.66**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 38,547.13**	**$ 13,584.84**	**$ 11,735.25**	**$ 60,205.81**

TRANSPORTATION LEVIES

Item	Transportation Improvements	All	Past/Future	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	NE4
							2.7	56.2	31.3	12.7	57.7	48.3	57.5	49.8	5.9	37.8	24.7	16.4	36.6	17.8	56.4	21.0	51.1	6.9
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	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	NE4
							2.7	56.2	31.3	12.7	57.7	48.3	57.5	49.8	5.9	37.8	24.7	16.4	36.6	17.8	56.4	21.0	51.1	6.9
TOTAL OFF-SITE FACILITIES LEVIES				**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4	NE4	NE4	NE4
WATER LEVIES			**$ 19,963,615**	**1140.3**	**$ 17,507.34**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,202.82**	**$ 17,202.82**	**$ 17,202.82**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**
SANITARY LEVIES			**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 17,383.64**	**$ 19,094.98**	**$ 17,383.64**	**$ 22,713.24**	**$ 72,701.52**	**$ 72,701.52**	**$ 72,701.52**	**$ 80,190.59**	**$ 72,298.96**	**$ 68,049.62**	**$ 23,581.75**	**$ 34,050.90**	**$ 31,155.85**	**$ 2,504.94**
STORM LEVIES			**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 28,939.52**	**$ 44,838.27**	**$ 44,838.27**	**$ 40,120.66**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 31,266.28**	**$ 38,547.13**	**$ 13,584.84**	**$ 11,735.25**	**$ 60,205.81**
TRANSPORTATION LEVIES			**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**
FACILITIES LEVIES			**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**
2028 OFF-SITE LEVIES (100%)			**$ 159,568,230.00**	**1140.3**	**$ 139,935.31**	**$ 110,924.15**	**$ 91,168.88**	**$ 91,168.88**	**$ 91,168.88**	**$ 134,987.11**	**$ 152,597.19**	**$ 150,885.86**	**$ 151,497.84**	**$ 193,142.27**	**$ 193,142.27**	**$ 193,142.27**	**$ 200,120.82**	**$ 192,229.19**	**$ 187,979.85**	**$ 150,792.82**	**$ 136,299.68**	**$ 131,555.03**	**$ 151,374.69**
2027 OFF-SITE LEVIES (90%)			**$ 143,611,407.00**	**1140.3**	**$ 125,941.78**	**$ 99,831.73**	**$ 82,051.99**	**$ 82,051.99**	**$ 82,051.99**	**$ 121,488.40**	**$ 137,337.47**	**$ 135,797.27**	**$ 136,348.06**	**$ 173,828.04**	**$ 173,828.04**	**$ 173,828.04**	**$ 180,108.74**	**$ 173,006.27**	**$ 169,181.86**	**$ 135,713.54**	**$ 122,669.71**	**$ 118,399.53**	**$ 136,237.22**
2026 OFF-SITE LEVIES (80%)			**$ 127,654,584.00**	**1140.3**	**$ 111,948.25**	**$ 88,739.32**	**$ 72,935.10**	**$ 72,935.10**	**$ 72,935.10**	**$ 107,989.69**	**$ 122,077.75**	**$ 120,708.69**	**$ 121,198.27**	**$ 154,513.82**	**$ 154,513.82**	**$ 154,513.82**	**$ 160,096.66**	**$ 153,783.35**	**$ 150,383.88**	**$ 120,634.26**	**$ 109,039.74**	**$ 105,244.03**	**$ 121,099.75**

BLACKFALDS ALBERTA

Update: April 2026

TABLE 6.1B - RESIDENTIAL AREAS

Stantec

WATER LEVIES

Item	Water Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (HA)												
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	3.5	10.6	5.2	17	29	12	3.8	4.5	11.1	8.2
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,137	100.4	$ 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	$ 84,848	166.2	$ 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	$ 23,505	100.4	$ 234.11							$ 234.11	$ 234.11	$ 234.11		$ 234.11	$ 234.11	$ 234.11
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 89,228	1140.3	$ 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	1140.3	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1140.3	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	$ 300,299	110.4	$ 2,720.10				$ 2,720.10									
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	$ 242,571	110.4	$ 2,197.20				$ 2,197.20									
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,137.92				$ 2,137.92									
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 6,300,000	1140.3	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1140.3	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03
TOTAL OFF-SITE WATER LEVIES				**$ 19,963,615**	**1,140.3**	**$ 17,507.34**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,856.62**	**$ 17,856.62**	**$ 17,856.62**	**$ 16,692.30**	**$ 17,856.62**	**$ 17,856.62**	**$ 17,856.62**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	3.5	10.6	5.2	17.0	29.0	12.0	3.8	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, I7A, C13, I11	2000	$ 142,965	176.6	$ 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													
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	$ 260,000	130.4	$ 1,993.87								$ 1,993.87			$ 1,993.87	$ 1,993.87	$ 1,993.87
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	$ 81,263	27.1	$ 2,998.62							$ 2,998.62						
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	Future	$ 6,400,000	141.2	$ 45,328.99													
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1140.3	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	$ 196,578	167.4	$ 1,174.30								$ 1,174.30	$ 1,174.30		$ 1,174.30	$ 1,174.30	$ 1,174.30
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	Future	$ 1,200,000	147.4	$ 8,141.11								$ 8,141.11	$ 8,141.11	$ 8,141.11			
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
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
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	$ 269,981	116.4	$ 2,319.23													
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	$ 425,001	138.2	$ 3,075.04				$ 3,075.04									
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	$ 147,112	115.5	$ 1,273.59													
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	$ 6,104,689	424.9	$ 14,367.35													
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	509.6	$ 511.35		$ 511.35	$ 511.35										
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	$ 1,480,689	198.3	$ 7,466.92				$ 7,466.92									
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	$ 3,000,000	84.9	$ 35,331.53													
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	$ 3,000,000	106.3	$ 28,219.36													
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	71.7	$ 27,894.00		$ 27,894.00	$ 27,894.00										
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A,C13	Future	$ 1,800,000	141.2	$ 12,748.78													
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	$ 530,000	309.7	$ 1,711.33													
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	$ 950,000	63.5	$ 14,955.92													
5.2.2	C12 Lift Station Force Main	C12, NE3,and 30% of E8	Future	$ 1,490,000	123.5	$ 12,060.87													
TOTAL OFF-SITE SANITARY LEVIES				**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 2,504.94**	**$ 30,910.29**	**$ 30,910.29**	**$ 13,046.89**	**$ 2,504.94**	**$ 2,504.94**	**$ 7,210.87**	**$ 20,389.19**	**$ 12,629.89**	**$ 10,646.05**	**$ 29,650.22**	**$ 29,650.22**	**$ 29,650.22**

STORM LEVIES

Item	Storm Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	3.5	10.6	5.2	17.0	29.0	12.0	3.8	4.5	11.1	8.2
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, S4	2001	$ 734,896	37.2	$ 19,755.27				$ 19,755.27	$ 19,755.27	$ 19,755.27							
2.3.2	Broadway/Womacks Ext.	I 5	2002	$ 228,460	6.8	$ 33,597.06													
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 2,100,000	47.6	$ 44,117.65							$ 44,117.65				$ 44,117.65	$ 44,117.65	$ 44,117.65
4.3.1	South Street Storm Trunk	TW1, S4, I1B, W2A, W2C, W2D	2011	$ 293,121	52.8	$ 5,551.53				$ 5,551.53			$ 5,551.53				$ 5,551.53	$ 5,551.53	$ 5,551.53
4.3.2	I12 (Duncan Avenue) Lift Station and Force Main	I11, I12	Future	$ 2,100,000	30.6	$ 68,627.45													
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	Future	$ 6,875,047	237.6	$ 28,939.52													
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	$ 2,673,629	168.2	$ 15,898.75													
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	191.9	$ 31,266.28									$ 31,266.28				
5.3.1	Aurora Heights Oversizing	TW3	2015	$ 37,471	12.0	$ 3,122.58									$ 3,122.58				
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	$ 656,250	206.0	$ 3,186.30													
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	$ 980,000	114.6	$ 8,548.95													
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	$ 1,490,000	57.1	$ 26,112.86													
TOTAL OFF-SITE STORM LEVIES				**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ -**	**$ -**	**$ 25,306.80**	**$ 19,755.27**	**$ 19,755.27**	**$ 49,669.18**	**$ -**	**$ 34,388.87**	**$ -**	**$ 49,669.18**	**$ 49,669.18**	**$ 49,669.18**

TRANSPORTATION LEVIES

Item	Transportation Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	3.5	10.6	5.2	17.0	29.0	12.0	3.8	4.5	11.1	8.2
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
							31.6	17.5	32.8	3.5	10.6	5.2	17.0	29.0	12.0	3.8	4.5	11.1	8.2
TOTAL OFF-SITE FACILITIES LEVIES				**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D
WATER LEVIES			**$ 19,963,615**	**1140.3**	**$ 17,507.34**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,856.62**	**$ 17,856.62**	**$ 17,856.62**	**$ 16,692.30**	**$ 17,856.62**	**$ 17,856.62**	**$ 17,856.62**
SANITARY LEVIES			**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 2,504.94**	**$ 30,910.29**	**$ 30,910.29**	**$ 13,046.89**	**$ 2,504.94**	**$ 2,504.94**	**$ 7,210.87**	**$ 20,389.19**	**$ 12,629.89**	**$ 10,646.05**	**$ 29,650.22**	**$ 29,650.22**	**$ 29,650.22**
STORM LEVIES			**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ -**	**$ -**	**$ 25,306.80**	**$ 19,755.27**	**$ 19,755.27**	**$ 49,669.18**	**$ -**	**$ 34,388.87**	**$ -**	**$ 49,669.18**	**$ 49,669.18**	**$ 49,669.18**
TRANSPORTATION LEVIES			**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**
FACILITIES LEVIES			**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**
2028 OFF-SITE LEVIES (100%)			**$ 159,568,230.00**	**1140.3**	**$ 139,935.31**	**$ 91,168.88**	**$ 119,574.23**	**$ 119,574.23**	**$ 134,072.86**	**$ 110,924.15**	**$ 110,924.15**	**$ 146,708.31**	**$ 110,217.45**	**$ 136,847.02**	**$ 99,309.99**	**$ 169,147.67**	**$ 169,147.67**	**$ 169,147.67**
2027 OFF-SITE LEVIES (90%)			**$ 143,611,407.00**	**1140.3**	**$ 125,941.78**	**$ 82,051.99**	**$ 107,616.81**	**$ 107,616.81**	**$ 120,665.57**	**$ 99,831.73**	**$ 99,831.73**	**$ 132,037.48**	**$ 99,195.71**	**$ 123,162.32**	**$ 89,378.99**	**$ 152,232.90**	**$ 152,232.90**	**$ 152,232.90**
2026 OFF-SITE LEVIES (80%)			**$ 127,654,584.00**	**1140.3**	**$ 111,948.25**	**$ 72,935.10**	**$ 95,659.39**	**$ 95,659.39**	**$ 107,258.29**	**$ 88,739.32**	**$ 88,739.32**	**$ 117,366.65**	**$ 88,173.96**	**$ 109,477.62**	**$ 79,447.99**	**$ 135,318.13**	**$ 135,318.13**	**$ 135,318.13**

BLACKFALDS ALBERTA

Update: April 2026

TABLE 6.2A - INDUSTRIAL AND COMMERCIAL AREAS

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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	I7A	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	31.0	6.8	13.8	6.2	2.6	13.0	21.4	4.6	9.2	21.4
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,137	100.4	$ 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	$ 84,848	166.2	$ 510.52							$ 510.52							$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 23,505	100.4	$ 234.11	$ 234.11	$ 234.11												$ 234.11	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 89,228	1140.3	$ 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	1140.3	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1140.3	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	$ 300,299	110.4	$ 2,720.10		$ 2,720.10		$ 2,720.10										$ 2,720.10	$ 2,720.10
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	$ 242,571	110.4	$ 2,197.20		$ 2,197.20		$ 2,197.20										$ 2,197.20	$ 2,197.20
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,137.92		$ 2,137.92		$ 2,137.92										$ 2,137.92	$ 2,137.92
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 6,300,000	1140.3	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1140.3	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03
TOTAL OFF-SITE WATER LEVIES				**$ 19,963,615**	**1,140.3**	**$ 17,507.34**	**$ 17,346.10**	**$ 24,401.32**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,202.82**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 24,911.84**	**$ 23,747.52**

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	I7A	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	31.0	6.8	13.8	6.2	2.6	13.0	21.4	4.6	9.2	21.4
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, I7A, C13, I11	2000	$ 142,965	176.6	$ 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															
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														$ 693.47	
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	$ 260,000	130.4	$ 1,993.87														$ 1,993.87	
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	
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	Future	$ 6,400,000	141.2	$ 45,328.99									$ 45,328.99	$ 45,328.99					
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1140.3	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	$ 196,578	167.4	$ 1,174.30							$ 1,174.30	$ 1,174.30	$ 1,174.30	$ 1,174.30					
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	Future	$ 1,200,000	147.4	$ 8,141.11							$ 8,141.11	$ 8,141.11	$ 8,141.11	$ 8,141.11					
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	$ 70,000	52.8	$ 1,325.76															
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	$ 64,171	23.8	$ 2,696.26															
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	$ 269,981	116.4	$ 2,319.23	$ 2,319.23													$ 2,319.23	$ 2,319.23
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	$ 425,001	138.2	$ 3,075.04	$ 3,075.04	$ 3,075.04	$ 3,075.04											$ 3,075.04	$ 3,075.04
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	$ 147,112	115.5	$ 1,273.59														$ 1,273.59	$ 1,273.59
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	$ 6,104,689	424.9	$ 14,367.35															
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	509.6	$ 511.35											$ 511.35	$ 511.35			
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	$ 1,480,689	198.3	$ 7,466.92	$ 7,466.92	$ 7,466.92		$ 7,466.92										$ 7,466.92	$ 7,466.92
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	$ 3,000,000	84.9	$ 35,331.53															
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	$ 3,000,000	106.3	$ 28,219.36															$ 28,219.36
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	71.7	$ 27,894.00												$ 27,894.00			
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A,C13	Future	$ 1,800,000	141.2	$ 12,748.78									$ 12,748.78	$ 12,748.78					
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	$ 530,000	309.7	$ 1,711.33															
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	$ 950,000	63.5	$ 14,955.92															
5.2.2	C12 Lift Station Force Main	C12, NE3,and 30% of E8	Future	$ 1,490,000	123.5	$ 12,060.87															
TOTAL OFF-SITE SANITARY LEVIES				**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 20,072.05**	**$ 13,046.89**	**$ 5,579.98**	**$ 9,971.85**	**$ 2,504.94**	**$ 2,504.94**	**$ 12,629.89**	**$ 12,629.89**	**$ 70,707.66**	**$ 70,707.66**	**$ 3,016.29**	**$ 30,910.29**	**$ 2,504.94**	**$ 24,842.51**	**$ 44,859.07**

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	I7A	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	31.0	6.8	13.8	6.2	2.6	13.0	21.4	4.6	9.2	21.4
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, S4	2001	$ 734,896	37.2	$ 19,755.27															
2.3.2	Broadway/Womacks Ext.	I 5	2002	$ 228,460	6.8	$ 33,597.06							$ 33,597.06								
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 2,100,000	47.6	$ 44,117.65							$ 44,117.65								
4.3.1	South Street Storm Trunk	TW1, S4, I1B, W2A, W2C, W2D	2011	$ 293,121	52.8	$ 5,551.53		$ 5,551.53													
4.3.2	I12 (Duncan Avenue) Lift Station and Force Main	I11, I12	Future	$ 2,100,000	30.6	$ 68,627.45														$ 68,627.45	$ 68,627.45
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	Future	$ 6,875,047	237.6	$ 28,939.52															
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	$ 2,673,629	168.2	$ 15,898.75															
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	191.9	$ 31,266.28															
5.3.1	Aurora Heights Oversizing	TW3	2015	$ 37,471	12.0	$ 3,122.58															
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	$ 656,250	206.0	$ 3,186.30															
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	$ 980,000	114.6	$ 8,548.95															
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	$ 1,490,000	57.1	$ 26,112.86															
TOTAL OFF-SITE STORM LEVIES				**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ 5,551.53**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77,714.71**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,627.45**	**$ 68,627.45**

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	I7A	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	31.0	6.8	13.8	6.2	2.6	13.0	21.4	4.6	9.2	21.4
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)													
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I7A	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	31.0	6.8	13.8	6.2	2.6	13.0	21.4	4.6	9.2	21.4
TOTAL OFF-SITE FACILITIES LEVIES				**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	I1A	I1B	I1A	I2	I3	I4	I5	I6	I7	I7	I8	I9	I10	I11	I12
WATER LEVIES			**$ 19,963,615**	**1140.3**	**$ 17,507.34**	**$ 17,346.10**	**$ 24,401.32**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 17,202.82**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 24,911.84**	**$ 23,747.52**
SANITARY LEVIES			**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 20,072.05**	**$ 13,046.89**	**$ 5,579.98**	**$ 9,971.85**	**$ 2,504.94**	**$ 2,504.94**	**$ 12,629.89**	**$ 12,629.89**	**$ 70,707.66**	**$ 70,707.66**	**$ 3,016.29**	**$ 30,910.29**	**$ 2,504.94**	**$ 24,842.51**	**$ 44,859.07**
STORM LEVIES			**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ 5,551.53**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,627.45**	**$ 68,627.45**
TRANSPORTATION LEVIES			**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**
FACILITIES LEVIES			**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**
2028 OFF-SITE LEVIES (100%)			**$ 159,568,230.00**	**1140.3**	**$ 139,935.31**	**$ 109,389.79**	**$ 114,971.39**	**$ 94,243.92**	**$ 105,691.02**	**$ 91,168.88**	**$ 91,168.88**	**$ 179,519.06**	**$ 101,293.83**	**$ 159,371.60**	**$ 159,371.60**	**$ 91,680.23**	**$ 119,574.23**	**$ 91,168.88**	**$ 190,353.45**	**$ 209,205.68**
2027 OFF-SITE LEVIES (90%)			**$ 143,611,407.00**	**1140.3**	**$ 125,941.78**	**$ 98,450.81**	**$ 103,474.25**	**$ 84,819.53**	**$ 95,121.91**	**$ 82,051.99**	**$ 82,051.99**	**$ 161,567.15**	**$ 91,164.45**	**$ 143,434.44**	**$ 143,434.44**	**$ 82,512.21**	**$ 107,616.81**	**$ 82,051.99**	**$ 171,318.10**	**$ 188,285.11**
2026 OFF-SITE LEVIES (80%)			**$ 127,654,584.00**	**1140.3**	**$ 111,948.25**	**$ 87,511.83**	**$ 91,977.11**	**$ 75,395.13**	**$ 84,552.81**	**$ 72,935.10**	**$ 72,935.10**	**$ 143,615.25**	**$ 81,035.07**	**$ 127,497.28**	**$ 127,497.28**	**$ 73,344.18**	**$ 95,659.39**	**$ 72,935.10**	**$ 152,282.76**	**$ 167,364.55**

BLACKFALDS ALBERTA

Update: April 2026

TABLE 6.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT

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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	C8	C9	C10	C11	C12	C13
							39.5	16.2	8.3	6.9	0.7	11.8	0.9	5.5	12.1	5.1	25.6	57.5	4.8
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,137	100.4	$ 419.69													
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	$ 84,848	166.2	$ 510.52													
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 23,505	100.4	$ 234.11													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 89,228	1140.3	$ 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	1140.3	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37	$ 3,069.37
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1140.3	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79	$ 7,278.79
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	$ 300,299	110.4	$ 2,720.10	$ 2,720.10					$ 2,720.10							
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	$ 242,571	110.4	$ 2,197.20	$ 2,197.20					$ 2,197.20							
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,137.92	$ 2,137.92					$ 2,137.92							
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 6,300,000	1140.3	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86	$ 5,524.86
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1140.3	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03	$ 741.03
TOTAL OFF-SITE WATER LEVIES				**$ 19,963,615**	**1,140.3**	**$ 17,507.34**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**

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	C8	C9	C10	C11	C12	C13
							39.5	16.2	8.3	6.9	0.7	11.8	0.9	5.5	12.1	5.1	25.6	57.5	4.8
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, I7A, C13, I11	2000	$ 142,965	176.6	$ 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													
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	Future	$ 260,000	130.4	$ 1,993.87													
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	$ 81,263	27.1	$ 2,998.62													
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	Future	$ 6,400,000	141.2	$ 45,328.99								$ 45,328.99	$ 45,328.99				$ 45,328.99
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1140.3	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94	$ 2,504.94
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	$ 196,578	167.4	$ 1,174.30													$ 1,174.30
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	Future	$ 1,200,000	147.4	$ 8,141.11													$ 8,141.11
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	$ 70,000	52.8	$ 1,325.76													
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	$ 64,171	23.8	$ 2,696.26													
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	$ 269,981	116.4	$ 2,319.23	$ 2,319.23	$ 2,319.23											
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	$ 425,001	138.2	$ 3,075.04	$ 3,075.04	$ 3,075.04											
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	$ 147,112	115.5	$ 1,273.59	$ 1,273.59	$ 1,273.59											
4.2.4	McKay Ranch (E5) Lift Station and Force Main	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	Future	$ 6,104,689	424.9	$ 14,367.35											$ 14,367.35	$ 14,367.35	
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	509.6	$ 511.35											$ 511.35	$ 511.35	
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	$ 1,480,689	198.3	$ 7,466.92	$ 7,466.92	$ 7,466.92				$ 7,466.92							
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	Future	$ 3,000,000	84.9	$ 35,331.53	$ 35,331.53	$ 35,331.53											
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	Future	$ 3,000,000	106.3	$ 28,219.36	$ 28,219.36	$ 28,219.36											
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	71.7	$ 27,894.00													
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A,C13	Future	$ 1,800,000	141.2	$ 12,748.78								$ 12,748.78	$ 12,748.78				$ 12,748.78
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	Future	$ 530,000	309.7	$ 1,711.33											$ 1,711.33	$ 1,711.33	
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	Future	$ 950,000	63.5	$ 14,955.92											$ 14,955.92		
5.2.2	C12 Lift Station Force Main	C12, NE3,and 30% of E8	Future	$ 1,490,000	123.5	$ 12,060.87												$ 12,060.87	
TOTAL OFF-SITE SANITARY LEVIES				**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 80,190.59**	**$ 80,190.59**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 9,971.85**	**$ 2,504.94**	**$ 60,582.70**	**$ 60,582.70**	**$ 2,504.94**	**$ 34,050.90**	**$ 31,155.85**	**$ 70,707.66**

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	C8	C9	C10	C11	C12	C13
							39.5	16.2	8.3	6.9	0.7	11.8	0.9	5.5	12.1	5.1	25.6	57.5	4.8
2.3.1	East Area Det. Pond	E1,TE1, TE2, C1, C2, S4	2001	$ 734,896	37.2	$ 19,755.27			$ 19,755.27	$ 19,755.27									
2.3.2	Broadway/Womacks Ext.	I 5	2002	$ 228,460	6.8	$ 33,597.06													
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 2,100,000	47.6	$ 44,117.65													
4.3.1	South Street Storm Trunk	TW1, S4, I1B, W2A, W2C, W2D	2011	$ 293,121	52.8	$ 5,551.53													
4.3.2	I12 (Duncan Avenue) Lift Station and Force Main	I11, I12	Future	$ 2,100,000	30.6	$ 68,627.45													
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	Future	$ 6,875,047	237.6	$ 28,939.52			$ 28,939.52							$ 28,939.52			$ 28,939.52
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	Future	$ 2,673,629	168.2	$ 15,898.75			$ 15,898.75							$ 15,898.75			
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	191.9	$ 31,266.28		$ 31,266.28						$ 31,266.28	$ 31,266.28				
5.3.1	Aurora Heights Oversizing	TW3	2015	$ 37,471	12.0	$ 3,122.58													
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	Future	$ 656,250	206.0	$ 3,186.30											$ 3,186.30	$ 3,186.30	
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3,13% of E8	Future	$ 980,000	114.6	$ 8,548.95													
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	Future	$ 1,490,000	57.1	$ 26,112.86													
TOTAL OFF-SITE STORM LEVIES				**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ 31,266.28**	**$ 64,593.54**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 31,266.28**	**$ 31,266.28**	**$ 44,838.27**	**$ 3,186.30**	**$ 3,186.30**	**$ 28,939.52**

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	C8	C9	C10	C11	C12	C13
							39.5	16.2	8.3	6.9	0.7	11.8	0.9	5.5	12.1	5.1	25.6	57.5	4.8
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C8	C9	C10	C11	C12	C13
							39.5	16.2	8.3	6.9	0.7	11.8	0.9	5.5	12.1	5.1	25.6	57.5	4.8
TOTAL OFF-SITE FACILITIES LEVIES				**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	I13	I14	C1	C2	C3	C4	C5	C8	C9	C10	C11	C12	C13
WATER LEVIES			**$ 19,963,615**	**1140.3**	**$ 17,507.34**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 23,747.52**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**	**$ 16,692.30**
SANITARY LEVIES			**$ 33,366,478**	**1140.3**	**$ 29,261.14**	**$ 80,190.59**	**$ 80,190.59**	**$ 2,504.94**	**$ 2,504.94**	**$ 2,504.94**	**$ 9,971.85**	**$ 2,504.94**	**$ 60,582.70**	**$ 60,582.70**	**$ 2,504.94**	**$ 34,050.90**	**$ 31,155.85**	**$ 70,707.66**
STORM LEVIES			**$ 24,168,874**	**1140.3**	**$ 21,195.19**	**$ -**	**$ 31,266.28**	**$ 64,593.54**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 31,266.28**	**$ 31,266.28**	**$ 44,838.27**	**$ 3,186.30**	**$ 3,186.30**	**$ 28,939.52**
TRANSPORTATION LEVIES			**$ 60,923,750**	**1140.3**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**	**$ 53,427.83**
FACILITIES LEVIES			**$ 21,145,513**	**1140.3**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**	**$ 18,543.82**
2028 OFF-SITE LEVIES (100%)			**$ 159,568,230.00**	**1140.3**	**$ 139,935.31**	**$ 175,909.76**	**$ 200,120.82**	**$ 155,762.42**	**$ 110,924.15**	**$ 91,168.88**	**$ 105,691.02**	**$ 91,168.88**	**$ 180,512.93**	**$ 180,512.93**	**$ 136,007.15**	**$ 125,901.14**	**$ 123,006.09**	**$ 188,311.12**
2027 OFF-SITE LEVIES (90%)			**$ 143,611,407.00**	**1140.3**	**$ 125,941.78**	**$ 158,318.78**	**$ 180,108.74**	**$ 140,186.18**	**$ 99,831.73**	**$ 82,051.99**	**$ 95,121.91**	**$ 82,051.99**	**$ 162,461.64**	**$ 162,461.64**	**$ 122,406.44**	**$ 113,311.02**	**$ 110,705.48**	**$ 169,480.01**
2026 OFF-SITE LEVIES (80%)			**$ 127,654,584.00**	**1140.3**	**$ 111,948.25**	**$ 140,727.81**	**$ 160,096.66**	**$ 124,609.94**	**$ 88,739.32**	**$ 72,935.10**	**$ 84,552.81**	**$ 72,935.10**	**$ 144,410.34**	**$ 144,410.34**	**$ 108,805.72**	**$ 100,720.91**	**$ 98,404.87**	**$ 150,648.90**

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 values are included at the bottom of Table 6.1 as well.

Table 6.3 – Phased Off-Site Levies Rate Increases

Year	Off-Site Levy Rate (Average)
2026 (80%)	$111,948.25/Ha
2027 (90%)	$125,941.78/Ha
2028 (100%)	$139,935.31/Ha

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%
2015	$89,107/Ha	24.4%
2026	**$139,935.31/Ha**	**4.19%**

From the previous report (*2015 Off-Site Levies Report, Published March 2, 2016)* to 2026, the rates have increased, on average, by approximately 4.19% per year (3.53% with the 80%/90%/100% transition from 2026 to 2028). This includes 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 $121,391.49, which would be approximately a 2.85% average annual increase (2.44% with the 80%/90%/100% transition from 2026 to 2028).

APPENDIX A – DEEP UTILITIES LEVIES

Town of Blackfalds
2026 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	$	42,137
2.1.4	Broadway Extension	2008 Rate to Remain Unchanged	$	84,848
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	$	23,505
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	$	89,228
2.1.7	Regional Water Line	Construction (Total Cost to Town including Grants	$	3,500,000
		GST (0%)	$	-
		Total	$	3,500,000
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	New Reservoir/Pump Station including engineering & contingency(2006)	$	7,650,179
		Land Acquisition (2006)	$	80,000
		Assumed Grant 2007 (44.07%)	$	(3,406,690)
		Total Phase 2 Budget	$	7,342,544
		Grant Phase 2	$	(2,314,486)
		County Contribution (41%) Phase 2	$	(2,061,504)
		Future Pump Upgrades	$	600,000
		Administration Fee (5%)	$	364,502
		GST (0%)	$	-
		Total	$	8,300,000
~~3.1.2~~	~~Womacks Rd /Gregg Street Trunk Main~~	~~Construction~~	~~$~~	~~187,856~~
		~~Contingency (10%)~~	~~$~~	~~18,786~~
		~~Engineering (15%)~~	~~$~~	~~28,178~~
		~~Administration Fee (5%)~~	~~$~~	~~11,741~~
		~~GST (0%)~~	~~$~~	~~-~~
		~~Total~~	~~$~~	~~246,561~~
4.1.1	Vista Trail Water Trunk	Construction	$	248,695
		Contingency (0%)	$	-
		Engineering (15%)	$	37,304
		Administration Fee (5%)	$	14,300
		GST (0%)	$	-
		Total	$	300,299
4.1.2	South Street Trunk	Construction	$	200,887
		Contingency (0%)	$	-
		Engineering (15%)	$	30,133
		Administration Fee (5%)	$	11,551
		GST (0%)	$	-
		Total	$	242,571
4.1.3	Duncan Avenue Trunk	Construction	$	195,467
		Contingency (0%)	$	-
		Engineering (15%)	$	29,320
		Administration Fee (5%)	$	11,239
		GST (0%)	$	-
		Total	$	236,026

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

APPENDIX A

Town of Blackfalds
2026 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	$	142,965
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%)~~	~~$~~	~~237,622~~
		~~Assumed Grant (44.07%)~~	~~$~~	~~(1,308,000)~~
		~~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	$	4,300,000
		Forcemain (1km)	$	600,000
		Contingency (10%)	$	490,000
		Engineering (15%)	$	735,000
		Administration Fee (5%)	$	306,250
		GST (0%)	$	-
			Total $	6,400,000

APPENDIX A

Town of Blackfalds
2026 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

APPENDIX A

Town of Blackfalds
2026 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, Inc. Contingency	$	4,300,000
		Engineering Services	$	528,275
		Force Main (Ing. Eng and Cont)	$	600,000
		Power	$	100,000
		Future Pump Upgrades	$	300,000
		Administration Fee (5%)	$	276,414
		GST (0%)	$	-
		Total	$	6,104,689
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	Construction	$	260,585
4.2.6	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

APPENDIX A

Town of Blackfalds
2026 Off-site Levies Update
Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item		Cost
4.2.7	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
4.2.8	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
4.2.9	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
4.2.10	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
4.2.11	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

APPENDIX A

Town of Blackfalds
2026 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

APPENDIX A

Town of Blackfalds
2026 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		$ 1,582,250
		Contingency (10%)		$ 177,225
		Engineering (15%)		$ 265,838
		Administration (5%)		$ 110,766
		GST (0%)		$ -
			Total	$ 2,100,000
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 (Duncan Avenue) Lift Station and Force Main	Construction		$ 1,582,250
		Contingency (10%)		$ 158,225
		Engineering (15%)		$ 237,338
		Administration (5%)		$ 98,891
		GST (0%)		$ -
			Total	$ 2,100,000
4.3.3	East Area Storm Trunk	Construction to date		$ 6,897,502
		Future Construction Inc. Contingency		$ 3,000,000
		Land and Legal		$ 500,000
		Wetland Compensation		$ 271,756
		Water Monitoring Program		$ 100,000
		Engineering, Including Future		$ 1,181,863
		Grant		$ (3,000,000)
		Administration (5%)		$ 597,556
		GST (0%)		$ -
			Total	**$ 9,548,676**
			Conveyance (72%)	**$ 6,875,047**
			Detention (28%)	**$ 2,673,629**
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		$ 4,575,000
		Contingency (10%)		$ 457,500
		Engineering (15%)		$ 686,250
		Administration Fee (5%)		$ 285,938
		GST (0%)		$ -
			Total	$ 6,000,000

APPENDIX A

5.3.1	Aurora Heights Oversizing	Construction	$	37,471
		Contingency (0%)	$	-
		Engineering (0%)	$	-
		Administration (0%)	$	-
		GST (0%)	$	-
		Total	$	37,471
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	Construction	$	500,000
		Contingency (10%)	$	50,000
		Engineering (15%)	$	75,000
		Administration (5%)	$	31,250
		GST (0%)	$	-
		Total	$	656,250
5.3.3	Northeast 750mm Trunk	Construction	$	750,000
		Contingency (10%)	$	75,000
		Engineering (15%)	$	112,500
		Administration (5%)	$	46,875
		GST (0%)	$	-
		Total	$	980,000
5.3.4	Northeast 675mm Trunk	Construction	$	1,137,500
		Contingency (10%)	$	113,750
		Engineering (15%)	$	170,625
		Administration (5%)	$	71,094
		GST (0%)	$	-
		Total	$	1,490,000

APPENDIX B – TRANSPORTATION LEVIES

Table B.1 - Transportation Levies Summary

Arterial and Major Collector Roadways	Approximate Cost ($)
Vista Trail	$ 2,915,250
Broadway Avenue - Womacks Road to Twp Rd 40-0	$ 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
Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0	$ 4,875,000
East Railway Street Upgrades	$ 3,575,000
~~QEII and Twp Rd. 40-0 Right-in/Right-Out Connection~~	~~$ 7,800,000~~
South Street Upgrades East of Highway 2A	$ 7,312,500
Womacks Road & CPR Crossing (Includes Future Upgrade)	$ 6,600,000
~~Highway 2A Upgrades~~	~~$ 14,625,000~~
Total	**$ 57,998,750**

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	$ 57,998,750
Other General Upgrades	$ 2,925,000
Total	**$ 60,923,750**

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

BLACKFALDS ALBERTA Table B.2 - Arterial Roadway Network Stantec

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 Aspen Lakes Boulevard	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
Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0	4-Lane UCU	1,500	5,000	30%	50.0%	$ 4,875,000
East Railway Street Upgrades	4-Lane UCU	1,100	5,000	30%	50.0%	$ 3,575,000
QEII and Twp Rd. 40-0 Right-in/Right-Out Connection	Arterial	1,600	5,000	30%	75.0%	$ 7,800,000
South Street Upgrades East of Highway 2A	4-Lane UCU	2,250	5,000	30%	50.0%	$ 7,312,500
Womacks Road & CPR Crossing (Including Future Upgrade)	4-Lane UAD	500	13,615	30%	75.0%	$ 6,600,000
Upgrade Highway 2A	4-Lane UAD	2,000	7,500	30%	75.0%	$ 14,625,000
				Total		**$ 80,423,750**

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

INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS
16	Levies	**Intersection Upgrade (22,500 Pop. Horizon)**	
		Construction	$450,000.00
		Administration (5%)	$22,500.00
		Engineering Fee (10%)	$45,000.00
		Contingency (15%)	$67,500.00
		TOTAL	**$585,000.00**
17	Levies	**Intersection Upgrade (22,500 Pop. Horizon)**	
		Construction	$450,000.00
		Administration (5%)	$22,500.00
		Engineering Fee (10%)	$45,000.00
		Contingency (15%)	$67,500.00
		TOTAL	**$585,000.00**
18	Levies	**Upgrade (16,500 & 22,500 Pop. Horizon)**	
		Construction	$450,000.00
		Administration (5%)	$22,500.00
		Engineering Fee (10%)	$45,000.00
		Contingency (15%)	$67,500.00
		TOTAL	**$585,000.00**
19	AT	**Intersection Upgrade (22,500 pop. Horizon)**	
		Construction	$3,000,000.00
		Administration (5%)	$150,000.00
		Engineering Fee (10%)	$300,000.00
		Contingency (15%)	$450,000.00
		TOTAL	**$3,900,000.00**
25	Developer	**East Railway St & South St Intersection Upgrade (12,000 & 22,500 Pop. Horizon)**	
		Construction	$750,000.00
		Administration (5%)	$37,500.00
		Engineering Fee (10%)	$75,000.00
		Contingency (15%)	$112,500.00
		TOTAL	**$975,000.00**
26	AT	**Highway 597 & Industrial Way Intersection Upgrade (12,000 & 16,500 & 22,500 Pop. Horizon)**	
		Construction	$1,100,000.00
		Administration (5%)	$55,000.00
		Engineering Fee (10%)	$110,000.00
		Contingency (15%)	$165,000.00
		TOTAL	**$1,430,000.00**
8	Levies	**Broadway Ave & Westbrooke Rd Intersection Upgrade (22,500 Pop. Horizon)**	
		Construction	$450,000.00
		Administration (5%)	$22,500.00
		Engineering Fee (10%)	$45,000.00
		Contingency (15%)	$67,500.00
		TOTAL	**$585,000.00**
~~9, 11, 34~~	~~Levies~~	~~**Womacks Rd & CPR Crossing, Including Broadway/East Railway (12,000, 16,500 & 22,500 Pop. Horizon)**~~	
		~~2021-2022 Costs~~	
		~~Road Construction (Sch B, D, C)~~	~~$1,477,285.55~~
		~~Land~~	~~$1,705,823.01~~
		~~Fortis Relocations and Illumination~~	~~$300,000.00~~
		~~CP Rail~~	~~$824,583.75~~
		~~Administration (5%)~~	~~$215,384.62~~
		~~Engineering Fee (10%)~~	~~$430,769.23~~
		~~Contingency (15%)~~	~~$646,153.85~~
		~~Future Realignment and Upgrade to 4 Lanes~~	
		~~Construction and land~~	~~$2,500,000.00~~
		~~Administration (5%)~~	~~$125,000.00~~
		~~Engineering Fee (10%)~~	~~$250,000.00~~
		~~Contingency (15%)~~	~~$375,000.00~~
		~~**TOTAL**~~	~~**$8,850,000.00**~~
		(Included as Arterial Upgrade Now)	

INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS
35	Developer	**Intersection Upgrade (16,500 Pop. Horizon)**	
		Construction	$450,000.00
		Administration (5%)	$22,500.00
		Engineering Fee (10%)	$45,000.00
		Contingency (15%)	$67,500.00
		TOTAL	**$585,000.00**
1	AT	**Intersection Update (12,000 & 16,500 & 22,500 Pop.**	
		Construction	$1,650,000.00
		Administration (5%)	$82,500.00
		Engineering Fee (10%)	$165,000.00
		Contingency (15%)	$247,500.00
		TOTAL	**$2,145,000.00**
2	AT	**Intersection Upgrade (12,000 & 16,500 Pop. Horizon)**	
		Construction	$1,650,000.00
		Administration (5%)	$82,500.00
		Engineering Fee (10%)	$165,000.00
		Contingency (15%)	$247,500.00
		TOTAL	**$2,145,000.00**
3	AT	**Intersection Upgrade (16,500 & 22,500 Pop. Horizon)**	
		Construction	$1,650,000.00
		Administration (5%)	$82,500.00
		Engineering Fee (10%)	$165,000.00
		Contingency (15%)	$247,500.00
		TOTAL	**$2,145,000.00**
37	AT	**Highway 2A & South St Intersection Upgrade (12,000 & 16,500 Pop. Horizon)**	
		Construction	
		Administration (5%)	$1,650,000.00
		Engineering Fee (10%)	$82,500.00
		Contingency (15%)	$165,000.00
		TOTAL	$247,500.00
			$2,145,000.00
6	AT	**Highway 2A & Broadway Ave Intersection Upgrade (12,000 & 16,500 & 22,500 Pop. Horizon)**	
		Construction	
		Administration (5%)	$1,650,000.00
		Engineering Fee (10%)	$82,500.00
		Contingency (15%)	$165,000.00
		TOTAL	$247,500.00
			$2,145,000.00
22	Levies	**Parkwood Rd & Panorama Dr Intersection Upgrade (12,000 Pop. Horizon)**	
		Construction	
		Administration (5%)	$450,000.00
		Engineering Fee (10%)	$22,500.00
		Contingency (15%)	$45,000.00
		TOTAL	$67,500.00
			$585,000.00
33	Developer	**East Railway St & Highway 597 Intersection Upgrade (22,500 Pop. Horizon)**	
		Construction	
		Administration (5%)	$1,100,000.00
		Engineering Fee (10%)	$55,000.00
		Contingency (15%)	$110,000.00
			$165,000.00
		TOTAL	**$1,430,000.00**
33	Levies	**Pedestrian Bridge Across Highway 2A**	
		Construction	$2,307,692.31
		Administration (5%)	$115,384.62
		Engineering Fee (10%)	$230,769.23
		Contingency (15%)	$346,153.85
		TOTAL	**$3,000,000.00**

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

TOWN OF BLACKFALDS
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.

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;

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

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

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

1.3 STUDY AREA

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

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

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

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

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

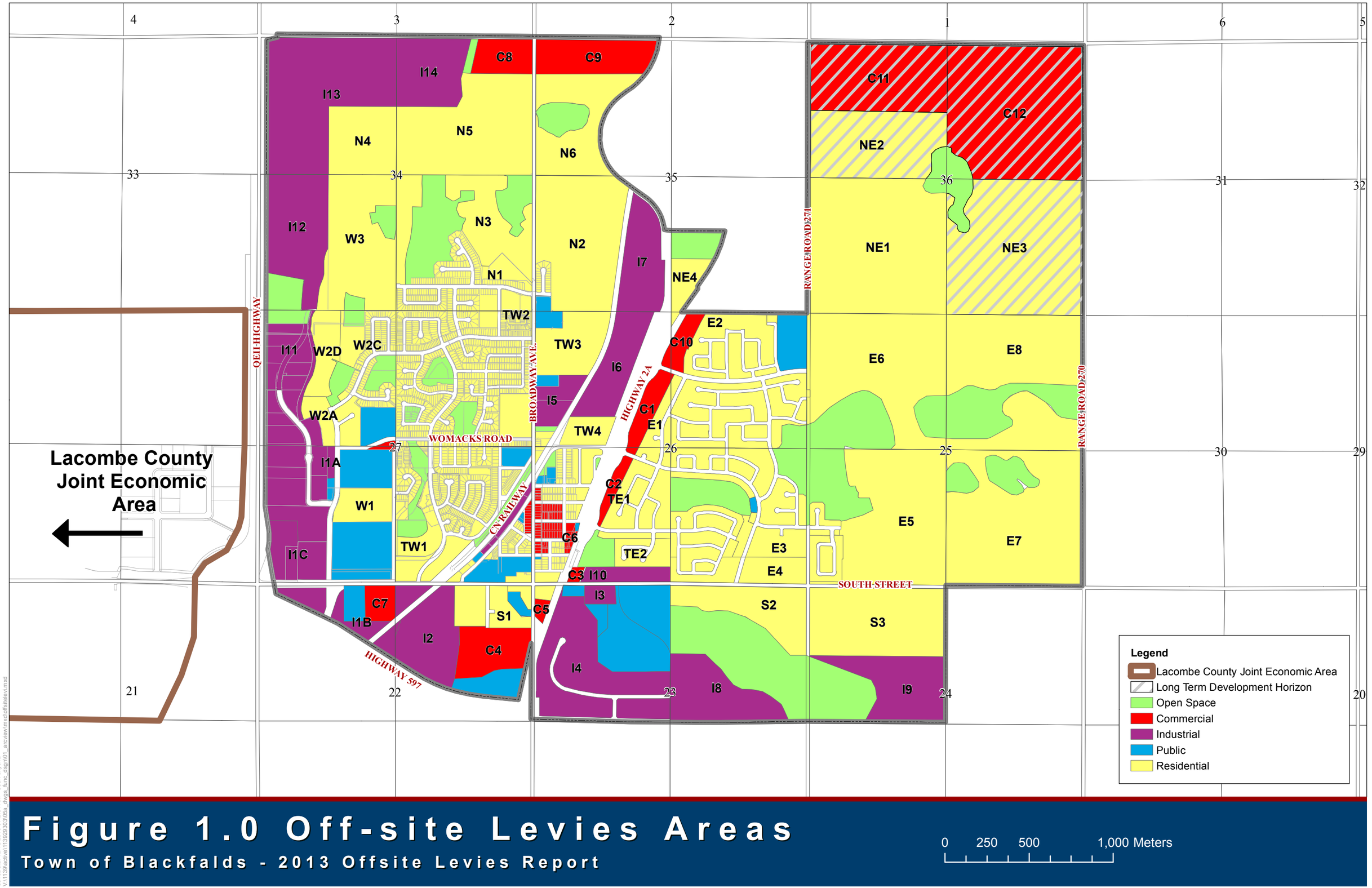


Figure 1.0 Off-site Levies Areas

Town of Blackfalds - 2013 Offsite Levies Report

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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

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

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

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

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

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

Table 4.1 – Transportation Costs

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

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

Table 4.2 – Phased Annual Transportation Levies

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

5.0 Overall Off-Site Levies by Area

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

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

- Some development areas will require few off-site improvements, due to topography and proximity to existing development.
- In certain areas, the topography of the Town makes servicing very costly. Particularly in the case of the northwest industrial areas, the Town may want to consider examining these estimated costs compared to the recommendations of the Master Plan to determine if land is best suited to be developed as partially-serviced or unserviced.
- Some off-site levy improvements are very costly, and benefit only small areas in certain cases. The Lift Station and Forcemain 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
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90		$ 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
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	$ 700,000	1009.9	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14
TOTAL OFF-SITE WATER LEVIES				**$ 16,932,528**	**1,009.9**	**$ 16,766.54**	**$ 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

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		
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	
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**	**$ -**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $27,000/Ha in 2017 and $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**

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**	**$ 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**	**$ 22,000**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$ 58,825.84**	**$ 49,470.49**	**$ 49,470.49**	**$ 50,242.82**	**$ 82,827.33**	**$ 85,938.72**	**$ 82,827.33**	**$ 85,938.72**	**$ 93,329.00**	**$ 93,329.00**	**$ 93,329.00**	**$118,957.48**	**$ 114,798.65**	**$ 107,379.59**	**$ 47,873.59**

2016 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.	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						$ 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**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $27,000/Ha in 2017 and $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
							4.0	17.5	32.8	10.6	4.8	17.0	29.0	13.9	4.7	4.5	11.1	8.2	34.3	58.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,887.31**	**$ 16,973.69**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 10,496.80**	**$ 32,667.14**	**$ 32,667.14**	**$ 10,496.80**	**$ 10,496.80**	**$ 19,099.85**	**$ 23,564.51**	**$ 17,620.27**	**$ 10,496.80**	**$ 33,243.03**	**$ 33,243.03**	**$ 33,243.03**	**$ 45,572.37**	**$ 23,701.92**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ -**	**$ -**	**$ 10,952.25**	**$ 10,952.25**	**$ 16,024.37**	**$ -**	**$ 16,000.00**	**$ -**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,000.00**	**$ 24,860.00**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$ 47,873.59**	**$ 70,043.93**	**$ 70,043.93**	**$ 58,825.84**	**$ 58,825.84**	**$ 75,742.34**	**$ 64,182.63**	**$ 74,238.40**	**$ 47,873.59**	**$ 89,885.53**	**$ 89,885.53**	**$ 89,885.53**	**$ 99,459.68**	**$ 87,535.61**

2016 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS

WATER LEVIES

Item	Water Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (HA)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,934	102.3	$ 419.69	$ 419.69	$ 419.69	$ 419.69										$ 419.69	
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	$ 98,684	193.3	$ 510.52							$ 510.52						$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 236,428	102.3	$ 2,311.12	$ 2,311.12	$ 2,311.12	$ 2,311.12										$ 2,311.12	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 79,025	1009.9	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90														
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7,W1	2011	$ 300,299	120.2	$ 2,498.33		$ 2,498.33		$ 2,498.33									$ 2,498.33	$ 2,498.33
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	$ 242,571	120.2	$ 2,018.06		$ 2,018.06		$ 2,018.06									$ 2,018.06	$ 2,018.06
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	$ 236,026	120.2	$ 1,963.61		$ 1,963.61		$ 1,963.61									$ 1,963.61	$ 1,963.61
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 5,250,000	1009.9	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53
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**	**$ 18,107.61**	**$ 24,587.61**	**$ 18,107.61**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,887.31**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 25,098.13**	**$ 21,856.80**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31	$ 1,707.31		$ 1,707.31										$ 1,707.31	
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54							$ 809.54	$ 809.54	$ 809.54				$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56														
2.2.6	NW Area LS 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	
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**

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.	I 5	2002	$ 228,460	13.1	$ 17,439.69							$ 17,439.69							
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 500,000	47.6	$ 10,504.20							$ 10,504.20							
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	$ 293,121	53.1	$ 5,520.17		$ 5,520.17												
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	$ 800,000	33.2	$ 24,096.39													$ 24,096.39	$ 24,096.39
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	$ 7,000,000	281.6	$ 24,860.00														
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	$ 3,603,200	225.2	$ 16,000.00														
TOTAL OFF-SITE STORM LEVIES				**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 5,520.17**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,943.90**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,096.39**	**$ 24,096.39**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $27,000/Ha in 2017 and $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	I1A	I1B	I1A	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 18,107.61**	**$ 24,587.61**	**$ 18,107.61**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,887.31**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 25,098.13**	**$ 21,856.80**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 27,383.53**	**$ 20,875.51**	**$ 17,134.60**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,044.66**	**$ 18,044.66**	**$ 56,419.61**	**$ 32,667.14**	**$ 32,667.14**	**$ 10,496.80**	**$ 34,195.95**	**$ 41,559.07**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 5,520.17**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,943.90**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,096.39**	**$ 24,096.39**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**	**$ 22,000**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$ 67,491.14**	**$ 72,983.29**	**$ 57,242.20**	**$ 62,800.44**	**$ 47,873.59**	**$ 47,873.59**	**$ 83,875.88**	**$ 55,421.46**	**$ 93,796.41**	**$ 70,043.93**	**$ 70,043.93**	**$ 47,873.59**	**$105,390.47**	**$109,512.26**

2016 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT

WATER LEVIES

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

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31												
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54										$ 809.54	$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56												
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	$ 45,047	64.8	$ 695.12												
2.2.7	Abandon 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
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	$ 97,662	230.1	$ 424.40										$ 424.40	$ 424.40	
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	$ 2,500,000	144.9	$ 17,255.66										$ 17,255.66	$ 17,255.66	
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1009.9	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	$ 625,000	258.6	$ 2,416.81										$ 2,416.81	$ 2,416.81	
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	$ 1,000,000	256.6	$ 3,897.12										$ 3,897.12	$ 3,897.12	
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	$ 70,000	64.8	$ 1,080.16												
3.2.9	Regional Forcemain to Red Deer	ALL	Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	$ 269,981	149.8	$ 1,802.10	$ 1,802.10	$ 1,802.10										
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	$ 425,001	220.0	$ 1,931.87	$ 1,931.87	$ 1,931.87							$ 1,931.87			
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	$ 147,112	148.9	$ 987.89	$ 987.89	$ 987.89										
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	$ 2,500,000	268.2	$ 9,321.40												
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	$ 260,585	337.4	$ 772.33												
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	$ 1,600,000	189.4	$ 8,446.84	$ 8,446.84	$ 8,446.84				$ 8,446.84			$ 8,446.84			
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	$ 2,500,000	115.7	$ 21,604.80	$ 21,604.80	$ 21,604.80										
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	$ 2,500,000	139.7	$ 17,893.57	$ 17,893.57	$ 17,893.57										
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	$ 250,000	35.8	$ 6,982.27												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	$ 1,500,000	70.1	$ 21,398.00												
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	$ 600,000	144.88	$ 4,141.36										$ 4,141.36	$ 4,141.36	
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	$ 1,200,000	70.68	$ 16,977.93										$ 16,977.93	$ 16,977.93	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	$ 500,000	160.7	$ 3,111.39												
TOTAL OFF-SITE SANITARY LEVIES				**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 63,163.87**	**$ 63,163.87**	**$ 10,496.80**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 20,875.51**	**$ 56,419.61**	**$ 56,419.61**	**$ 10,496.80**

STORM LEVIES

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

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $27,000/Ha in 2017 and $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**	**$ 22,000.00**

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**	**$ 72,733.59**

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

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

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	$	3,500,000
		GST (0%)	$	-
		Total	$	3,500,000
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	New Reservoir/Pump Station including engineering & contingency(2006)	$	7,650,179
		Land Acquisition (2006)	$	80,000
		Twin Reservoir - Phase 2 (2020)	$	1,625,000
		Upgrade Pumps for Twinning of Reservoir (2020)	$	68,750
		Contingency for 2020 upgrade (10%)	$	169,375
		Engineering for 2020 upgrade (15%)	$	254,063
		Assumed Grant (44.07%)	$	(4,339,734)
		Administration Fee (5%)	$	492,368
		GST (0%)	$	-
		Total	$	6,000,000
3.1.2	Womacks Rd./Gregg Street Trunk Main	Construction	$	187,856
		Contingency (10%)	$	18,786
		Engineering (15%)	$	28,178
		Administration Fee (5%)	$	11,741
		GST (0%)	$	-
		Total	$	246,561
4.1.1	Vista Trail Water Trunk	Construction	$	248,695
		Contingency (0%)	$	-
		Engineering (15%)	$	37,304
		Administration Fee (5%)	$	14,300
		GST (0%)	$	-
		Total	$	300,299
4.1.2	South Street Trunk	Construction	$	200,887
		Contingency (0%)	$	-
		Engineering (15%)	$	30,133
		Administration Fee (5%)	$	11,551
		GST (0%)	$	-
		Total	$	242,571
4.1.3	Duncan Avenue Trunk	Construction	$	195,467
		Contingency (0%)	$	-
		Engineering (15%)	$	29,320
		Administration Fee (5%)	$	11,239
		GST (0%)	$	-
		Total	$	236,026

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

APPENDIX A

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

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

APPENDIX A

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

Sec.	Sanitary Improvement	Item		Cost
3.2.5	I4 LS (plus South Street gravity main)	Construction	$	3,837,945
		Backup Generator	$	53,150
		Contingency (10%)	$	389,110
		Engineering (15%)	$	583,664
		Assumed Grant (44.07%)	$	(2,143,507)
		Administration Fee (5%)	$	136,018
		GST (0%)	$	-
		Total	$	2,856,380
3.2.6	Broadway Trunk Upgrade	Construction	$	476,000
		Contingency (10%)	$	47,600
		Engineering (15%)	$	71,400
		Administration Fee (5%)	$	29,750
		GST (0%)	$	-
			$	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.

Table B.2 - Arterial Roadway Network

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

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

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

INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS
35	Developer	**Broadway Ave & Collector Rd Intersection Upgrade (16,500 Pop. Horizon)**	
		Construction	$200,000.00
		Administration (5%)	$10,000.00
		Engineering Fee (10%)	$20,000.00
		Contingency (15%)	$30,000.00
		TOTAL	**$260,000.00**
1	AT	**Highway 2A & Cottonwood Dr Intersection Update**	
		Construction	$1,500,000.00
		Administration (5%)	$75,000.00
		Engineering Fee (10%)	$150,000.00
		Contingency (15%)	$225,000.00
		TOTAL	**$1,950,000.00**
2	AT	**Highway 2A & Panorama Dr Intersection Upgrade**	
		Construction	$1,500,000.00
		Administration (5%)	$75,000.00
		Engineering Fee (10%)	$150,000.00
		Contingency (15%)	$225,000.00
		TOTAL	**$1,950,000.00**
3	AT	**Highway 2A & Park St Intersection Upgrade**	
		Construction	$1,500,000.00
		Administration (5%)	$75,000.00
		Engineering Fee (10%)	$150,000.00
		Contingency (15%)	$225,000.00
		TOTAL	**$1,950,000.00**
37	AT	**Highway 2A & South St Intersection Upgrade**	
		Construction	$1,500,000.00
		Administration (5%)	$75,000.00
		Engineering Fee (10%)	$150,000.00
		Contingency (15%)	$225,000.00
		TOTAL	**$1,950,000.00**
6	AT	**Highway 2A & Broadway Ave Intersection Upgrade**	
		Construction	$1,500,000.00
		Administration (5%)	$75,000.00
		Engineering Fee (10%)	$150,000.00
		Contingency (15%)	$225,000.00
		TOTAL	**$1,950,000.00**
22	Levies	**Parkwood Rd & Panorama Dr Intersection Upgrade**	
		Construction	$400,000.00
		Administration (5%)	$20,000.00
		Engineering Fee (10%)	$40,000.00
		Contingency (15%)	$60,000.00
		TOTAL	**$520,000.00**
33	Developer	**East Railway St & Highway 597 Intersection Upgrade (22,500**	
		Construction	$1,000,000.00
		Administration (5%)	$50,000.00
		Engineering Fee (10%)	$100,000.00
		Contingency (15%)	$150,000.00
		TOTAL	**$1,300,000.00**

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

APPENDIX C – 2017 OFF-SITE LEVIES

2017 Off-Site Levies

TABLE 5.1A - RESIDENTIAL AREAS

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
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90		$ 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
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	$ 700,000	1009.9	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14
TOTAL OFF-SITE WATER LEVIES				**$ 16,932,528**	**1,009.9**	**$ 16,766.54**	**$ 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

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		
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	
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**	**$ -**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
							2.7	54.3	29.4	12.7	50.0	53.2	57.5	49.5	4.0	37.8	17.5	16.4	41.2	22.6	6.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	E1	E2	E3	E4	E5	E6	E7	E8	N1	N2	N3	N4	N5	N6	NE4
WATER LEVIES			$ 16,932,528	1009.9	$ 16,766.54	$ 15,376.79	$ 16,973.69	$ 16,973.69	$ 16,973.69	$ 15,376.79	$ 15,376.79	$ 15,376.79	$ 15,376.79	$ 15,887.31	$ 15,887.31	$ 15,887.31	$ 15,376.79	$ 15,376.79	$ 15,376.79	$ 15,376.79
SANITARY LEVIES			$ 29,857,546	1009.9	$ 29,564.85	$ 10,496.80	$ 10,496.80	$ 10,496.80	$ 11,269.13	$ 20,590.53	$ 23,701.92	$ 20,590.53	$ 23,701.92	$ 39,441.68	$ 39,441.68	$ 39,441.68	$ 65,580.68	$ 61,421.86	$ 54,002.80	$ 10,496.80
STORM LEVIES			$ 13,159,677	1009.9	$ 13,030.67	$ 10,952.25	$ -	$ -	$ -	$ 24,860.00	$ 24,860.00	$ 24,860.00	$ 24,860.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ -
TRANSPORTATION LEVIES			$ 30,039,750	1009.9	$ 30,000.00	$ 27,000	$ 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**	**$ 63,825.84**	**$ 54,470.49**	**$ 54,470.49**	**$ 55,242.82**	**$ 87,827.33**	**$ 90,938.72**	**$ 87,827.33**	**$ 90,938.72**	**$ 98,329.00**	**$ 98,329.00**	**$ 98,329.00**	**$123,957.48**	**$ 119,798.65**	**$ 112,379.59**	**$ 52,873.59**

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.	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						$ 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**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
							4.0	17.5	32.8	10.6	4.8	17.0	29.0	13.9	4.7	4.5	11.1	8.2	34.3	58.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,887.31**	**$ 16,973.69**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 10,496.80**	**$ 32,667.14**	**$ 32,667.14**	**$ 10,496.80**	**$ 10,496.80**	**$ 19,099.85**	**$ 23,564.51**	**$ 17,620.27**	**$ 10,496.80**	**$ 33,243.03**	**$ 33,243.03**	**$ 33,243.03**	**$ 45,572.37**	**$ 23,701.92**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ -**	**$ -**	**$ 10,952.25**	**$ 10,952.25**	**$ 16,024.37**	**$ -**	**$ 16,000.00**	**$ -**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,000.00**	**$ 24,860.00**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$ 52,873.59**	**$ 75,043.93**	**$ 75,043.93**	**$ 63,825.84**	**$ 63,825.84**	**$ 80,742.34**	**$ 69,182.63**	**$ 79,238.40**	**$ 52,873.59**	**$ 94,885.53**	**$ 94,885.53**	**$ 94,885.53**	**$104,459.68**	**$ 92,535.61**

2017 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS

WATER LEVIES

Item	Water Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (HA)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,934	102.3	$ 419.69	$ 419.69	$ 419.69	$ 419.69										$ 419.69	
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	$ 98,684	193.3	$ 510.52							$ 510.52						$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 236,428	102.3	$ 2,311.12	$ 2,311.12	$ 2,311.12	$ 2,311.12										$ 2,311.12	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 79,025	1009.9	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90														
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7,W1	2011	$ 300,299	120.2	$ 2,498.33		$ 2,498.33		$ 2,498.33									$ 2,498.33	$ 2,498.33
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	$ 242,571	120.2	$ 2,018.06		$ 2,018.06		$ 2,018.06									$ 2,018.06	$ 2,018.06
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	$ 236,026	120.2	$ 1,963.61		$ 1,963.61		$ 1,963.61									$ 1,963.61	$ 1,963.61
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 5,250,000	1009.9	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53
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**	**$ 18,107.61**	**$ 24,587.61**	**$ 18,107.61**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,887.31**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 25,098.13**	**$ 21,856.80**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31	$ 1,707.31		$ 1,707.31										$ 1,707.31	
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54							$ 809.54	$ 809.54	$ 809.54				$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56														
2.2.6	NW Area LS 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	
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**

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.	I 5	2002	$ 228,460	13.1	$ 17,439.69							$ 17,439.69							
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 500,000	47.6	$ 10,504.20							$ 10,504.20							
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	$ 293,121	53.1	$ 5,520.17		$ 5,520.17												
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	$ 800,000	33.2	$ 24,096.39													$ 24,096.39	$ 24,096.39
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	$ 7,000,000	281.6	$ 24,860.00														
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	$ 3,603,200	225.2	$ 16,000.00														
TOTAL OFF-SITE STORM LEVIES				**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 5,520.17**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,943.90**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,096.39**	**$ 24,096.39**

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**

TOTAL LEVIES

			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**

2017 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT

WATER LEVIES

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

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31												
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54										$ 809.54	$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56												
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	$ 45,047	64.8	$ 695.12												
2.2.7	Abandon 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
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	$ 97,662	230.1	$ 424.40										$ 424.40	$ 424.40	
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	$ 2,500,000	144.9	$ 17,255.66										$ 17,255.66	$ 17,255.66	
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1009.9	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	$ 625,000	258.6	$ 2,416.81										$ 2,416.81	$ 2,416.81	
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	$ 1,000,000	256.6	$ 3,897.12										$ 3,897.12	$ 3,897.12	
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	$ 70,000	64.8	$ 1,080.16												
3.2.9	Regional Forcemain to Red Deer	ALL	Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	$ 269,981	149.8	$ 1,802.10	$ 1,802.10	$ 1,802.10										
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	$ 425,001	220.0	$ 1,931.87	$ 1,931.87	$ 1,931.87							$ 1,931.87			
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	$ 147,112	148.9	$ 987.89	$ 987.89	$ 987.89										
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	$ 2,500,000	268.2	$ 9,321.40												
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	$ 260,585	337.4	$ 772.33												
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	$ 1,600,000	189.4	$ 8,446.84	$ 8,446.84	$ 8,446.84				$ 8,446.84			$ 8,446.84			
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	$ 2,500,000	115.7	$ 21,604.80	$ 21,604.80	$ 21,604.80										
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	$ 2,500,000	139.7	$ 17,893.57	$ 17,893.57	$ 17,893.57										
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	$ 250,000	35.8	$ 6,982.27												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	$ 1,500,000	70.1	$ 21,398.00												
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	$ 600,000	144.88	$ 4,141.36										$ 4,141.36	$ 4,141.36	
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	$ 1,200,000	70.68	$ 16,977.93										$ 16,977.93	$ 16,977.93	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	$ 500,000	160.7	$ 3,111.39												
TOTAL OFF-SITE SANITARY LEVIES				**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 63,163.87**	**$ 63,163.87**	**$ 10,496.80**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 20,875.51**	**$ 56,419.61**	**$ 56,419.61**	**$ 10,496.80**

STORM LEVIES

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

TRANSPORTATION LEVIES

Item	Transportation Improvements (2017) - To be increased to $29,745/Ha in 2018		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)											
							I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
							46.4	16.2	8.3	6.9	0.7	11.8	0.9	0.9	3.8	7.1	14.2	5.1
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**	**$ 27,000.00**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 63,163.87**	**$ 63,163.87**	**$ 10,496.80**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 20,875.51**	**$ 56,419.61**	**$ 56,419.61**	**$ 10,496.80**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 16,000.00**	**$ 35,812.25**	**$ 10,952.25**	**$ -**	**$ -**	**$ -**	**$ 10,952.25**	**$ 16,472.42**	**$ 16,000.00**	**$ 16,000.00**	**$ 24,860.00**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**	**$ 27,000**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$112,020.67**	**$121,540.67**	**$ 88,685.84**	**$ 63,825.84**	**$ 52,873.59**	**$ 67,800.44**	**$ 52,873.59**	**$ 63,825.84**	**$ 86,204.73**	**$ 114,796.41**	**$ 114,796.41**	**$ 77,733.59**

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	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90		$ 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
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	$ 700,000	1009.9	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14
TOTAL OFF-SITE WATER LEVIES				**$ 16,932,528**	**1,009.9**	**$ 16,766.54**	**$ 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

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		
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	
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**	**$ -**

TRANSPORTATION LEVIES

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

TOTAL LEVIES

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

2018 Off-Site Levies

TABLE 5.1B - RESIDENTIAL AREAS

WATER LEVIES

Item	Water Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (HA)												
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
							4	17.5	32.8	10.6	4.8	17	29	13.9	4.7	4.5	11.1	8.2	34.3	58
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,934	102.3	$ 419.69						$ 419.69	$ 419.69	$ 419.69		$ 419.69	$ 419.69	$ 419.69		
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	$ 98,684	193.3	$ 510.52						$ 510.52	$ 510.52	$ 510.52		$ 510.52	$ 510.52	$ 510.52	$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 236,428	102.3	$ 2,311.12						$ 2,311.12	$ 2,311.12	$ 2,311.12		$ 2,311.12	$ 2,311.12	$ 2,311.12		
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 79,025	1009.9	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90														$ 1,596.90
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7,W1	2011	$ 300,299	120.2	$ 2,498.33														
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	$ 242,571	120.2	$ 2,018.06														
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	$ 236,026	120.2	$ 1,963.61														
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 5,250,000	1009.9	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53
4.1.5	Water Supply Line (300mm Twinning)	ALL	Future	$ 700,000	1009.9	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14	$ 693.14
TOTAL OFF-SITE WATER LEVIES				**$ 16,932,528**	**1,009.9**	**$ 16,766.54**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,887.31**	**$ 16,973.69**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
							4.0	17.5	32.8	10.6	4.8	17.0	29.0	13.9	4.7	4.5	11.1	8.2	34.3	58.0
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31						$ 1,707.31								
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54							$ 809.54	$ 809.54		$ 809.54	$ 809.54	$ 809.54	$ 283.34	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56							$ 3,744.56			$ 3,744.56	$ 3,744.56	$ 3,744.56	$ 1,310.60	
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, 35% of W3	2003	$ 45,047	64.8	$ 695.12							$ 695.12			$ 695.12	$ 695.12	$ 695.12	$ 243.29	
2.2.7	Abandon Womacks LS	I11	2001	$ 6,380	9.2	$ 693.47														
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	$ 81,263	27.1	$ 2,998.62						$ 2,998.62								
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, 35% of W3	2005	$ 96,540	35.8	$ 2,696.26										$ 2,696.26	$ 2,696.26	$ 2,696.26	$ 943.69	
3.2.1	WWTP Upgrades	ALL	Future	$ 1,744,339	1009.9	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 1,727.24	$ 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.	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						$ 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**

TRANSPORTATION LEVIES

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

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	S1	S2	S3	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3	NE1
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,376.79**	**$ 18,618.13**	**$ 18,618.13**	**$ 18,618.13**	**$ 15,887.31**	**$ 16,973.69**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 10,496.80**	**$ 32,667.14**	**$ 32,667.14**	**$ 10,496.80**	**$ 10,496.80**	**$ 19,099.85**	**$ 23,564.51**	**$ 17,620.27**	**$ 10,496.80**	**$ 33,243.03**	**$ 33,243.03**	**$ 33,243.03**	**$ 45,572.37**	**$ 23,701.92**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ -**	**$ -**	**$ 10,952.25**	**$ 10,952.25**	**$ 16,024.37**	**$ -**	**$ 16,000.00**	**$ -**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,024.37**	**$ 16,000.00**	**$ 24,860.00**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 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**	**$ 55,618.87**	**$ 77,789.20**	**$ 77,789.20**	**$ 66,571.12**	**$ 66,571.12**	**$ 83,487.61**	**$ 71,927.91**	**$ 81,983.67**	**$ 55,618.87**	**$ 97,630.80**	**$ 97,630.80**	**$ 97,630.80**	**$107,204.96**	**$ 95,280.89**

2018 Off-Site Levies

TABLE 5.2A - INDUSTRIAL AND COMMERCIAL AREAS

WATER LEVIES

Item	Water Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (HA)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	$ 42,934	102.3	$ 419.69	$ 419.69	$ 419.69	$ 419.69										$ 419.69	
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	$ 98,684	193.3	$ 510.52							$ 510.52						$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	$ 236,428	102.3	$ 2,311.12	$ 2,311.12	$ 2,311.12	$ 2,311.12										$ 2,311.12	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 79,025	1009.9	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25	$ 78.25
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1009.9	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69	$ 3,465.69
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
3.1.2	Womacks Rd/Gregg St Trunk Main	E2, E3, E4, NE1	Future	$ 246,561	154.4	$ 1,596.90														
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, C7,W1	2011	$ 300,299	120.2	$ 2,498.33		$ 2,498.33		$ 2,498.33									$ 2,498.33	$ 2,498.33
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, C7, W1	2011	$ 242,571	120.2	$ 2,018.06		$ 2,018.06		$ 2,018.06									$ 2,018.06	$ 2,018.06
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, C7	2012	$ 236,026	120.2	$ 1,963.61		$ 1,963.61		$ 1,963.61									$ 1,963.61	$ 1,963.61
4.1.4	Future East Area Reservoir and Booster Station	ALL	Future	$ 5,250,000	1009.9	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53	$ 5,198.53
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**	**$ 18,107.61**	**$ 24,587.61**	**$ 18,107.61**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,887.31**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 25,098.13**	**$ 21,856.80**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	$ 46,268	27.1	$ 1,707.31	$ 1,707.31		$ 1,707.31										$ 1,707.31	
2.2.4	Upgrade Stanley LS	N1, N2, N3, N5, N6, TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11, C8, C9	2000	$ 193,322	238.8	$ 809.54							$ 809.54	$ 809.54	$ 809.54				$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, 35% of W3	2000	$ 242,666	64.8	$ 3,744.56														
2.2.6	NW Area LS 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	
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**

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.	I 5	2002	$ 228,460	13.1	$ 17,439.69							$ 17,439.69							
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	Future	$ 500,000	47.6	$ 10,504.20							$ 10,504.20							
4.3.1	South Street Storm Trunk	TW1, C7, I1B, W2A, W2C, W2D	2011	$ 293,121	53.1	$ 5,520.17		$ 5,520.17												
4.3.2	I12 Lift Station and Force Main	I11, I12	Future	$ 800,000	33.2	$ 24,096.39													$ 24,096.39	$ 24,096.39
4.3.3	East Area Storm Trunk	E5, E6, E7, E8, C10, C1, NE1	Future	$ 7,000,000	281.6	$ 24,860.00														
4.3.4	Whelp Creek Storm System	TW3, N1, N2, N3, N4, N5, N6, C8, C9, W3, I14	Future	$ 3,603,200	225.2	$ 16,000.00														
TOTAL OFF-SITE STORM LEVIES				**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 5,520.17**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,943.90**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,096.39**	**$ 24,096.39**

TRANSPORTATION LEVIES

Item	Transportation Improvements		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha)												
							I1A	I1B	I1C	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12
							0.9	8.5	9.8	16.5	2.1	32.3	6.8	13.8	14.9	19.2	19.8	4.6	9.2	24.0
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**

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**

BLACKFALDS ALBERTA

2018 Off-Site Levies

TABLE 5.2B - INDUSTRIAL AND COMMERCIAL AREAS DRAFT

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

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 46.4	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C6 0.9	C7 3.8	C8 7.1	C9 14.2	C10 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
3.2.2	Upgrade Stanley FM	N1, N2, N3, N5, N6, C8, C9, TW2, W2A, W2C, W2D, 35% of W3, I5, I6, I7, I11	Future	$ 97,662	230.1	$ 424.40										$ 424.40	$ 424.40	
3.2.4	Aurora Lift Station	N1, N2, N3, I7, 65% of N5, N6, C8, C9	Future	$ 2,500,000	144.9	$ 17,255.66										$ 17,255.66	$ 17,255.66	
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	$ 2,856,380	1009.9	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38	$ 2,828.38
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, N5, N6, C8, C9TW2, TW3, W2A, W2C, W2D, 35% of W3, I5, I6, I7	Future	$ 625,000	258.6	$ 2,416.81										$ 2,416.81	$ 2,416.81	
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	W3, N1, N2, N3, N5, N6, C8, C9, TW3, I5, TW4, I6, I7	Future	$ 1,000,000	256.6	$ 3,897.12										$ 3,897.12	$ 3,897.12	
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, 35% of W3	2012	$ 70,000	64.8	$ 1,080.16												
3.2.9	Regional Forcemain to Red Deer	ALL	Future	$ 6,000,000	1009.9	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18	$ 5,941.18
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A	2011	$ 269,981	149.8	$ 1,802.10	$ 1,802.10	$ 1,802.10										
4.2.2	South Street Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3, I1A, I1B, I1C, C7	2011	$ 425,001	220.0	$ 1,931.87	$ 1,931.87	$ 1,931.87							$ 1,931.87			
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, 65% of W3	2012	$ 147,112	148.9	$ 987.89	$ 987.89	$ 987.89										
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1	Future	$ 2,500,000	268.2	$ 9,321.40												
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	E4, E5, E6, E7, E8, S2, S3, I8, I9, NE1	2013	$ 260,585	337.4	$ 772.33												
4.2.6	I2 and C4 Sanitary Trunk	N4, 35% of N5, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	Future	$ 1,600,000	189.4	$ 8,446.84	$ 8,446.84	$ 8,446.84				$ 8,446.84			$ 8,446.84			
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4, 65% of W3	Future	$ 2,500,000	115.7	$ 21,604.80	$ 21,604.80	$ 21,604.80										
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12, 65% of W3	Future	$ 2,500,000	139.7	$ 17,893.57	$ 17,893.57	$ 17,893.57										
4.2.9	NW Area Lift Station Pump Upgrade	35% of W3, W2A, W2D, W2C	Future	$ 250,000	35.8	$ 6,982.27												
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I8, I9	Future	$ 1,500,000	70.1	$ 21,398.00												
4.2.11a	Broadway / Aurora Trunk to N5/N6	C8, C9, N6, 65% of N5, N2, N3, N1, I7	Future	$ 600,000	144.88	$ 4,141.36										$ 4,141.36	$ 4,141.36	
4.2.11b	Broadway / Aurora Trunk (N5/N6)	C8, C9, N6, 65% of N5	Future	$ 1,200,000	70.68	$ 16,977.93										$ 16,977.93	$ 16,977.93	
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1	Future	$ 500,000	160.7	$ 3,111.39												
TOTAL OFF-SITE SANITARY LEVIES				**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 63,163.87**	**$ 63,163.87**	**$ 10,496.80**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 20,875.51**	**$ 56,419.61**	**$ 56,419.61**	**$ 10,496.80**

STORM LEVIES

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

TRANSPORTATION LEVIES

Item	Transportation Improvements		Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 46.4	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C6 0.9	C7 3.8	C8 7.1	C9 14.2	C10 5.1
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**	**$ 29,745.27**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Average Cost per Hectare ($/Ha)	I13	I14	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
WATER LEVIES			**$ 16,932,528**	**1009.9**	**$ 16,766.54**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 21,856.80**	**$ 15,376.79**	**$ 15,376.79**	**$ 15,376.79**
SANITARY LEVIES			**$ 29,857,546**	**1009.9**	**$ 29,564.85**	**$ 63,163.87**	**$ 63,163.87**	**$ 10,496.80**	**$ 10,496.80**	**$ 10,496.80**	**$ 18,943.64**	**$ 10,496.80**	**$ 10,496.80**	**$ 20,875.51**	**$ 56,419.61**	**$ 56,419.61**	**$ 10,496.80**
STORM LEVIES			**$ 13,159,677**	**1009.9**	**$ 13,030.67**	**$ -**	**$ 16,000.00**	**$ 35,812.25**	**$ 10,952.25**	**$ -**	**$ -**	**$ -**	**$ 10,952.25**	**$ 16,472.42**	**$ 16,000.00**	**$ 16,000.00**	**$ 24,860.00**
TRANSPORTATION LEVIES			**$ 30,039,750**	**1009.9**	**$ 30,000.00**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**	**$ 29,745**
TOTAL OFF-SITE LEVIES			**$ 89,989,501**	**1009.9**	**$ 89,107.34**	**$114,765.94**	**$124,285.94**	**$ 91,431.12**	**$ 66,571.12**	**$ 55,618.87**	**$ 70,545.71**	**$ 55,618.87**	**$ 66,571.12**	**$ 88,950.00**	**$ 117,541.68**	**$ 117,541.68**	**$ 80,478.87**

MEETING DATE: June 9, 2026

PREPARED BY: Kim Isaak, Chief Administrative Officer

PRESENTED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw**

BACKGROUND

The Town of Blackfalds has maintained a formal agreement with ATCO Gas and Pipelines Ltd. for the provision of natural gas distribution within the Municipality since 1949. This agreement grants ATCO authority to install and operate its natural gas distribution system within municipally owned roadways, right-of-ways, and other lands under municipal control.

On December 9, 2025, Council received a presentation from ATCO Gas representatives outlining the Franchise Agreement and the renewal process.

Council gave First Reading to Bylaw 1350.26 on February 24, 2026. Following First Reading a copy of the Bylaw was forward to ATCO Gas to initiate the preparation of the Notice of Application and Administration proceeded with the advertising requirements with notice in the newspaper on March 26, 2026, and again on April 2, 2026, and received no feedback.

On May 14, 2026, ATCO Gas applied to the Alberta Utilities Commission for approval of a Natural Gas Distribution Franchise Agreement with the Town of Blackfalds. The Alberta Utilities Commission approved the agreement between the Town of Blackfalds and ATCO Gas on May 27, 2026.

DISCUSSION

As noted in the previous section, all of the requirements have been met, and the Town of Blackfalds can now proceed with Second and Third Reading of Bylaw 1350.26

The term of the agreement is for ten years with an effective date of August 1, 2026, and maintains the franchise fee paid to the Town of Blackfalds at the maximum of 35%, which has remained unchanged since 2010.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Adopting Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw aligns with the Community Life, Safety and Inclusion priority of Council's Strategic Plan as it supports community well-being by ensuring reliable access to essential energy services that contribute to residents' comfort and overall quality of life.

It further aligns with the Sustainable Services and Infrastructure priority as it generates stable municipal revenues from the franchise fees which are re-invested into capital projects.

FINANCIAL IMPLICATIONS

As per the above point the Town utilizes the franchise fees collected from ATCO gas for capital projects.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

No formal communication or engagement is planned as the advertising component has been completed. The approved Bylaw will be posted to the Town's website.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council give Second Reading to Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw.

   Prior to voting on Second Reading, Administration recommends the following amendment:

2. That Council amend Bylaw 1350.26 by striking Schedule "A" in its entirety and replacing it with the revised Schedule "A" dated May 27, 2026.

   Following consideration of the amendment, the motion for Second Reading, as amended, will be before Council.

3. That Council give Second Reading to Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw, as amended.

4. That Council give Third Reading to Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw.

ALTERNATIVES

a) That Council refer Bylaw 1350.26 back to Administration for more information.

ATTACHMENTS

- *Bylaw 1350.26 – Natural Gas Franchise Fee Bylaw*
- *Schedule "A" – Natural Gas Distribution System Franchise Agreement – May 27, 2026*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO ESTABLISH NATURAL GAS FRANCHISE FEES

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act* ("**MGA**"), being Chapter M 26. of the Revised Statutes of Alberta, 2000 and amendments thereto, to authorize the Mayor and Chief Administrative Officer to execute an agreement with ATCO Gas and Pipelines Ltd., to renew an agreement with, and to confer a franchise on the company to deliver natural gas to customers within the Municipality.

WHEREAS, pursuant to Section 7(f) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, Municipal Council deems it necessary and expedient to pass such a Bylaw.

WHEREAS, the Company has requested a franchise be granted to provide natural gas services to customers within the Municipality.

WHEREAS, it is deemed that such an agreement would be of benefit to customers within the Municipality.

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

PART 1 – TITLE

1.1 That this Bylaw shall be cited as the "**Natural Gas Franchise Fee Bylaw**".

1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – ESTABLISHMENT

2.1 That the Mayor and Chief Administrative Officer be authorized to sign the agreement which is attached to and forming part of this Bylaw and marked as Schedule "A" between the Municipality and the Company to renew an agreement with and to confer a franchise on the Company to deliver natural gas services with the Municipality of Blackfalds.

PART 3 - DATE OF FORCE

3.1. That this Bylaw shall come into effect, upon the agreement being approved by the Alberta Utilities Commission for the Province of Alberta, and upon the date on which it is finally read and passed.

READ for the First time this 24th day of February, A.D. 2026.

READ for the Second time this _____ day of_____, 20__.

READ for the Third time this _____ day of_____, 20__.

MAYOR LAURA SVAB

CAO KIM ISAAK

Bylaw 1350.26 - Schedule "A"
Franchise Agreement

NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

2026

BETWEEN:

TOWN OF BLACKFALDS

- AND -

ATCO GAS AND PIPELINES LTD.

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NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

BETWEEN

TOWN OF BLACKFALDS, a municipality located in the Province of Alberta (the "Municipality")

OF THE FIRST PART

– and –

ATCO GAS AND PIPELINES LTD., a corporation having its head office at the City of Edmonton, in the Province of Alberta (the "Company")

OF THE SECOND PART

WHEREAS by Agreement dated October 13, 1949, made between the Company and the Municipality a franchise was granted to the Company to supply natural gas to the Municipality and its inhabitants, for a period of twenty (20) years;

WHEREAS by Agreement dated August 11, 1969, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated February 26, 1980, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated April 13, 1982, the Agreement was amended;

WHEREAS by Agreement dated November 27, 1990, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated April 13, 2004, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement made effective March 23, 2016, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS the Municipality desires to grant and the Company, collectively the "Parties", desires to obtain an exclusive franchise to provide Natural Gas Distribution Service within the Municipal Service Area on the terms and conditions herein contained;

NOW THEREFORE in consideration of the mutual covenants and promises herein contained, the Parties hereby agree as follows:

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1) Definitions and Interpretation

Unless otherwise expressly provided in this Agreement, the words, phrases and expressions in this Agreement will have the meanings attributed to them as follows:

a) "**Agreement**" means this Natural Gas Distribution System Franchise Agreement;

b) "**Alternative Course of Action**" shall have the meaning set out in paragraph 14 (c);

c) "**Commission**" means the Alberta Utilities Commission (AUC) as established under the *Alberta Utilities Commission Act* (Alberta);

d) "**Company**" means the Party of the second part to this Agreement and includes its successors and permitted assigns;

e) "**Construct**" means constructing, reconstructing, upgrading, extending, relocating, or removing any part of the Natural Gas Distribution System;

f) "**Consumer**" or "**Consumers**" as the text may require, means any individual, group of individuals, firm or body corporate, including the Municipality, with premises or facilities located within the Municipal Service Area from time to time that are provided with Natural Gas Distribution Service by the Company pursuant to the Company's Delivery Tariff;

g) "**Core Services**" means all those services set forth in Schedule "A" of this Agreement;

h) "**Delivery Tariff**" means the rates and Terms and Conditions of service approved by the Commission from time to time on an interim or final basis, as the case may be, for the Company to deliver Natural Gas to the Consumer;

i) "**Electronic Format**" means any document or other means of communication that is created, recorded, transmitted or stored in digital form or in any other intangible form by electronic, magnetic or optical means or by any other computer-related means that have similar capabilities for creation, recording, transmission or storage;

j) "**Extra Services**" means those services set forth in Schedule "B" that are requested by the Municipality for itself or on behalf of its citizens and provided by the Company in accordance with paragraph 7 of this Agreement;

k) "**First Subsequent Term**" shall have the meaning set out in paragraph 3(a);

~~k~~l) "**GUA**" means the *Gas Utilities Act* (Alberta);

m) "**Initial Term**" means the initial term of this Agreement as set out in paragraph 2;

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~~l~~n) "**Intended Time Frame**" shall have the meaning set out in paragraph 14 (c);

~~m~~o) "**Maintain**" means to maintain and keep in good repair any part of the Natural Gas Distribution System;

~~n~~p) "**Major Work**" means any Work to Construct or Maintain the Distribution System that costs more than one hundred thousand ($100,000) dollars;

~~o~~q) "**MGA**" means the *Municipal Government Act* (Alberta);

~~p~~r) "**Modified Plans**" shall have the meaning set out in paragraph 14 (c)(ii);

~~q~~s) "**Municipality**" means the Party of the first part to this Agreement;

~~r~~t) "**Municipal Compensation**" shall have the meaning set out in paragraph 20;

~~s~~u) "**Municipal Service Area**" means the geographical area within the legal boundaries of the Municipality where the Company has been granted rights hereunder in connection with, among other matters, Natural Gas Distribution Service, as altered from time to time;

~~t~~v) "**Municipal Property**" means all property, including lands and buildings, owned, controlled or managed by the Municipality within the Municipal Service Area;

~~u~~w) "**Natural Gas**" means a combustible mixture of hydrocarbon gases;

~~v~~x) "**Natural Gas Distribution Service**" means the delivery of Natural Gas in accordance with the Company's Delivery Tariff;

~~w~~y) "**Natural Gas Distribution System**" means any facilities owned by the Company which are used to provide Natural Gas Distribution Service within the Municipal Service Area, and without limiting the generality of the foregoing, will include all mains, pipes, conduits, valves and all other installations used and required for the purpose of delivering Natural Gas to the Consumer within the Municipal Service Area and includes any Natural Gas transmission lines owned by the Company within the Municipal Service Area;

~~x~~z) "**NOVA Gas Transmission Ltd. (NGTL)**" means NGTL and its successors, as applicable, for purposes of paragraph 5 g) of this Agreement. For greater certainty, the provisions of paragraph 5 g) may only apply in relation to franchises held by ATCO;

~~y~~aa) "**Operate**" means to operate the Natural Gas Distribution System, or to interrupt or restore service in any part of the Natural Gas Distribution System, in a safe and reliable manner;

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~~z~~bb) "**Party**" means any party to this Agreement and "**Parties**" means all of the parties to this Agreement;

~~aa~~cc) "**Plans and Specifications**" means the plans, drawings and specifications reasonably necessary to properly assess and review proposed Work prior to issuance of any approval that may be required under this Agreement;

dd) "**Second Subsequent Term**" shall have the meaning set out in paragraph 3(b);

bb) "**Term**" means the Initial Term and, as applicable, any extension(s) made under paragraph 3 ~~the term of this Agreement set out in paragraph 2~~;

cc) "**Terms and Conditions**" means the terms and conditions contained within the Delivery Tariff in effect from time to time for the Company as approved by the Commission;

dd) "**Work**" means any work to Construct or Maintain the Natural Gas Distribution System; and

ee) "**Work Around Procedures**" shall have the meaning set out in paragraph 14 (c)(ii).

The words "hereof", "herein", "hereunder" and other words of similar import refer to this Agreement as a whole, including any attachments hereto, as the same may from time to time be amended or supplemented and not to any subdivision contained in this Agreement. Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders. References to provisions of statutes, rules or regulations will be deemed to include references to such provisions as amended, modified or re- enacted from time to time. The word "including" when used herein is not intended to be exclusive and in all cases means "including without limitation". References herein to a section, paragraph, clause, Article or provision will refer to the appropriate section, paragraph, clause, article or provision of this Agreement. The descriptive headings of this Agreement are inserted for convenience of reference only and do not constitute a part of and will not be utilized in interpreting this Agreement.

2) Initial Term

a) Subject to sub-paragraph 2(b), this Agreement will be for a ~~minimum~~ term of ten years, commencing on the later of:

i. First (1st) day of August 2026; and

ii. the first (1st) day of the month immediately following the month that all ~~business day after both~~ of the following have been completed~~occurred~~:

A. the Commission has approved and acknowledged this Agreement; and

B. Council of the Municipality has passed third reading of the applicable

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adopting bylaw and provided the Company with written evidence of the same on or before the 20th day of the month, and

~~B.~~C. the Municipality has provided the Company with a fully executed copy of this Agreement on or before the 20th day of the month.

b) The Initial Term of this Agreement will expire on the first (1st) day of August, 2036.

c) It is agreed this Agreement supersedes and replaces any prior Natural Gas franchise agreements between the Municipality and the Company.

3) Term Expiry and Options for Extension~~Expiry of Term of Agreement~~

a) Upon expiry of the Initial Term, this Agreement may be extended for a period of five (5) years by written mutual agreement between the Company and the Municipality executed prior to the expiration of the Initial Term (the "First Subsequent Term").

b) Upon the expiry of the First Subsequent Term, this Agreement may be extended for an additional five (5) year period by written mutual agreement between the Company and the Municipality executed prior to the expiration of the First Subsequent Term (the "Second Subsequent Term").

c) For greater certainty, the Initial Term, together with any extension(s) under this Agreement, will not in aggregate exceed the maximum term permitted under section 45 of the MGA.

~~a~~d) Provided the Company gives written notice to the Municipality not less than twelve (12) months prior to the expiration of the Term of its intention to extend this Agreement or negotiate a new franchise agreement, at any time following the expiration of the Term, and if the Municipality has not provided written notice to the Company to exercise its rights to purchase the Natural Gas Distribution System, either Party may submit any items in dispute pertaining to a new franchise agreement to binding arbitration by the Commission.

~~b~~e) Subject to subparagraph 3c) of this Agreement, upon expiry of the Term, this Agreement will continue in effect pursuant to the provisions of the MGA.

~~c~~f) Commencing one (1) year following the expiration of the Term of this Agreement, unless either Party has invoked the right to arbitration referred to in subparagraph 3a), or the Municipality has given written notice to purchase the Natural Gas Distribution System, this Agreement will be amended to provide the following:

i) Fifty percent (50%) of the franchise fee otherwise payable under this Agreement to the Municipality will be held back and deposited in trust in an interest bearing trust account by the Company, for the sole benefit of the Municipality. The trust money along with all accumulated interest will be paid

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to the Municipality immediately upon execution of another Natural Gas Franchise Agreement with the Company, or if the Municipality purchases the Natural Gas Distribution System, or if the Company transfers or sells the Natural Gas Distribution System, or upon further Order of the Commission.

~~d~~g) In the event a franchise agreement template is approved by the Commission during the Term of this Agreement and the provisions are materially different from the provisions of this Agreement, the Parties may, by agreement in writing, amend this Agreement to conform to such franchise agreement template.

4) Grant of Franchise

a) Subject to the terms and conditions hereof, the Municipality hereby grants to the Company the exclusive right within the Municipal Service Area to:

i. provide Natural Gas Distribution Service;

ii. Construct, Operate, and Maintain the Natural Gas Distribution System; and

iii. use portions of roads, rights-of-way, and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas Distribution Service or to Construct, Operate and Maintain the Natural Gas Distribution System.

b) Subject to subparagraph 4c) , and to the terms and conditions hereof, the Municipality agrees it will not, during the Term, grant to any other person, firm or corporation, the right to Construct, Operate and Maintain any natural gas distribution system nor the exclusive right to use the portions of the roads, rights-of-way and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas distribution service or to Construct, Operate and Maintain a Natural Gas distribution system, for the purpose of delivering Natural Gas in the Municipal Service Area for Consumers, so long as the Company delivers the Consumers' requirements of Natural Gas.

c) The Company agrees to:

i. bear the full responsibility of an owner of a Natural Gas distribution system and to ensure all services provided pursuant to this Agreement are provided in accordance with the Delivery Tariff, insofar as applicable;

ii. Construct, Operate and Maintain the Natural Gas Distribution System;

iii. use designated portions of roads, rights-of-way, and other lands

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including other lands owned, controlled or managed by the Municipality necessary to Construct, Operate and Maintain the Natural Gas Distribution System, including the necessary removal, trimming of trees, shrubs or bushes or any parts thereof; and

iv. use the Municipality's roads, rights-of-way and other Municipal Property granted hereunder solely for the purpose of providing Natural Gas Distribution Service and any other service contemplated by this Agreement.

5) Franchise Fee

a) Calculation of Franchise Fee

In consideration of the rights granted pursuant to paragraph 4 and the mutual covenants herein and subject to Commission approval the Company agrees to collect from Consumers and pay to the Municipality a franchise fee. The Parties agree s. 360(4) of the *MGA*, as amended, does not apply to the calculation of the franchise fee in this Agreement. For each calendar year the franchise fee will be calculated as a percentage of the Company's actual total revenue derived from the Delivery Tariff, including without limitation the fixed charge, base energy charge, demand charge, but excluding the cost of Natural Gas (being the calculated revenues from the Natural Gas cost recovery rate rider or the deemed cost of Natural Gas and Natural Gas supply related riders) in that year for Natural Gas Distribution Service within the Municipal Service Area.

For the first (1st) calendar year or portion thereof of the Term of this Agreement, the franchise fee percentage will be thirty-five percent (35%).

By no later than September 1st of each year, the Company will:

i. advise the Municipality in writing of the total revenues that were derived from the Delivery Tariff within the Municipal Service Area for the prior calendar year; and

ii. with the Municipality's assistance, provide in writing an estimate of total revenues to be derived from the Delivery Tariff within the Municipal Service Area for the next calendar year.

b) Adjustment to the Franchise Fee

At the option of the Municipality and subject to Commission approval, the franchise fee percentage may be changed annually by providing written notice to the Company.

If the Municipality wishes to amend the franchise fee percentage, then the Municipality will, no later than November 1st in any year of the Term, advise the

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Company in writing of the franchise fee percentage to be charged for the following calendar year. Upon receipt of notice, the Company will work with the Municipality to ensure all regulatory requirements are satisfied on a timely basis and agrees to use best efforts to obtain approval from the Commission for implementation of the proposed franchise fee percentage as and from January 1st of the following calendar year.

If the Municipality provides written notice at any other time with respect to a franchise fee change, the Company will implement the new franchise fee percentage as soon as reasonably possible.

c) Notice to Change Franchise Fee

Prior to implementing any change to the franchise fee, the Municipality will notify its intent to change the level of the franchise fee and the resulting effect such change will have on an average residential Consumer's annual Natural Gas bill through publication of a notice once in the newspaper with the widest circulation in the Municipal Service Area at least forty five (45) days prior to implementing the revised franchise fee. A copy of the published notice will be filed with the Commission.

d) Payment of Franchise Fee

The Company will pay the Municipality the franchise fee amount billed to Consumers on a monthly basis within forty-five (45) days after billing Consumers.

e) Franchise Fee Cap

The franchise fee percentage will not at any time exceed thirty five percent (35%) without prior Commission approval.

f) Reporting Considerations

Upon request, the Company will provide to the Municipality, along with payment of the franchise fee amount information on the total Delivery Tariff billed, the franchise fee percentage applied, and the derived franchise fee amount used by the Company to verify the payment of the franchise fee amount as calculated under this paragraph 5.

g) Franchise Fees Collected from NOVA Gas Transmission Ltd. Customers

In the event certain customers in the Municipal Service Area connected to the Company's Natural Gas Distribution System are customers of the NOVA Gas Transmission Ltd. (NGTL), a franchise fee will be collected from such customers by NGTL in accordance with NGTL's applicable tariff and such franchise fee once remitted to the Company will be aggregated with the franchise fee as calculated in paragraph 5 a) to be dealt with in accordance with paragraph 5 d).

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6) Core Services

The Company agrees to provide to the Municipality the Core Services set forth in Schedule "A". The Company and the Municipality may amend Schedule "A" from time to time upon mutual agreement.

7) Provision of Extra Services

Subject to an agreement being reached, the Company agrees to provide to the Municipality the Extra Services, if any, set forth in Schedule "B", as requested by the Municipality from time to time. The Company is entitled to receive from the Municipality a reasonable amount for full compensation for the provision of the Extra Services in accordance with Schedule "B". The Company and the Municipality may amend Schedule "B" from time to time upon mutual agreement.

Any breach by the Company in connection with the provision of any Extra Services contained in this Agreement will not constitute a breach of a material provision of this Agreement for the purposes of paragraph 9.

8) Municipal Taxes

Amounts payable to the Municipality pursuant to this Agreement will be (without duplication) in addition to the municipal taxes and other levies or charges made by the Municipality against the Company, its land and buildings, linear property, machinery and equipment.

9) Right to Terminate on Default

In the event either Party breaches any material provision of this Agreement, the other Party may, at its option, provide written notice to the Party in breach to remedy such breach. If the said breach is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required by the Party in breach using best efforts on a commercially reasonable basis, the Party not in breach may give six (6) months notice in writing to the other Party of its intent to terminate this Agreement, and unless such breach is remedied to the satisfaction of the Party not in breach acting reasonably this Agreement will terminate six (6) months from the date such written notice is given, subject to prior Commission approval.

10) Sale of Natural Gas Distribution System

Upon the expiration of the Term of this Agreement or the termination of this Agreement pursuant to the terms and conditions hereof or by operation of law or order of a governmental authority or court of law having jurisdiction the Municipality may, subject to the approval of the Commission under Section 47 of the MGA:

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i. exercise its right to require the Company to sell to it the Natural Gas Distribution System within the Municipal Service Area pursuant to the provisions of the MGA, where applicable; or

ii. if such right to require the Company to sell the Natural Gas Distribution System is either not applicable or has been repealed, require the Company to sell to it the Natural Gas Distribution System. If, upon the expiration of the Agreement, the parties are unable to agree on the price or on any other terms and conditions of the purchase, the unresolved matters will be referred to the Commission for determination.

11) Provision of Detailed Plans and Equipment

a) Detailed Plans

The Company agrees to provide to the Municipality for the Municipality's purposes only, the most current set of detailed plan sheets including as-built drawings and specifications showing the locations (excluding depth) and alignments of the Natural Gas Distribution System, excepting service lines and installations on private property, according to the plan sheets in hard copy and in Electronic Format, where available, together with as many prints of the overall Natural Gas Distribution System as the Municipality may reasonably require. These plans and plan sheets will be updated by the Company on at least an annual basis.

The Municipality will, upon reasonable request, provide to the Company any subdivision development plans of the Municipality in hard copy and in Electronic Format, where available. The subdivision development plans are provided to the Company for the sole purpose of assisting the Company in delivering Natural Gas to the Consumer.

b) Provision of Equipment

The Company agrees to provide the Municipality's fire department with the equipment necessary for the operation of curb boxes and service valves. In case of fire, the service valves may be turned off by the fire department if they reach a fire before the Company's representative. The Municipality will notify one of the Company's representatives of fires which may affect the Natural Gas Distribution System and/or the operations thereof as quickly as reasonably possible or, in the event they cannot reach a Company representative, the Municipality will advise the Company's standby personnel of such fires. The Company will ensure its representatives reasonably cooperate with the Municipality in preventing, controlling and investigating fires involving or affecting the Natural Gas Distribution System.

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12) Right of First Refusal to Purchase

a) If during the Term of this Agreement, the Company receives a bona fide arm's length offer to operate, take control of, or purchase the Natural Gas Distribution System within the Municipal Service Area, which the Company is willing to accept, then the Company will promptly give written notice to the Municipality of the terms and conditions of such offer and the Municipality will during the next one hundred and twenty (120) days, have the right of first refusal to operate, take control of or purchase the Natural Gas Distribution System, as the case may be, for the same price and upon the terms and conditions contained in the said offer.

Notwithstanding the foregoing, in the event the Municipality fails or refuses to exercise its right of first refusal, the Municipality will retain the right to withhold its consent to an assignment of this Agreement in accordance with paragraph 20 below. For the purposes of this paragraph 12, "operate, take control" will not be construed as including the subcontracting by the Company of only some portions of its operations where the Company continues to be responsible for the performance of this entire Agreement;

b) If the Municipality does not exercise its right of first refusal and the said bona fide offer the Company is willing to accept does not proceed to closure, the Municipality retains its right of first refusal on any other offer.

c) This right of first refusal applies where the offer pertains only to the entire Natural Gas Distribution System. The right of first refusal does not apply to offers that include any other distribution systems or distribution facilities of the Company located outside of the Municipal Service Area. If such offer includes other distribution systems of the Company, the aforesaid right of first refusal will be of no force and effect and will not apply.

d) Where the Municipality exercises its rights to purchase the Natural Gas Distribution System from the Company and thereby acquires the Natural Gas Distribution System, the Municipality agrees, should it no longer wish to own the Natural Gas Distribution System within five (5) years after it acquires the said system and the Municipality receives any bona fide offer from an arms-length third party to purchase the Natural Gas Distribution System, which it is willing to accept, then it will promptly give written notice to the Company of the terms and conditions of such offer. The Company will during the next one hundred and twenty (120) days have the first right of refusal to purchase the Natural Gas Distribution System for the same price and upon the same terms and conditions as contained in the said offer.

e) The Municipality's right of first refusal will not apply where the Company has agreed to transfer the Natural Gas Distribution System to a third party utility company in exchange for certain other assets provided all of the following conditions are met:

i. the third party utility can demonstrate to the reasonable satisfaction of the Municipality that it meets the necessary technical and financial requirements to

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own and operate the Natural Gas Distribution System;

ii. the only consideration that will be exchanged between the Company and the third party utility company is the transfer and exchange of assets and monetary consideration limited to a maximum of 49% of the net book value of the Natural Gas Distribution System;

iii. there is no adverse impact to the Municipality resulting from the transfer and exchange above referenced as determined by the Commission;

iv. the Company and the third party utility company obtain all the requisite regulatory requirements prior to completing the transfer and exchange; and

v. full compensation is paid to the Municipality for all reasonable costs including administrative and legal costs incurred by the Municipality in ensuring all of the conditions i) through iv) above are satisfied.

13) Construction and/or Maintenance of Natural Gas Distribution System

a) Municipal Approval

Before undertaking any Major Work, or in any case in which the Municipality specifically requests any Major Work, the Company will submit to and obtain the written approval from the Municipality, or its authorized officers, of the Plans and Specifications for the proposed Major Work and its location. Approval by the Municipality granted in accordance with this paragraph will be limited to an approval of the location and alignment of the Major Work only, and will not signify approval of the structural design or the ability of the work to perform the function for which it was intended.

Prior to commencing the Work, the Company will obtain such other applicable permits as are required by the Municipality. The Company will notify the Municipality of all Work done within the Municipal Service Area prior to commencing the Work where reasonably practicable. However, only Major Work is subject to a formal approval process.

The Company will obtain prior written approval from the Municipality for any traffic lane or sidewalk closures required to be made at least forty-eight (48) hours prior to the commencement of the proposed Work.

For the purposes of obtaining the approval of the Municipality for Major Work under this Agreement, the Company will provide the Municipality with the Plans and Specifications for the proposed Major Work in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials). The Plans and Specifications will include a description of the project and drawings of a type and format generally used by the Company for obtaining approvals from municipalities and will illustrate the proposed changes to the Natural Gas Distribution System.

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b) Restoration of Municipal Property

The Company agrees when it or any agent employed by it undertakes any Work on any Municipal Property, the Company will complete the said Work promptly and in a good and workmanlike manner and, where applicable, in accordance with the approved Plans and Specifications. Further, and unless otherwise agreed to by the Parties, the Company will forthwith restore the Municipal Property to the same state and condition, as nearly as reasonably possible, in which it existed prior to the commencement of such Work, subject to reasonable wear and tear and to the satisfaction of the Municipality acting reasonably.

The Company will, where reasonably practicable and prudent, locate its pipelines and related equipment in lanes and alleys rather than in the streets and main thoroughfares.

The Company further covenants it will not unduly interfere with the works of others or the works of the Municipality. Where reasonable and in the best interests of both the Municipality and the Consumer, the Company will cooperate with the Municipality and coordinate the installation of the Natural Gas Distribution System along the designated rights-of-way pursuant to the direction of the Municipality. During the performance of the Work, the Company will use commercially reasonable efforts to not interfere with existing Municipal Property and to cause as little damage as possible to the property of others (including the Municipality Property). If the Company causes damage to any existing Municipal Property during the performance of any Work, it will cause such damage to be repaired at its own cost.

Upon default by the Company or its agent to repair damage caused to Municipal Property as set out above, the Municipality may provide written notice to the Company to remedy the default. If the default is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required and requested by the Company using best efforts on a commercially reasonable basis to remedy the default, the Municipality may undertake such repair work and the Company will be liable for the reasonable costs thereof.

c) Urgent Repairs and Notification to Municipality

If any repairs or maintenance required to be made to the Natural Gas Distribution System are of an urgent nature where the operation or reliability of the Natural Gas Distribution System is materially compromised or potentially materially compromised, the Company will be entitled to conduct such repairs or maintenance as are commercially reasonable without prior notice to the Municipality and, unless otherwise specified by the Municipality, the Company will provide notice to the Municipality as soon as practicable and, in any event, no later than seventy-two (72) hours after the repairs are commenced.

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d) Company to Obtain Approvals from Other Utilities

The Company will be solely responsible for locating, or causing to be located, all existing utilities or utility mains, pipes, valves and related facilities in, on or adjacent to the Work site. The Company will notify all other utility operators and ensure utilities and utility mains, pipes, valves and related facilities are staked prior to commencement of construction. Unless the Municipality has staked the location for the utility property, staking will not be deemed to be a representation or warranty by the Municipality the utility or utility property are located as staked. The Municipality will not be responsible for any damage caused by the Company to any utility or any third party as a result of the Company's Work, unless the Municipality has improperly staked the utility property. Approval must be obtained by the Company from the owner of any third party utility prior to relocation of any facility owned by such third party utility.

e) Revised Plans and Specifications

Following completion of the Major Work, the Company will provide the Municipality with the revised Plans and Specifications, updated after construction, in Electronic Format, where available and upon request, the Company will provide the Municipality with a hard copy of the materials within three (3) months of the request. The Company will provide the Municipality with copies of any other revised Plans and Specifications as reasonably requested by the Municipality. For the purposes of this paragraph and paragraph 11, the Company may satisfy its obligations to provide revised Plans and Specifications in Electronic Format by:

i. advising the Municipality the revised Plans and Specifications are posted to a web- based forum that contains such information; and

ii. allowing the Municipality access to such web-based forum.

f) Approvals

Where any approvals are required to be obtained from either Party under this paragraph, such approvals will not be unreasonably withheld.

The Company will ensure all Work is performed in accordance with the requirements of all applicable legislation, rules and regulations. The Company will immediately notify the Municipality of any lien, claim of lien or other action of which it has or reasonably should have knowledge, and will cause the same to be removed within thirty (30) days (or such additional time as the Municipality may allow in writing), failing which the Municipality may take such action as it reasonably deems necessary to remove the same and the entire cost thereof will be immediately due and payable by the Company to the Municipality.

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14) Responsibilities for Cost of Relocations

a) Upon receipt of one (1) year's notice from the Municipality, the Company will, at its own expense, relocate to Municipal Property such part of the Natural Gas Distribution System that is located on Municipal Property as may be reasonably required by the Municipality due to planned municipal construction. In order to encourage the orderly development of Municipal facilities and the Natural Gas Distribution System, the Municipality and the Company agree they will meet regularly to:

   i. review the long-term facility plans of the Municipality and the Company; and

   ii. determine the time requirements and costs for final design specifications for each relocation. Providing the Municipality is not the developer requesting the relocation for commercial or residential resale to third parties, the Company will bear the expenses of the required relocation.

b) Notwithstanding the foregoing, the Company will not be required to move any part of the Natural Gas Distribution System after receipt of notice from the Municipality in accordance with this paragraph where:

   i. the Company has illustrated to the satisfaction of the Municipality, acting reasonably, an appropriate Alternative Course of Action is available;

   ii. the Municipality has provided the Company with its written approval of the Alternative Course of Action (which approval may not be unreasonably withheld by the Municipality); and

   iii. the Company has provided its written undertaking to carry out the Alternative Course of Action promptly and within a sufficiently short period of time so as to ensure the Municipality will be left with sufficient time to complete the said planned municipal construction within the Intended Time Frame (taking into account any delays which the Municipality may encounter as a result of the Company utilizing the Alternative Course of Action).

c) For the purposes of this paragraph 14, the term "Alternative Course of Action" will mean any course of action that will enable the Municipality to complete the said Municipal construction and will result in a net cost savings to the Company (taking into account all additional costs incurred by the Company in carrying out the Alternative Course of Action and any additional costs which the Municipality may incur and which the Company will be required to pay in accordance with this paragraph 14 and "Intended Time Frame" will mean the period of time within which the Municipality would have reasonably been able to complete the said Municipal construction if the Company would have relocated the Natural Gas Distribution System in accordance with this paragraph 14.

   If the Municipality agrees to permit the Company to utilize an Alternative Course of

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Action, the Company will pay any and all costs incurred in carrying out the Alternative Course of Action and will pay on demand to the Municipality (on a full indemnity basis) any and all costs incurred by the Municipality:

i. in conducting a review of the Alternative Course of Action to determine whether the Alternative Course of Action is acceptable to the Municipality;

ii. in modifying any plans the Municipality may have prepared in respect of the said municipal construction ("Modified Plans") or in preparing or developing plans and procedures ("Work Around Procedures") to work around the Natural Gas Distribution System or any improvement, thing, or component utilized by the Company in effecting the Alternative Course of Action; and

iii. in the course of conducting the said planned municipal construction where such costs would not have been incurred by the Municipality if the Company had relocated the Natural Gas Distribution System in accordance with this paragraph 14 (including any reasonable additional cost the Municipality may incur in completing the said municipal construction in accordance with the Modified Plans or in effecting any Work Around Procedures).

d) The following example illustrates the intended application of the foregoing provisions:

Where:

i. The Municipality requires the Company to move a Natural Gas line so the Municipality can replace its own sewer lines. The cost of moving the Natural Gas line is $10,000. The cost of carrying out the replacement of the sewer line after moving the Natural Gas line is $40,000;

ii. The Company proposes to simply brace the Natural Gas line (at a cost of $2,000) and the Municipality, acting reasonably, approves of this as an Alternative Course of Action;

iii. As a result of having to prepare Modified Plans and to prepare and implement Work Around Procedures to work around the braces, the actual cost incurred by the Municipality in replacing the sewer line is $45,000 (being a net increase in cost of $5,000); the Company is required to pay the $2,000 cost of the bracing together and the additional cost of $5,000 incurred by the Municipality (resulting in a net savings of $3,000 to the Company).

In cases of emergency, the Company will take all measures that are commercially reasonable and necessary to ensure public safety with respect to relocating any part of the Natural Gas Distribution System that may be required in the circumstances.

If the Company fails to complete the relocation of the Natural Gas Distribution System or fails to repair or do anything else required by the Company pursuant to this

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subparagraph without valid justification and in a timely and expeditious manner to the satisfaction of the Municipality's representative, acting reasonably, the Municipality may, but is not obligated to, complete such relocation or repair and the Company will pay the reasonable costs of such relocation or repair forthwith to the Municipality. If the Municipality chooses to complete such relocation or repair the Municipality will ensure such work is completed using the Company's design specifications and standards, as provided by the Company, including the use of good and safe operating practices.

The Municipality is not responsible, either directly or indirectly, for any damage to the equipment which forms part of the Natural Gas Distribution System which may occur during its installation, maintenance or removal by the Company, nor is the Municipality liable to the Company for any losses, claims, charges, damages and expenses whatsoever suffered by the Company including claims for loss of revenue or loss of profits, on account of the actions of the Municipality, its agents or employees, working in, under, over, along, upon and across its highways and rights-of- ways or other Municipal Property other than direct loss or damage to the Company caused by the negligence or willful misconduct of the Municipality, its agents or employees.

In the event the relocation or any part thereof requires the approval of a third party, the Municipality will use reasonable efforts to assist the Company in any negotiation with such third party to obtain the necessary approval(s).

In the event the relocation results from the demand or order of an authority having jurisdiction, other than the Municipality, the Municipality will not be responsible for any of the costs of such relocation.

15) Natural Gas Distribution System Expansion

Subject to the Terms and Conditions, and at no cost to the Municipality unless otherwise provided for under the Terms and Conditions, the Company will, on a timely basis, use its best efforts on a commercially reasonable basis to meet the Natural Gas Distribution System expansion requests of the Municipality or a Consumer and provide the requisite facilities for connections for new Consumers to the Natural Gas Distribution System.

16) Increase in Municipal Boundaries

Where the Municipality increases its geographical area, through annexation or amalgamation, as understood under the MGA, by the greater of 640 acres and twenty five (25%) percent of the current area or more, the Municipality will have the option to:

a) terminate this Agreement provided the Municipality gives notice in writing to the Company of its intention to do so; or

b) add the increased area to the Municipal Service Area already served by the Company so that the rights and obligations contained in this Agreement will apply in respect of the Municipal Service Area, including the increased area.

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For all other increases to the Municipal Service Area through annexation or amalgamation as understood under the MGA, the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area.

17) Joint Use of Municipal Rights-of-Way

a) Municipal Use

The Municipality will upon written notice to the Company have, for any reasonable municipal purpose, the right to make use of any municipal rights-of-way granted to the Company by the Municipality, provided such use complies with good and safe operating practices, as determined by the Company acting reasonably, applicable legislation, and does not unreasonably interfere with the Company's use thereof, at no charge to the Municipality. The Municipality is responsible for its own costs and any necessary and reasonable costs incurred by the Company including the costs of any alterations that may be required in using municipal rights-of-way.

b) Third Party Use and Notice

If any third party, including other utilities, desire to jointly use the municipal rights-of-way, the Company agrees it will not grant the third party joint use except in accordance with this paragraph, or unless otherwise directed by any governmental authority or court of law having jurisdiction.

The Company agrees the following procedure will be used in granting permission to third parties desiring joint use of the municipal rights-of-way:

i. first, the third party will be directed to approach the Company to initially request conditional approval from the Company to use that part of the municipal rights-of-way it seeks to use;

ii. second, upon receiving written conditional approval from the Company, the third party will be directed to approach the Municipality to obtain its written approval to jointly use that part of the municipal rights-of-way. As a condition of granting its consent, the Municipality may require such third party enter into an agreement with the Municipality, and such agreement may require such third party pay compensation to the Municipality; and

iii. third, upon receiving written conditional approval from the Municipality, the third party will be directed to obtain final written approval from the Company to jointly use that part of the municipal rights-of-way. Once a joint use agreement has been entered into between the Company and the third party, it will not be subsequently amended without the written consent of the Municipality (which consent will not be unreasonably withheld).

c) Cooperation

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The Company and the Municipality agree they will use reasonable efforts to cooperate with each other in encouraging the use of joint trenching and in any negotiations with third parties desiring joint use of any part of the municipal rights-of-way located on Municipal Property.

d) Payment

The compensation paid or to be paid by such third party to the Municipality for the use of the Municipal Property including its rights-of-way, will be determined between the Municipality and the third party.

The compensation paid or to be paid by such third party to the Company for the joint use of any portion of the municipal rights-of-way will be determined between the Company and the third party, subject to the jurisdiction of any governmental authority over the matter and the Municipality's right to intervene in any related regulatory proceeding.

e) Provision of Agreements

Upon reasonable request by the Municipality, copies of these agreements will be updated by the Company and provided to the Municipality at no cost to the Municipality.

18) Municipality as a Retailer

The provisions of this Agreement will not in any way restrict the right of the Municipality to become a retailer within the meaning of the GUA.

19) Reciprocal Indemnification and Liability

a) The Company will indemnify and save the Municipality, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements), including indemnity from and against any claim, loss, cost, demand and legal or other expense, whether in respect of any lien, encumbrance or otherwise, arising out of any Work performed by or for the Company, which may be brought against or suffered, sustained, paid or incurred by the Municipality, its servants, agents, employees, contractors, licensees and invitees, arising from, or otherwise caused by:

i. any breach by the Company of any of the provisions of this Agreement; or

ii. the negligence or willful misconduct of the Company, or any of its servants, agents, employees, licensees, contractors or invitees in carrying on its business within the

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Municipal Service Area.

b) The Municipality will indemnify and save the Company, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements) which may be brought against or suffered, sustained, paid or incurred by the Company, its servants, agents, employees, licenses, contractors and invitees, arising from, or otherwise caused by:

   i. any breach by the Municipality of any of the provisions of this Agreement; or

   ii. the negligence or willful misconduct of the Municipality, or any of its servants, agents, employees, licensees, contractors or invitees, in carrying on the business of the Municipality.

c) Notwithstanding anything to the contrary herein contained, in no event will the Municipality or the Company be liable under this Agreement, in any way, for any reason, for any indirect, special or consequential damages (including damages for pure economic loss, loss of profits, loss of earnings or loss of contract), howsoever caused or contributed to.

20) Assignment

In the event the Company agrees to sell the Natural Gas Distribution System to a third party purchaser, the Company will comply with paragraph 10 above. In addition, the Company will request the third party purchaser confirm in writing it will agree to all the terms and conditions of this Agreement between the Company and the Municipality. The Company agrees it will provide to the Municipality a copy of the third party purchaser's confirmation letter.

The Company agrees to provide the Municipality with reasonable prior written notice of a sale of the Natural Gas Distribution System to a third party purchaser. The Parties will thereafter meet to discuss the technical and financial capabilities of the third party purchaser to perform and satisfy all terms and conditions of the Agreement, and the compensation payable to the Municipality for all costs including administrative and legal costs relating to providing its written consent to the Assignment ("Municipal Compensation").

The Municipality has thirty (30) days from the meeting date with the Company to provide written notice to the Company of its intention to consent or withhold its consent to the assignment of the Agreement to the third party purchaser. The Company agrees the Municipality may provide notice of its intention to withhold its consent to the assignment of this Agreement to the third party purchaser if the Municipal Compensation is inadequate or if the third party purchaser fails to covenant, in favour of the Municipality, to perform and observe all of the covenants and obligations of the Company to be performed and observed under this Agreement and otherwise solely on

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the basis of reasonable and material concerns regarding the technical capability or financial wherewithal of the third party purchaser to perform and satisfy all terms and conditions of the Agreement. In this case, such notice to the Company must specify in detail the Municipality's concern.

Should the Municipality not reply within the thirty (30) day period, it is agreed the Municipality will be deemed to have consented to the assignment. The Company further agrees when it applies to the Commission for approval of the sale, it will include in the application any notice received from the Municipality, including the reasons given by the Municipality for withholding its consent. The Municipality will have the right to make its own submissions to the Commission.

Subject to the Company having fulfilled the obligations outlined in the preceding three paragraphs, the Company will be entitled to assign this Agreement to an arm's length third party purchaser of the Natural Gas Distribution System without the consent of the Municipality, subject to paying the Municipal Compensation for the assignment, and having obtained the Commission's approval for the sale of the Natural Gas Distribution System and, the third party purchaser's confirmation in writing that it agrees to all the terms and conditions of this Agreement.

Where the Commission approves such sale of the Natural Gas Distribution System to a third party and the third party provides written confirmation to assume all liabilities and obligations of the Company under this Agreement, then upon the assignment of this Agreement and the payment of the Municipal Compensation for its consent to the Assignment subject to Commission approval, the Company will be released from all its liabilities and obligations thereunder.

The Company will be entitled to assign this Agreement to a subsidiary or affiliate of the Company without the Municipality's written consent. Where the Company assigns this Agreement to a subsidiary or affiliate, the Company will remain jointly and severally liable.

Further, it is a condition of any assignment that the subsidiary, affiliate or third party purchaser, as the case may be, will provide written notice to the Municipality indicating it will assume all liabilities and obligations of the Company under this Agreement.

Any disputes arising under the operation of this paragraph will be submitted to the Commission for determination.

21) Notices

a) All notices, demands, requests, consents, or approvals required or permitted to be given pursuant to the terms of this Agreement will be in writing and will be deemed to have been properly given if personally served, sent by registered mail or sent in Electronic Format to the Municipality or to the Company as the case may be, at the addresses set forth below:

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To the Company:

ATCO Gas and Pipelines Ltd.
Attention: Vice President, Operations
5302 Forand Street
Calgary, Alberta, T3E 8B4
Phone: (403) 292-7500

To the Municipality:

Town of Blackfalds
Attention: Chief Administrative Officer
Box 220, 5018 Waghorn St.
Blackfalds, Alberta
T0M 0J0
Phone: (403) 885-4677

b) The date of receipt of any such notice as given above, will be deemed to be as follows:

i. In the case of personal service, the date of service;

ii. In the case of registered mail, the seventh (7th) business day following the date of delivery to the Post Office, provided, however, in the event of an interruption of normal mail service, receipt will be deemed to be the seventh (7th) day following the date on which normal service is restored; or

iii. In the case of delivery in Electronic Format, the date the notice was actually received by the recipient or, if not a business day, then the next business day.

22) Interruptions or Discontinuance of Delivery Service

Subject to its Delivery Tariff, the Company will use its best efforts on a commercially reasonable basis to avoid and minimize any interruption, reduction or discontinuance of Natural Gas Distribution Service to any Consumer. However, the Company reserves the right to do so for any one of the following reasons:

a) Where the Company is required to effect necessary repairs or changes to the Natural Gas Distribution System;

b) On account of or to prevent fraud or abuse of the Natural Gas Distribution System;

c) On account of defective aspects of the Natural Gas Distribution Systems which in the opinion of the Company, acting reasonably, may become dangerous to life or property;

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d) Where required, under the Terms and Conditions, due to a Consumer's non-payment of Natural Gas bills.

To the extent the Company has any planned major interruptions, reductions or discontinuances in Natural Gas Distribution Service, it will notify the Municipality in writing as soon as practicable in the circumstances. For any other major interruption, reductions or discontinuances in Natural Gas Distribution Service, the Company will provide notice (in a format acceptable to the Municipality) as soon as is practicable in the circumstances.

23) Dispute Settlement

a) If any dispute or controversy of any kind or nature arises relating to this Agreement or the Parties' rights or obligations hereunder, the Parties agree such dispute or controversy will be resolved by negotiation, and where such negotiation does not result in the settlement of the matter within thirty (30) days of notice of such dispute being provided by one Party to the other Party, and to the extent permitted by law, the Company and Municipality agree that unresolved disputes pertaining to this Agreement, other than those contemplated in paragraphs 3 and 20 and Section 3 of Schedule "A", or those related to the sale of the Natural Gas Distribution System as contemplated in paragraphs 10 and 12 hereof, or any other matter within the exclusive jurisdiction of a governmental authority having jurisdiction, will be submitted to arbitration for determination and may be commenced by either Party providing written notice to the other Party stating the dispute to be submitted to arbitration.

The Parties will attempt to appoint a mutually satisfactory arbitrator within ten (10) business days of the said notice. In the event the Parties cannot agree on a single arbitrator within the ten (10) business days, the dispute will be forwarded to the Commission for resolution or determination.

In the event the Commission declines to assist in resolving the dispute or declines to exercise or claim jurisdiction respecting the dispute, both Parties agree to have the dispute resolved by an arbitration panel in accordance with the following procedure.

Each Party will appoint an arbitrator within the ten (10) business days thereafter by written notice, and the two arbitrators will, together, appoint a third arbitrator within twenty-five (25) business days of written notice for arbitration. The dispute will be heard by the arbitration panel within forty-five (45) business days of the written notice for arbitration unless extended by mutual agreement between the Parties. The arbitration panel will render a decision within twenty (20) business days of the last day of the hearing.

Except, as otherwise expressly provided in this Agreement, the provisions of the *Arbitration Act* (Alberta) (as amended from time to time) will apply to any

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arbitration undertaken under this Agreement subject always to the Commission's jurisdiction over any matter submitted to arbitration. Pending resolution of any dispute, the Municipality and the Company will continue to perform their respective obligations hereunder.

b)`The Company will advise the Commission of any dispute submitted to arbitration within ten (10) business days of it being submitted and will advise the Commission of the results of arbitration within ten (10) business days following receipt of the decision of the arbitrator(s).

24) Application of Water, Gas and Electric Companies Act

This Agreement will be deemed to operate as consent by the Municipality to the exercise by the Company of those powers which may be exercised by the Company with the consent of the Municipality under and pursuant to the provisions of the *Water, Gas and Electric Companies Act* (Alberta), as amended.

25) Force Majeure

If either Party fails to meet its obligations hereunder within the time prescribed, and such failure is caused or materially contributed by an event of "force majeure", such failure will be deemed not to be a breach of the obligations of such Party hereunder, but such Party will use its best efforts on a commercially reasonable basis to put itself in a position to carry out its obligations hereunder. The term "force majeure" will mean any acts of God, strikes, lock-outs, or other industrial disturbances, acts of the King's enemies, acts of terrorism (either foreign or domestic), sabotage, war, blockades, insurrections, riots, epidemics, lightening, earthquakes, storms, fires, wash-outs, nuclear and radiation activity or fall-out, restraints of rulers and people, orders of governmental authorities or courts of law having jurisdiction, the inability to obtain any necessary approval from a governmental authority (excluding the Municipality) having jurisdiction, civil disturbances, explosions, mechanical failure, and any other causes similar in nature not specifically enumerated or otherwise specified herein that are not within the control of such Party, and all of which by the exercise of due diligence of such Party could not have been prevented. Lack of finances will be deemed not to be an event of "force majeure".

26) Terms and Conditions

The Terms and Conditions applicable to the Company and approved by the Commission, as revised or amended from time to time by the Commission, will apply to the Municipality. Nothing in this Agreement is intended to supersede the Terms and Conditions.

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27) Not Exclusive Against His Majesty

Notwithstanding anything to the contrary herein contained, it is mutually understood and agreed the rights, powers and privileges conferred and granted by this Agreement will not be deemed to be exclusive against His Majesty in right of the Province of Alberta.

28) Severability

If for any reason any covenant or agreement contained in this Agreement, or the application thereof to any Party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or agreement will be deemed to be independent of the remainder of this Agreement and to be severable and divisible from this Agreement. The invalidity, unenforceability or illegality will not affect, impair or invalidate the remainder of this Agreement or any part thereof. The intention of the Municipality and the Company is that this Agreement would have been executed without reference to any portion which may, for any reason or to any extent, be declared or held invalid, unenforceable or illegal.

29) Amendments

This Agreement may only be amended by written agreement of the Parties, such amendments to be subject to any regulatory approvals required by law.

30) Waiver

A waiver of any default, breach or non-compliance under this Agreement is not effective unless in writing and signed by the Party to be bound by the waiver. No waiver will be inferred from or implied by any failure to act or delay in acting by a Party in respect of any default, breach or non- observance or by anything done or omitted to be done by the other Party.

The waiver by a Party of any default, breach or non-compliance under this Agreement will not operate as a waiver of that Party's rights under this Agreement in respect of any continuing or subsequent default, breach or non-compliance under this Agreement (whether of the same nature or any other nature).

31) Confidentiality

The Company acknowledges the Municipality is governed by the provisions of the *Freedom of Information and Protection of Privacy Act* (Alberta).

IN WITNESS WHEREOF the Parties hereto have executed these presents as of the day and

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year first above written.

Municipality

PER: _____
Name
Title

PER: _____
Name
Title

Company

PER: _____
Vice President, Operations

PER: _____
Vice President, Engineering & Construction

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SCHEDULE "A" Core Services

The Company will provide to the Municipality the following basic services as Core Services:

1) The Company will deliver Natural Gas to the Consumers in accordance with the Company's Terms and Conditions, the Company's Distribution Tariff, the GUA, any regulations thereto, and any Commission orders and decisions.

2) The Company will install all Natural Gas facilities required to provide service to the Consumers in accordance with all applicable regulations, codes, applicable standards and common industry practices.

3) As required by legislation, the Company will provide and install all necessary regulators and meters necessary for measuring the Natural Gas supplied to each Consumer.

4) The Company agrees to collaborate with the Municipality's emergency response services in an effort to mutually develop emergency response procedures relating to Natural Gas emergencies.

5) The Company will provide personnel twenty-four (24) hours a day to investigate and make safe any suspected gas leak inside or outside the Consumer's premises.

6) The Company will utilize the services of qualified personnel for designing all Natural Gas facilities to satisfy all applicable regulatory codes and standards, preparing necessary work order plans and monitoring the distribution network pressures to ensure the Company's facilities will satisfy the Consumer's current and future Natural Gas delivery requirements.

7) The Company will provide to the Municipality, on request, copies of any and all Natural Gas Distribution Service related written or electronic, where available information or reports required to be filed with the Commission by the Company.

8) The Company will provide to the Municipality, upon request and to the extent the information is available, an annual report on the following standards:

   a) **System Reliability** - will be measured by:

      i. The number of major outages resulting in a loss of service to Consumers;

      ii. The number of Consumers affected by each major outage; and iii. The duration of each major outage.

   b) **Consumer Satisfaction** - will be measured by:

      i. Company-wide call centre targets and statistics (wait times, abandoned calls, call

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volumes, etc.); and

ii. any Consumer complaints received by the Commission.

c) **Public Safety -** will be measured by:

i. the number of customer injuries and/or damages due to Natural Gas Distribution System failure;

ii. the number of line hits per total locates completed;

iii. the number of line hits as a result of inaccurate locates;

iv. the percentage of the area of the Municipality surveyed for leaks and yearly cathodic protection measures;

v. the number and nature of calls received from the Municipality and any of its Municipal agencies (including fire department, police department etc.) regarding the Natural Gas Distribution System.

9) Once per year, upon request and subject to any applicable privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting or restricting such disclosure, the Company will provide to the Municipality:

a) The total number of sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

b) The total gigajoules (GJ) of Natural Gas consumed by Consumers billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

c) The franchise fee revenue billed to Consumers within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two(2) years;

d) Where the Municipality is the customer of record and the Municipality provides a list of those sites to the Company on the form provided by the Company:

i. The total number of those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

ii. The total gigajoules (GJ) of Natural Gas at those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

iii. The franchise fee revenue billed to those sites within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years; and

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e) Such other information as may be agreed upon by the Parties from time to time.

Where privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting such disclosure prevent the Company from providing the information above, the Company will make reasonable attempts to aggregate the information so as to comply with the applicable rules. The Company will not be obligated to provide such aggregated information if it believes such aggregation will not allow the Company to comply with the applicable rules.

10) Upon request by either Party, the Company will meet with the Municipality. Through a mutual exchange of information the Company will keep the Municipality apprised of the Company's construction and upgrading programs planned for the Municipal Service Area and the Municipality will advise the Company of any issues or plans relating to, or potentially impacting, the Natural Gas Distribution System.

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SCHEDULE "B" Extra Services

Nothing in this Agreement precludes the Parties from contracting for Extra Services outside the provisions of this Agreement. In the event the Parties do elect to contract for the provision of Extra Services within the provisions of this Agreement and unless otherwise agreed upon by the Parties, nothing in this Agreement will preclude the Company from sub-contracting with third parties for the provision of Extra Services.

Subject to Commission approval, as may be required, any payments from the Municipality to the Company for Extra Services, if agreed to by the Municipality, may be deducted from the Franchise Fee collected from Consumers and otherwise remitted to the Municipality pursuant to paragraph 5 of this Agreement. The timing and quantum of such payments will be as agreed upon by the Parties and set forth in (insert paragraph number from Schedule B) of this Schedule.

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NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

2026

BETWEEN:

TOWN OF BLACKFALDS

- AND -

ATCO GAS AND PIPELINES LTD.

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NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

BETWEEN

TOWN OF BLACKFALDS, a municipality located in the Province of Alberta (the "Municipality")

OF THE FIRST PART

– and –

ATCO GAS AND PIPELINES LTD., a corporation having its head office at the City of Edmonton, in the Province of Alberta (the "Company")

OF THE SECOND PART

WHEREAS by Agreement dated October 13, 1949, made between the Company and the Municipality a franchise was granted to the Company to supply natural gas to the Municipality and its inhabitants, for a period of twenty (20) years;

WHEREAS by Agreement dated August 11, 1969, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated February 26, 1980, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated April 13, 1982, the Agreement was amended;

WHEREAS by Agreement dated November 27, 1990, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement dated April 13, 2004, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS by Agreement made effective March 23, 2016, the Agreement was renewed and extended for a period of ten (10) years;

WHEREAS the Municipality desires to grant and the Company, collectively the "Parties", desires to obtain an exclusive franchise to provide Natural Gas Distribution Service within the Municipal Service Area on the terms and conditions herein contained;

NOW THEREFORE in consideration of the mutual covenants and promises herein contained, the Parties hereby agree as follows:

1) Definitions and Interpretation

Unless otherwise expressly provided in this Agreement, the words, phrases and expressions in this Agreement will have the meanings attributed to them as follows:

a) "**Agreement**" means this Natural Gas Distribution System Franchise Agreement;

b) "**Alternative Course of Action**" shall have the meaning set out in paragraph 14 (c);

c) "**Commission**" means the Alberta Utilities Commission (AUC) as established under the *Alberta Utilities Commission Act* (Alberta);

d) "**Company**" means the Party of the second part to this Agreement and includes its successors and permitted assigns;

e) "**Construct**" means constructing, reconstructing, upgrading, extending, relocating, or removing any part of the Natural Gas Distribution System;

f) "**Consumer**" or "**Consumers**" as the text may require, means any individual, group of individuals, firm or body corporate, including the Municipality, with premises or facilities located within the Municipal Service Area from time to time that are provided with Natural Gas Distribution Service by the Company pursuant to the Company's Delivery Tariff;

g) "**Core Services**" means all those services set forth in Schedule "A" of this Agreement;

h) "**Delivery Tariff**" means the rates and Terms and Conditions of service approved by the Commission from time to time on an interim or final basis, as the case may be, for the Company to deliver Natural Gas to the Consumer;

i) "**Electronic Format**" means any document or other means of communication that is created, recorded, transmitted or stored in digital form or in any other intangible form by electronic, magnetic or optical means or by any other computer-related means that have similar capabilities for creation, recording, transmission or storage;

j) "**Extra Services**" means those services set forth in Schedule "B" that are requested by the Municipality for itself or on behalf of its citizens and provided by the Company in accordance with paragraph 7 of this Agreement;

k) "**First Subsequent Term**" shall have the meaning set out in paragraph 3(a);

l) "**GUA**" means the *Gas Utilities Act* (Alberta);

m) "**Initial Term**" means the initial term of this Agreement as set out in paragraph 2;

n) "**Intended Time Frame**" shall have the meaning set out in paragraph 14 (c);

o) "**Maintain**" means to maintain and keep in good repair any part of the Natural Gas Distribution System;

p) "**Major Work**" means any Work to Construct or Maintain the Distribution System that costs more than one hundred thousand ($100,000) dollars;

q) "**MGA**" means the *Municipal Government Act* (Alberta);

r) "**Modified Plans**" shall have the meaning set out in paragraph 14 (c)(ii);

s) "**Municipality**" means the Party of the first part to this Agreement;

t) "**Municipal Compensation**" shall have the meaning set out in paragraph 20;

u) "**Municipal Service Area**" means the geographical area within the legal boundaries of the Municipality where the Company has been granted rights hereunder in connection with, among other matters, Natural Gas Distribution Service, as altered from time to time;

v) "**Municipal Property**" means all property, including lands and buildings, owned, controlled or managed by the Municipality within the Municipal Service Area;

w) "**Natural Gas**" means a combustible mixture of hydrocarbon gases;

x) "**Natural Gas Distribution Service**" means the delivery of Natural Gas in accordance with the Company's Delivery Tariff;

y) "**Natural Gas Distribution System**" means any facilities owned by the Company which are used to provide Natural Gas Distribution Service within the Municipal Service Area, and without limiting the generality of the foregoing, will include all mains, pipes, conduits, valves and all other installations used and required for the purpose of delivering Natural Gas to the Consumer within the Municipal Service Area and includes any Natural Gas transmission lines owned by the Company within the Municipal Service Area;

z) "**NOVA Gas Transmission Ltd. (NGTL)**" means NGTL and its successors, as applicable, for purposes of paragraph 5 g) of this Agreement. For greater certainty, the provisions of paragraph 5 g) may only apply in relation to franchises held by ATCO;

aa) "**Operate**" means to operate the Natural Gas Distribution System, or to interrupt or restore service in any part of the Natural Gas Distribution System, in a safe and reliable manner;

bb) "**Party**" means any party to this Agreement and "**Parties**" means all of the parties to this Agreement;

cc) "**Plans and Specifications**" means the plans, drawings and specifications reasonably necessary to properly assess and review proposed Work prior to issuance of any approval that may be required under this Agreement;

dd) "**Second Subsequent Term**" shall have the meaning set out in paragraph 3(b);

ee) "**Term**" means the Initial Term and, as applicable, any extension(s) made under paragraph 3;

ff) "**Terms and Conditions**" means the terms and conditions contained within the Delivery Tariff in effect from time to time for the Company as approved by the Commission;

gg) "**Work**" means any work to Construct or Maintain the Natural Gas Distribution System; and

hh) "**Work Around Procedures**" shall have the meaning set out in paragraph 14 (c)(ii).

The words "hereof", "herein", "hereunder" and other words of similar import refer to this Agreement as a whole, including any attachments hereto, as the same may from time to time be amended or supplemented and not to any subdivision contained in this Agreement. Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders. References to provisions of statutes, rules or regulations will be deemed to include references to such provisions as amended, modified or re- enacted from time to time. The word "including" when used herein is not intended to be exclusive and in all cases means "including without limitation". References herein to a section, paragraph, clause, Article or provision will refer to the appropriate section, paragraph, clause, article or provision of this Agreement. The descriptive headings of this Agreement are inserted for convenience of reference only and do not constitute a part of and will not be utilized in interpreting this Agreement.

2) Initial Term

a) Subject to sub-paragraph 2(b), this Agreement will be for a term of ten years, commencing on the later of:

i. First (1st) day of August 2026; and

ii. the first (1st) business day after both of the following have occurred:

A. the Commission has approved and acknowledged this Agreement; and

B. Council of the Municipality has passed third reading of the applicable adopting bylaw

b) The Initial Term of this Agreement will expire on the first (1st) day of August, 2036.

c) It is agreed this Agreement supersedes and replaces any prior Natural Gas franchise agreements between the Municipality and the Company.

3) Term Expiry and Options for Extension

a) Upon expiry of the Initial Term, this Agreement may be extended for a period of five (5) years by written mutual agreement between the Company and the Municipality executed prior to the expiration of the Initial Term (the "First Subsequent Term").

b) Upon the expiry of the First Subsequent Term, this Agreement may be extended for an additional five (5) year period by written mutual agreement between the Company and the Municipality executed prior to the expiration of the First Subsequent Term (the "Second Subsequent Term").

c) For greater certainty, the Initial Term, together with any extension(s) under this Agreement, will not in aggregate exceed the maximum term permitted under section 45 of the MGA.

d) Provided the Company gives written notice to the Municipality not less than twelve (12) months prior to the expiration of the Term of its intention to extend this Agreement or negotiate a new franchise agreement, at any time following the expiration of the Term, and if the Municipality has not provided written notice to the Company to exercise its rights to purchase the Natural Gas Distribution System, either Party may submit any items in dispute pertaining to a new franchise agreement to binding arbitration by the Commission.

e) Subject to subparagraph 3c) of this Agreement, upon expiry of the Term, this Agreement will continue in effect pursuant to the provisions of the MGA.

f) Commencing one (1) year following the expiration of the Term of this Agreement, unless either Party has invoked the right to arbitration referred to in subparagraph 3a), or the Municipality has given written notice to purchase the Natural Gas Distribution System, this Agreement will be amended to provide the following:

   i) Fifty percent (50%) of the franchise fee otherwise payable under this Agreement to the Municipality will be held back and deposited in trust in an interest bearing trust account by the Company, for the sole benefit of the Municipality. The trust money along with all accumulated interest will be paid to the Municipality immediately upon execution of another Natural Gas Franchise Agreement with the Company, or if the Municipality purchases the Natural Gas Distribution System, or if the Company transfers or sells the Natural Gas Distribution System, or upon further Order of the Commission.

g) In the event a franchise agreement template is approved by the Commission during the Term of this Agreement and the provisions are materially different from the provisions of this Agreement, the Parties may, by agreement in writing, amend this Agreement to conform to such franchise agreement template.

4) Grant of Franchise

a) Subject to the terms and conditions hereof, the Municipality hereby grants to the Company the exclusive right within the Municipal Service Area to:

i. provide Natural Gas Distribution Service;

ii. Construct, Operate, and Maintain the Natural Gas Distribution System; and

iii. use portions of roads, rights-of-way, and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas Distribution Service or to Construct, Operate and Maintain the Natural Gas Distribution System.

b) Subject to subparagraph 4c) , and to the terms and conditions hereof, the Municipality agrees it will not, during the Term, grant to any other person, firm or corporation, the right to Construct, Operate and Maintain any natural gas distribution system nor the exclusive right to use the portions of the roads, rights-of-way and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas distribution service or to Construct, Operate and Maintain a Natural Gas distribution system, for the purpose of delivering Natural Gas in the Municipal Service Area for Consumers, so long as the Company delivers the Consumers' requirements of Natural Gas.

c) The Company agrees to:

i. bear the full responsibility of an owner of a Natural Gas distribution system and to ensure all services provided pursuant to this Agreement are provided in accordance with the Delivery Tariff, insofar as applicable;

ii. Construct, Operate and Maintain the Natural Gas Distribution System;

iii. use designated portions of roads, rights-of-way, and other lands including other lands owned, controlled or managed by the Municipality necessary to Construct, Operate and Maintain the Natural Gas Distribution System, including the necessary removal, trimming of trees, shrubs or bushes or any parts thereof; and

iv. use the Municipality's roads, rights-of-way and other Municipal Property granted hereunder solely for the purpose of providing Natural Gas Distribution Service and any other service contemplated by this Agreement.

5) Franchise Fee

a) Calculation of Franchise Fee

In consideration of the rights granted pursuant to paragraph 4 and the mutual covenants herein and subject to Commission approval the Company agrees to collect from Consumers and pay to the Municipality a franchise fee. The Parties agree s. 360(4) of the *MGA*, as amended, does not apply to the calculation of the franchise fee in this Agreement. For each calendar year the franchise fee will be calculated as a percentage of the Company's actual total revenue derived from the Delivery Tariff, including without limitation the fixed charge, base energy charge, demand charge, but excluding the cost of Natural Gas (being the calculated revenues from the Natural Gas cost recovery rate rider or the deemed cost of Natural Gas and Natural Gas supply related riders) in that year for Natural Gas Distribution Service within the Municipal Service Area.

For the first (1st) calendar year or portion thereof of the Term of this Agreement, the franchise fee percentage will be thirty-five percent (35%).

By no later than September 1st of each year, the Company will:

i. advise the Municipality in writing of the total revenues that were derived from the Delivery Tariff within the Municipal Service Area for the prior calendar year; and

ii. with the Municipality's assistance, provide in writing an estimate of total revenues to be derived from the Delivery Tariff within the Municipal Service Area for the next calendar year.

b) Adjustment to the Franchise Fee

At the option of the Municipality and subject to Commission approval, the franchise fee percentage may be changed annually by providing written notice to the Company.

If the Municipality wishes to amend the franchise fee percentage, then the Municipality will, no later than November 1st in any year of the Term, advise the Company in writing of the franchise fee percentage to be charged for the following calendar year. Upon receipt of notice, the Company will work with the Municipality to ensure all regulatory requirements are satisfied on a timely basis and agrees to use best efforts to obtain approval from the Commission for

implementation of the proposed franchise fee percentage as and from January 1st of the following calendar year.

If the Municipality provides written notice at any other time with respect to a franchise fee change, the Company will implement the new franchise fee percentage as soon as reasonably possible.

c) Notice to Change Franchise Fee

Prior to implementing any change to the franchise fee, the Municipality will notify its intent to change the level of the franchise fee and the resulting effect such change will have on an average residential Consumer's annual Natural Gas bill through publication of a notice once in the newspaper with the widest circulation in the Municipal Service Area at least forty five (45) days prior to implementing the revised franchise fee. A copy of the published notice will be filed with the Commission.

d) Payment of Franchise Fee

The Company will pay the Municipality the franchise fee amount billed to Consumers on a monthly basis within forty-five (45) days after billing Consumers.

e) Franchise Fee Cap

The franchise fee percentage will not at any time exceed thirty five percent (35%) without prior Commission approval.

f) Reporting Considerations

Upon request, the Company will provide to the Municipality, along with payment of the franchise fee amount information on the total Delivery Tariff billed, the franchise fee percentage applied, and the derived franchise fee amount used by the Company to verify the payment of the franchise fee amount as calculated under this paragraph 5.

g) Franchise Fees Collected from NOVA Gas Transmission Ltd. Customers

In the event certain customers in the Municipal Service Area connected to the Company's Natural Gas Distribution System are customers of the NOVA Gas Transmission Ltd. (NGTL), a franchise fee will be collected from such customers by NGTL in accordance with NGTL's applicable tariff and such franchise fee once remitted to the Company will be aggregated with the franchise fee as calculated in paragraph 5 a) to be dealt with in accordance with paragraph 5 d).

6) Core Services

The Company agrees to provide to the Municipality the Core Services set forth in Schedule "A". The Company and the Municipality may amend Schedule "A" from time to time upon mutual agreement.

7) Provision of Extra Services

Subject to an agreement being reached, the Company agrees to provide to the Municipality the Extra Services, if any, set forth in Schedule "B", as requested by the Municipality from time to time. The Company is entitled to receive from the Municipality a reasonable amount for full compensation for the provision of the Extra Services in accordance with Schedule "B". The Company and the Municipality may amend Schedule "B" from time to time upon mutual agreement.

Any breach by the Company in connection with the provision of any Extra Services contained in this Agreement will not constitute a breach of a material provision of this Agreement for the purposes of paragraph 9.

8) Municipal Taxes

Amounts payable to the Municipality pursuant to this Agreement will be (without duplication) in addition to the municipal taxes and other levies or charges made by the Municipality against the Company, its land and buildings, linear property, machinery and equipment.

9) Right to Terminate on Default

In the event either Party breaches any material provision of this Agreement, the other Party may, at its option, provide written notice to the Party in breach to remedy such breach. If the said breach is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required by the Party in breach using best efforts on a commercially reasonable basis, the Party not in breach may give six (6) months notice in writing to the other Party of its intent to terminate this Agreement, and unless such breach is remedied to the satisfaction of the Party not in breach acting reasonably this Agreement will terminate six (6) months from the date such written notice is given, subject to prior Commission approval.

10) Sale of Natural Gas Distribution System

Upon the expiration of the Term of this Agreement or the termination of this Agreement pursuant to the terms and conditions hereof or by operation of law or order of a governmental authority or court of law having jurisdiction the Municipality may, subject to the approval of the Commission under Section 47 of the MGA:

i. exercise its right to require the Company to sell to it the Natural Gas Distribution System within the Municipal Service Area pursuant to the provisions of the MGA, where applicable; or

ii. if such right to require the Company to sell the Natural Gas Distribution System is either not applicable or has been repealed, require the Company to sell to it the Natural Gas Distribution System. If, upon the expiration of the Agreement, the parties are unable to agree on the price or on any other terms and conditions of the purchase, the unresolved matters will be referred to the Commission for determination.

11) Provision of Detailed Plans and Equipment

a) Detailed Plans

The Company agrees to provide to the Municipality for the Municipality's purposes only, the most current set of detailed plan sheets including as-built drawings and specifications showing the locations (excluding depth) and alignments of the Natural Gas Distribution System, excepting service lines and installations on private property, according to the plan sheets in hard copy and in Electronic Format, where available, together with as many prints of the overall Natural Gas Distribution System as the Municipality may reasonably require. These plans and plan sheets will be updated by the Company on at least an annual basis.

The Municipality will, upon reasonable request, provide to the Company any subdivision development plans of the Municipality in hard copy and in Electronic Format, where available. The subdivision development plans are provided to the Company for the sole purpose of assisting the Company in delivering Natural Gas to the Consumer.

b) Provision of Equipment

The Company agrees to provide the Municipality's fire department with the equipment necessary for the operation of curb boxes and service valves. In case of fire, the service valves may be turned off by the fire department if they reach a fire before the Company's representative. The Municipality will notify one of the Company's representatives of fires which may affect the Natural Gas Distribution System and/or the operations thereof as quickly as reasonably possible or, in the event they cannot reach a Company representative, the Municipality will advise the Company's standby personnel of such fires. The Company will ensure its representatives reasonably cooperate with the Municipality in preventing, controlling and investigating fires involving or affecting the Natural Gas Distribution System.

12) Right of First Refusal to Purchase

a) If during the Term of this Agreement, the Company receives a bona fide arm's length offer to operate, take control of, or purchase the Natural Gas Distribution System within the Municipal Service Area, which the Company is willing to accept, then the Company will promptly give written notice to the Municipality of the terms and conditions of such offer and the Municipality will during the next one hundred and twenty (120) days, have the right of first refusal to operate, take control of or purchase the Natural Gas Distribution System, as the case may be, for the same price and upon the terms and conditions contained in the said offer.

Notwithstanding the foregoing, in the event the Municipality fails or refuses to exercise its right of first refusal, the Municipality will retain the right to withhold its consent to an assignment of this Agreement in accordance with paragraph 20 below. For the purposes of this paragraph 12, "operate, take control" will not be construed as including the subcontracting by the Company of only some portions of its operations where the Company continues to be responsible for the performance of this entire Agreement;

b) If the Municipality does not exercise its right of first refusal and the said bona fide offer the Company is willing to accept does not proceed to closure, the Municipality retains its right of first refusal on any other offer.

c) This right of first refusal applies where the offer pertains only to the entire Natural Gas Distribution System. The right of first refusal does not apply to offers that include any other distribution systems or distribution facilities of the Company located outside of the Municipal Service Area. If such offer includes other distribution systems of the Company, the aforesaid right of first refusal will be of no force and effect and will not apply.

d) Where the Municipality exercises its rights to purchase the Natural Gas Distribution System from the Company and thereby acquires the Natural Gas Distribution System, the Municipality agrees, should it no longer wish to own the Natural Gas Distribution System within five (5) years after it acquires the said system and the Municipality receives any bona fide offer from an arms-length third party to purchase the Natural Gas Distribution System, which it is willing to accept, then it will promptly give written notice to the Company of the terms and conditions of such offer. The Company will during the next one hundred and twenty (120) days have the first right of refusal to purchase the Natural Gas Distribution System for the same price and upon the same terms and conditions as contained in the said offer.

e) The Municipality's right of first refusal will not apply where the Company has agreed to transfer the Natural Gas Distribution System to a third party utility company in exchange for certain other assets provided all of the following conditions are met:

i. the third party utility can demonstrate to the reasonable satisfaction of the Municipality that it meets the necessary technical and financial requirements to own and operate the Natural Gas Distribution System;

ii. the only consideration that will be exchanged between the Company and the third party utility company is the transfer and exchange of assets and monetary consideration limited to a maximum of 49% of the net book value of the Natural Gas Distribution System;

iii. there is no adverse impact to the Municipality resulting from the transfer and exchange above referenced as determined by the Commission;

iv. the Company and the third party utility company obtain all the requisite regulatory requirements prior to completing the transfer and exchange; and

v. full compensation is paid to the Municipality for all reasonable costs including administrative and legal costs incurred by the Municipality in ensuring all of the conditions i) through iv) above are satisfied.

13) Construction and/or Maintenance of Natural Gas Distribution System

a) Municipal Approval

Before undertaking any Major Work, or in any case in which the Municipality specifically requests any Major Work, the Company will submit to and obtain the written approval from the Municipality, or its authorized officers, of the Plans and Specifications for the proposed Major Work and its location. Approval by the Municipality granted in accordance with this paragraph will be limited to an approval of the location and alignment of the Major Work only, and will not signify approval of the structural design or the ability of the work to perform the function for which it was intended.

Prior to commencing the Work, the Company will obtain such other applicable permits as are required by the Municipality. The Company will notify the Municipality of all Work done within the Municipal Service Area prior to commencing the Work where reasonably practicable. However, only Major Work is subject to a formal approval process.

The Company will obtain prior written approval from the Municipality for any traffic lane or sidewalk closures required to be made at least forty-eight (48) hours prior to the commencement of the proposed Work.

For the purposes of obtaining the approval of the Municipality for Major Work under this Agreement, the Company will provide the Municipality with the Plans and Specifications for the proposed Major Work in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials). The Plans

and Specifications will include a description of the project and drawings of a type and format generally used by the Company for obtaining approvals from municipalities and will illustrate the proposed changes to the Natural Gas Distribution System.

b) Restoration of Municipal Property

The Company agrees when it or any agent employed by it undertakes any Work on any Municipal Property, the Company will complete the said Work promptly and in a good and workmanlike manner and, where applicable, in accordance with the approved Plans and Specifications. Further, and unless otherwise agreed to by the Parties, the Company will forthwith restore the Municipal Property to the same state and condition, as nearly as reasonably possible, in which it existed prior to the commencement of such Work, subject to reasonable wear and tear and to the satisfaction of the Municipality acting reasonably.

The Company will, where reasonably practicable and prudent, locate its pipelines and related equipment in lanes and alleys rather than in the streets and main thoroughfares.

The Company further covenants it will not unduly interfere with the works of others or the works of the Municipality. Where reasonable and in the best interests of both the Municipality and the Consumer, the Company will cooperate with the Municipality and coordinate the installation of the Natural Gas Distribution System along the designated rights-of-way pursuant to the direction of the Municipality. During the performance of the Work, the Company will use commercially reasonable efforts to not interfere with existing Municipal Property and to cause as little damage as possible to the property of others (including the Municipality Property). If the Company causes damage to any existing Municipal Property during the performance of any Work, it will cause such damage to be repaired at its own cost.

Upon default by the Company or its agent to repair damage caused to Municipal Property as set out above, the Municipality may provide written notice to the Company to remedy the default. If the default is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required and requested by the Company using best efforts on a commercially reasonable basis to remedy the default, the Municipality may undertake such repair work and the Company will be liable for the reasonable costs thereof.

c) Urgent Repairs and Notification to Municipality

If any repairs or maintenance required to be made to the Natural Gas Distribution System are of an urgent nature where the operation or reliability of the Natural Gas Distribution System is materially compromised or potentially materially compromised, the Company will be entitled to conduct such repairs or maintenance as are commercially reasonable without prior notice to the Municipality and, unless otherwise specified by the Municipality, the Company will provide notice to the

Municipality as soon as practicable and, in any event, no later than seventy-two (72) hours after the repairs are commenced.

d) Company to Obtain Approvals from Other Utilities

The Company will be solely responsible for locating, or causing to be located, all existing utilities or utility mains, pipes, valves and related facilities in, on or adjacent to the Work site. The Company will notify all other utility operators and ensure utilities and utility mains, pipes, valves and related facilities are staked prior to commencement of construction. Unless the Municipality has staked the location for the utility property, staking will not be deemed to be a representation or warranty by the Municipality the utility or utility property are located as staked. The Municipality will not be responsible for any damage caused by the Company to any utility or any third party as a result of the Company's Work, unless the Municipality has improperly staked the utility property. Approval must be obtained by the Company from the owner of any third party utility prior to relocation of any facility owned by such third party utility.

e) Revised Plans and Specifications

Following completion of the Major Work, the Company will provide the Municipality with the revised Plans and Specifications, updated after construction, in Electronic Format, where available and upon request, the Company will provide the Municipality with a hard copy of the materials within three (3) months of the request. The Company will provide the Municipality with copies of any other revised Plans and Specifications as reasonably requested by the Municipality. For the purposes of this paragraph and paragraph 11, the Company may satisfy its obligations to provide revised Plans and Specifications in Electronic Format by:

i. advising the Municipality the revised Plans and Specifications are posted to a web- based forum that contains such information; and

ii. allowing the Municipality access to such web-based forum.

f) Approvals

Where any approvals are required to be obtained from either Party under this paragraph, such approvals will not be unreasonably withheld.

The Company will ensure all Work is performed in accordance with the requirements of all applicable legislation, rules and regulations. The Company will immediately notify the Municipality of any lien, claim of lien or other action of which it has or reasonably should have knowledge, and will cause the same to be removed within

thirty (30) days (or such additional time as the Municipality may allow in writing), failing which the Municipality may take such action as it reasonably deems necessary to remove the same and the entire cost thereof will be immediately due and payable by the Company to the Municipality.

14) Responsibilities for Cost of Relocations

a) Upon receipt of one (1) year's notice from the Municipality, the Company will, at its own expense, relocate to Municipal Property such part of the Natural Gas Distribution System that is located on Municipal Property as may be reasonably required by the Municipality due to planned municipal construction. In order to encourage the orderly development of Municipal facilities and the Natural Gas Distribution System, the Municipality and the Company agree they will meet regularly to:

   i. review the long-term facility plans of the Municipality and the Company; and

   ii. determine the time requirements and costs for final design specifications for each relocation. Providing the Municipality is not the developer requesting the relocation for commercial or residential resale to third parties, the Company will bear the expenses of the required relocation.

b) Notwithstanding the foregoing, the Company will not be required to move any part of the Natural Gas Distribution System after receipt of notice from the Municipality in accordance with this paragraph where:

   i. the Company has illustrated to the satisfaction of the Municipality, acting reasonably, an appropriate Alternative Course of Action is available;

   ii. the Municipality has provided the Company with its written approval of the Alternative Course of Action (which approval may not be unreasonably withheld by the Municipality); and

   iii. the Company has provided its written undertaking to carry out the Alternative Course of Action promptly and within a sufficiently short period of time so as to ensure the Municipality will be left with sufficient time to complete the said planned municipal construction within the Intended Time Frame (taking into account any delays which the Municipality may encounter as a result of the Company utilizing the Alternative Course of Action).

c) For the purposes of this paragraph 14, the term "Alternative Course of Action" will mean any course of action that will enable the Municipality to complete the said Municipal construction and will result in a net cost savings to the Company (taking into account all additional costs incurred by the Company in carrying out the Alternative Course of Action and any additional costs which the Municipality may incur and which the Company will be required to pay in accordance with this paragraph 14 and "Intended Time Frame" will mean the period of time within which the Municipality

would have reasonably been able to complete the said Municipal construction if the Company would have relocated the Natural Gas Distribution System in accordance with this paragraph 14.

If the Municipality agrees to permit the Company to utilize an Alternative Course of Action, the Company will pay any and all costs incurred in carrying out the Alternative Course of Action and will pay on demand to the Municipality (on a full indemnity basis) any and all costs incurred by the Municipality:

i. in conducting a review of the Alternative Course of Action to determine whether the Alternative Course of Action is acceptable to the Municipality;

ii. in modifying any plans the Municipality may have prepared in respect of the said municipal construction ("Modified Plans") or in preparing or developing plans and procedures ("Work Around Procedures") to work around the Natural Gas Distribution System or any improvement, thing, or component utilized by the Company in effecting the Alternative Course of Action; and

iii. in the course of conducting the said planned municipal construction where such costs would not have been incurred by the Municipality if the Company had relocated the Natural Gas Distribution System in accordance with this paragraph 14 (including any reasonable additional cost the Municipality may incur in completing the said municipal construction in accordance with the Modified Plans or in effecting any Work Around Procedures).

d) The following example illustrates the intended application of the foregoing provisions:

Where:

i. The Municipality requires the Company to move a Natural Gas line so the Municipality can replace its own sewer lines. The cost of moving the Natural Gas line is $10,000. The cost of carrying out the replacement of the sewer line after moving the Natural Gas line is $40,000;

ii. The Company proposes to simply brace the Natural Gas line (at a cost of $2,000) and the Municipality, acting reasonably, approves of this as an Alternative Course of Action;

iii. As a result of having to prepare Modified Plans and to prepare and implement Work Around Procedures to work around the braces, the actual cost incurred by the Municipality in replacing the sewer line is $45,000 (being a net increase in cost of $5,000); the Company is required to pay the $2,000 cost of the bracing together and the additional cost of $5,000 incurred by the Municipality (resulting in a net savings of $3,000 to the Company).

In cases of emergency, the Company will take all measures that are commercially reasonable and necessary to ensure public safety with respect to relocating any part of the Natural Gas Distribution System that may be required in the circumstances.

If the Company fails to complete the relocation of the Natural Gas Distribution System or fails to repair or do anything else required by the Company pursuant to this subparagraph without valid justification and in a timely and expeditious manner to the satisfaction of the Municipality's representative, acting reasonably, the Municipality may, but is not obligated to, complete such relocation or repair and the Company will pay the reasonable costs of such relocation or repair forthwith to the Municipality. If the Municipality chooses to complete such relocation or repair the Municipality will ensure such work is completed using the Company's design specifications and standards, as provided by the Company, including the use of good and safe operating practices.

The Municipality is not responsible, either directly or indirectly, for any damage to the equipment which forms part of the Natural Gas Distribution System which may occur during its installation, maintenance or removal by the Company, nor is the Municipality liable to the Company for any losses, claims, charges, damages and expenses whatsoever suffered by the Company including claims for loss of revenue or loss of profits, on account of the actions of the Municipality, its agents or employees, working in, under, over, along, upon and across its highways and rights-of- ways or other Municipal Property other than direct loss or damage to the Company caused by the negligence or willful misconduct of the Municipality, its agents or employees.

In the event the relocation or any part thereof requires the approval of a third party, the Municipality will use reasonable efforts to assist the Company in any negotiation with such third party to obtain the necessary approval(s).

In the event the relocation results from the demand or order of an authority having jurisdiction, other than the Municipality, the Municipality will not be responsible for any of the costs of such relocation.

15) Natural Gas Distribution System Expansion

Subject to the Terms and Conditions, and at no cost to the Municipality unless otherwise provided for under the Terms and Conditions, the Company will, on a timely basis, use its best efforts on a commercially reasonable basis to meet the Natural Gas Distribution System expansion requests of the Municipality or a Consumer and provide the requisite facilities for connections for new Consumers to the Natural Gas Distribution System.

16) Increase in Municipal Boundaries

Where the Municipality increases its geographical area, through annexation or amalgamation, as understood under the MGA, by the greater of 640 acres and twenty five (25%) percent of the current area or more, the Municipality will have the option to:

a) terminate this Agreement provided the Municipality gives notice in writing to the Company of its intention to do so; or

b) add the increased area to the Municipal Service Area already served by the Company so that the rights and obligations contained in this Agreement will apply in respect of the Municipal Service Area, including the increased area.

For all other increases to the Municipal Service Area through annexation or amalgamation as understood under the MGA, the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area.

17) Joint Use of Municipal Rights-of-Way

a) Municipal Use

The Municipality will upon written notice to the Company have, for any reasonable municipal purpose, the right to make use of any municipal rights-of-way granted to the Company by the Municipality, provided such use complies with good and safe operating practices, as determined by the Company acting reasonably, applicable legislation, and does not unreasonably interfere with the Company's use thereof, at no charge to the Municipality. The Municipality is responsible for its own costs and any necessary and reasonable costs incurred by the Company including the costs of any alterations that may be required in using municipal rights-of-way.

b) Third Party Use and Notice

If any third party, including other utilities, desire to jointly use the municipal rights-of-way, the Company agrees it will not grant the third party joint use except in accordance with this paragraph, or unless otherwise directed by any governmental authority or court of law having jurisdiction.

The Company agrees the following procedure will be used in granting permission to third parties desiring joint use of the municipal rights-of-way:

i. first, the third party will be directed to approach the Company to initially request conditional approval from the Company to use that part of the municipal rights-of-way it seeks to use;

ii. second, upon receiving written conditional approval from the Company, the third party will be directed to approach the Municipality to obtain its written approval to jointly use that part of the municipal rights-of-way. As a condition of granting its consent, the Municipality may require such third party enter into an agreement with the Municipality, and such agreement may require such third party pay compensation to the Municipality; and

iii. third, upon receiving written conditional approval from the Municipality, the third party will be directed to obtain final written approval from the Company to jointly use that part of the municipal rights-of-way. Once a joint use agreement has been entered into between the Company and the third party, it will not be subsequently amended without the written consent of the Municipality (which consent will not be unreasonably withheld).

c) Cooperation

The Company and the Municipality agree they will use reasonable efforts to cooperate with each other in encouraging the use of joint trenching and in any negotiations with third parties desiring joint use of any part of the municipal rights-of-way located on Municipal Property.

d) Payment

The compensation paid or to be paid by such third party to the Municipality for the use of the Municipal Property including its rights-of-way, will be determined between the Municipality and the third party.

The compensation paid or to be paid by such third party to the Company for the joint use of any portion of the municipal rights-of-way will be determined between the Company and the third party, subject to the jurisdiction of any governmental authority over the matter and the Municipality's right to intervene in any related regulatory proceeding.

e) Provision of Agreements

Upon reasonable request by the Municipality, copies of these agreements will be updated by the Company and provided to the Municipality at no cost to the Municipality.

18) Municipality as a Retailer

The provisions of this Agreement will not in any way restrict the right of the Municipality to become a retailer within the meaning of the GUA.

19) Reciprocal Indemnification and Liability

a) The Company will indemnify and save the Municipality, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements), including indemnity from and against any claim, loss, cost, demand and legal or other expense, whether in respect of any lien, encumbrance or

otherwise, arising out of any Work performed by or for the Company, which may be brought against or suffered, sustained, paid or incurred by the Municipality, its servants, agents, employees, contractors, licensees and invitees, arising from, or otherwise caused by:

i. any breach by the Company of any of the provisions of this Agreement; or

ii. the negligence or willful misconduct of the Company, or any of its servants, agents, employees, licensees, contractors or invitees in carrying on its business within the Municipal Service Area.

b) The Municipality will indemnify and save the Company, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements) which may be brought against or suffered, sustained, paid or incurred by the Company, its servants, agents, employees, licenses, contractors and invitees, arising from, or otherwise caused by:

i. any breach by the Municipality of any of the provisions of this Agreement; or

ii. the negligence or willful misconduct of the Municipality, or any of its servants, agents, employees, licensees, contractors or invitees, in carrying on the business of the Municipality.

c) Notwithstanding anything to the contrary herein contained, in no event will the Municipality or the Company be liable under this Agreement, in any way, for any reason, for any indirect, special or consequential damages (including damages for pure economic loss, loss of profits, loss of earnings or loss of contract), howsoever caused or contributed to.

20) Assignment

In the event the Company agrees to sell the Natural Gas Distribution System to a third party purchaser, the Company will comply with paragraph 10 above. In addition, the Company will request the third party purchaser confirm in writing it will agree to all the terms and conditions of this Agreement between the Company and the Municipality. The Company agrees it will provide to the Municipality a copy of the third party purchaser's confirmation letter.

The Company agrees to provide the Municipality with reasonable prior written notice of a sale of the Natural Gas Distribution System to a third party purchaser. The Parties will thereafter meet to discuss the technical and financial capabilities of the third party purchaser to perform and satisfy all terms and conditions of the Agreement, and the compensation payable to the Municipality for all costs including administrative and legal costs relating to providing its written consent to the Assignment ("Municipal Compensation").

The Municipality has thirty (30) days from the meeting date with the Company to provide written notice to the Company of its intention to consent or withhold its consent to the assignment of the Agreement to the third party purchaser. The Company agrees the Municipality may provide notice of its intention to withhold its consent to the assignment of this Agreement to the third party purchaser if the Municipal Compensation is inadequate or if the third party purchaser fails to covenant, in favour of the Municipality, to perform and observe all of the covenants and obligations of the Company to be performed and observed under this Agreement and otherwise solely on the basis of reasonable and material concerns regarding the technical capability or financial wherewithal of the third party purchaser to perform and satisfy all terms and conditions of the Agreement. In this case, such notice to the Company must specify in detail the Municipality's concern.

Should the Municipality not reply within the thirty (30) day period, it is agreed the Municipality will be deemed to have consented to the assignment. The Company further agrees when it applies to the Commission for approval of the sale, it will include in the application any notice received from the Municipality, including the reasons given by the Municipality for withholding its consent. The Municipality will have the right to make its own submissions to the Commission.

Subject to the Company having fulfilled the obligations outlined in the preceding three paragraphs, the Company will be entitled to assign this Agreement to an arm's length third party purchaser of the Natural Gas Distribution System without the consent of the Municipality, subject to paying the Municipal Compensation for the assignment, and having obtained the Commission's approval for the sale of the Natural Gas Distribution System and, the third party purchaser's confirmation in writing that it agrees to all the terms and conditions of this Agreement.

Where the Commission approves such sale of the Natural Gas Distribution System to a third party and the third party provides written confirmation to assume all liabilities and obligations of the Company under this Agreement, then upon the assignment of this Agreement and the payment of the Municipal Compensation for its consent to the Assignment subject to Commission approval, the Company will be released from all its liabilities and obligations thereunder.

The Company will be entitled to assign this Agreement to a subsidiary or affiliate of the Company without the Municipality's written consent. Where the Company assigns this Agreement to a subsidiary or affiliate, the Company will remain jointly and severally liable.

Further, it is a condition of any assignment that the subsidiary, affiliate or third party purchaser, as the case may be, will provide written notice to the Municipality indicating it will assume all liabilities and obligations of the Company under this Agreement.

Any disputes arising under the operation of this paragraph will be submitted to the Commission for determination.

21) Notices

a) All notices, demands, requests, consents, or approvals required or permitted to be given pursuant to the terms of this Agreement will be in writing and will be deemed to have been properly given if personally served, sent by registered mail or sent in Electronic Format to the Municipality or to the Company as the case may be, at the addresses set forth below:

To the Company:

ATCO Gas and Pipelines Ltd.
Attention: Vice President, Operations
5302 Forand Street
Calgary, Alberta, T3E 8B4
Phone: (403) 292-7500

To the Municipality:

Town of Blackfalds
Attention: Chief Administrative Officer
Box 220, 5018 Waghorn St.
Blackfalds, Alberta
T0M 0J0
Phone: (403) 885-4677

b) The date of receipt of any such notice as given above, will be deemed to be as follows:

i. In the case of personal service, the date of service;

ii. In the case of registered mail, the seventh (7th) business day following the date of delivery to the Post Office, provided, however, in the event of an interruption of normal mail service, receipt will be deemed to be the seventh (7th) day following the date on which normal service is restored; or

iii. In the case of delivery in Electronic Format, the date the notice was actually received by the recipient or, if not a business day, then the next business day.

22) Interruptions or Discontinuance of Delivery Service

Subject to its Delivery Tariff, the Company will use its best efforts on a commercially reasonable basis to avoid and minimize any interruption, reduction or discontinuance of Natural Gas Distribution Service to any Consumer. However, the Company reserves the right to do so for any one of the following reasons:

a) Where the Company is required to effect necessary repairs or changes to the Natural Gas Distribution System;

b) On account of or to prevent fraud or abuse of the Natural Gas Distribution System;

c) On account of defective aspects of the Natural Gas Distribution Systems which in the opinion of the Company, acting reasonably, may become dangerous to life or property;

d) Where required, under the Terms and Conditions, due to a Consumer's non-payment of Natural Gas bills.

To the extent the Company has any planned major interruptions, reductions or discontinuances in Natural Gas Distribution Service, it will notify the Municipality in writing as soon as practicable in the circumstances. For any other major interruption, reductions or discontinuances in Natural Gas Distribution Service, the Company will provide notice (in a format acceptable to the Municipality) as soon as is practicable in the circumstances.

23) Dispute Settlement

a) If any dispute or controversy of any kind or nature arises relating to this Agreement or the Parties' rights or obligations hereunder, the Parties agree such dispute or controversy will be resolved by negotiation, and where such negotiation does not result in the settlement of the matter within thirty (30) days of notice of such dispute being provided by one Party to the other Party, and to the extent permitted by law, the Company and Municipality agree that unresolved disputes pertaining to this Agreement, other than those contemplated in paragraphs 3 and 20 and Section 3 of Schedule "A", or those related to the sale of the Natural Gas Distribution System as contemplated in paragraphs 10 and 12 hereof, or any other matter within the exclusive jurisdiction of a governmental authority having jurisdiction, will be submitted to arbitration for determination and may be commenced by either Party providing written notice to the other Party stating the dispute to be submitted to arbitration.

The Parties will attempt to appoint a mutually satisfactory arbitrator within ten (10) business days of the said notice. In the event the Parties cannot agree on a single arbitrator within the ten (10) business days, the dispute will be forwarded to the Commission for resolution or determination.

In the event the Commission declines to assist in resolving the dispute or declines to exercise or claim jurisdiction respecting the dispute, both Parties agree to have the dispute resolved by an arbitration panel in accordance with the following procedure.

Each Party will appoint an arbitrator within the ten (10) business days thereafter by written notice, and the two arbitrators will, together, appoint a third arbitrator within twenty-five (25) business days of written notice for arbitration. The dispute will be heard by the arbitration panel within forty-five (45) business days of the written notice for arbitration unless extended by mutual agreement between the Parties. The arbitration panel will render a decision within twenty (20) business days of the last day of the hearing.

Except, as otherwise expressly provided in this Agreement, the provisions of the *Arbitration Act* (Alberta) (as amended from time to time) will apply to any arbitration undertaken under this Agreement subject always to the Commission's jurisdiction over any matter submitted to arbitration. Pending resolution of any dispute, the Municipality and the Company will continue to perform their respective obligations hereunder.

b)`The Company will advise the Commission of any dispute submitted to arbitration within ten (10) business days of it being submitted and will advise the Commission of the results of arbitration within ten (10) business days following receipt of the decision of the arbitrator(s).

24) Application of Water, Gas and Electric Companies Act

This Agreement will be deemed to operate as consent by the Municipality to the exercise by the Company of those powers which may be exercised by the Company with the consent of the Municipality under and pursuant to the provisions of the *Water, Gas and Electric Companies Act* (Alberta), as amended.

25) Force Majeure

If either Party fails to meet its obligations hereunder within the time prescribed, and such failure is caused or materially contributed by an event of “force majeure”, such failure will be deemed not to be a breach of the obligations of such Party hereunder, but such Party will use its best efforts on a commercially reasonable basis to put itself in a position to carry out its obligations hereunder. The term “force majeure” will mean any acts of God, strikes, lock-outs, or other industrial disturbances, acts of the King’s enemies, acts of terrorism (either foreign or domestic), sabotage, war, blockades, insurrections, riots, epidemics, lightening, earthquakes, storms, fires, wash-outs, nuclear and radiation activity or fall-out, restraints of rulers and people, orders of governmental authorities or courts of law having jurisdiction, the inability to obtain any necessary approval from a governmental authority (excluding the Municipality) having jurisdiction, civil disturbances, explosions, mechanical failure, and any other causes similar in nature not specifically enumerated or otherwise specified herein that are not within the control of such Party, and all of which by the exercise of due diligence of such Party could not have been prevented. Lack of finances will be deemed not to be an event of “force majeure”.

26) Terms and Conditions

The Terms and Conditions applicable to the Company and approved by the Commission, as revised or amended from time to time by the Commission, will apply to the Municipality. Nothing in this Agreement is intended to supersede the Terms and Conditions.

27) Not Exclusive Against His Majesty

Notwithstanding anything to the contrary herein contained, it is mutually understood and agreed the rights, powers and privileges conferred and granted by this Agreement will not be deemed to be exclusive against His Majesty in right of the Province of Alberta.

28) Severability

If for any reason any covenant or agreement contained in this Agreement, or the application thereof to any Party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or agreement will be deemed to be independent of the remainder of this Agreement and to be severable and divisible from this Agreement. The invalidity, unenforceability or illegality will not affect, impair or invalidate the remainder of this Agreement or any part thereof. The intention of the Municipality and the Company is that this Agreement would have been executed without reference to any portion which may, for any reason or to any extent, be declared or held invalid, unenforceable or illegal.

29) Amendments

This Agreement may only be amended by written agreement of the Parties, such amendments to be subject to any regulatory approvals required by law.

30) Waiver

A waiver of any default, breach or non-compliance under this Agreement is not effective unless in writing and signed by the Party to be bound by the waiver. No waiver will be inferred from or implied by any failure to act or delay in acting by a Party in respect of any default, breach or non- observance or by anything done or omitted to be done by the other Party.

The waiver by a Party of any default, breach or non-compliance under this Agreement will not operate as a waiver of that Party's rights under this Agreement in respect of any continuing or subsequent default, breach or non-compliance under this Agreement (whether of the same nature or any other nature).

31) Confidentiality

The Company acknowledges the Municipality is governed by the provisions of the *Access to Information Act* and the *Protection of Privacy Act*.

IN WITNESS WHEREOF the Parties hereto have executed these presents as of the day and year first above written.

Municipality

PER: _____

Mayor

PER: _____

Chief Administrative Officer

Company

PER: _____

Vice President, Operations

PER: _____

Vice President, Engineering & Construction

SCHEDULE "A" Core Services

The Company will provide to the Municipality the following basic services as Core Services:

1) The Company will deliver Natural Gas to the Consumers in accordance with the Company's Terms and Conditions, the Company's Distribution Tariff, the GUA, any regulations thereto, and any Commission orders and decisions.

2) The Company will install all Natural Gas facilities required to provide service to the Consumers in accordance with all applicable regulations, codes, applicable standards and common industry practices.

3) As required by legislation, the Company will provide and install all necessary regulators and meters necessary for measuring the Natural Gas supplied to each Consumer.

4) The Company agrees to collaborate with the Municipality's emergency response services in an effort to mutually develop emergency response procedures relating to Natural Gas emergencies.

5) The Company will provide personnel twenty-four (24) hours a day to investigate and make safe any suspected gas leak inside or outside the Consumer's premises.

6) The Company will utilize the services of qualified personnel for designing all Natural Gas facilities to satisfy all applicable regulatory codes and standards, preparing necessary work order plans and monitoring the distribution network pressures to ensure the Company's facilities will satisfy the Consumer's current and future Natural Gas delivery requirements.

7) The Company will provide to the Municipality, on request, copies of any and all Natural Gas Distribution Service related written or electronic, where available information or reports required to be filed with the Commission by the Company.

8) The Company will provide to the Municipality, upon request and to the extent the information is available, an annual report on the following standards:

   a) **System Reliability** - will be measured by:

      i. The number of major outages resulting in a loss of service to Consumers;

      ii. The number of Consumers affected by each major outage; and iii. The duration of each major outage.

   b) **Consumer Satisfaction** - will be measured by:

      i. Company-wide call centre targets and statistics (wait times, abandoned calls, call

volumes, etc.); and

ii. any Consumer complaints received by the Commission.

c) **Public Safety -** will be measured by:

i. the number of customer injuries and/or damages due to Natural Gas Distribution System failure;

ii. the number of line hits per total locates completed;

iii. the number of line hits as a result of inaccurate locates;

iv. the percentage of the area of the Municipality surveyed for leaks and yearly cathodic protection measures;

v. the number and nature of calls received from the Municipality and any of its Municipal agencies (including fire department, police department etc.) regarding the Natural Gas Distribution System.

9) Once per year, upon request and subject to any applicable privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting or restricting such disclosure, the Company will provide to the Municipality:

a) The total number of sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

b) The total gigajoules (GJ) of Natural Gas consumed by Consumers billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

c) The franchise fee revenue billed to Consumers within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two(2) years;

d) Where the Municipality is the customer of record and the Municipality provides a list of those sites to the Company on the form provided by the Company:

i. The total number of those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

ii. The total gigajoules (GJ) of Natural Gas at those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;

iii. The franchise fee revenue billed to those sites within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years; and

e) Such other information as may be agreed upon by the Parties from time to time.

Where privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting such disclosure prevent the Company from providing the information above, the Company will make reasonable attempts to aggregate the information so as to comply with the applicable rules. The Company will not be obligated to provide such aggregated information if it believes such aggregation will not allow the Company to comply with the applicable rules.

10) Upon request by either Party, the Company will meet with the Municipality. Through a mutual exchange of information the Company will keep the Municipality apprised of the Company's construction and upgrading programs planned for the Municipal Service Area and the Municipality will advise the Company of any issues or plans relating to, or potentially impacting, the Natural Gas Distribution System.

SCHEDULE "B" Extra Services

Nothing in this Agreement precludes the Parties from contracting for Extra Services outside the provisions of this Agreement. In the event the Parties do elect to contract for the provision of Extra Services within the provisions of this Agreement and unless otherwise agreed upon by the Parties, nothing in this Agreement will preclude the Company from sub-contracting with third parties for the provision of Extra Services.

Subject to Commission approval, as may be required, any payments from the Municipality to the Company for Extra Services, if agreed to by the Municipality, may be deducted from the Franchise Fee collected from Consumers and otherwise remitted to the Municipality pursuant to paragraph 5 of this Agreement. The timing and quantum of such payments will be as agreed upon by the Parties and set forth in (insert paragraph number from Schedule B) of this Schedule.

Effective August 1, 2026, by AUC Disposition 30835-D01-2026

ATCO GAS AND PIPELINES LTD. – NORTH RIDER "A"
MUNICIPAL FRANCHISE FEE TO ALL RATES AND ANY OTHER RIDERS THERETO

All charges under the Rates, including any charges under other Riders, to Customers situated within the communities listed on this Rider "A" Municipal Franchise Fee are subject to the addition of the percentage shown. The percentage shown is to be applied as an addition to the billings calculated under the Rates including charges as allowed under other Riders in effect.

Method A. - Applied to gross revenues*.

Municipalities	%	Effective Date	Municipalities	%	Effective Date	Municipalities	%	Effective Date
Alberta Beach	8.00	20/03/01	Fort Saskatchewan	0.00	04/09/28	Oyen	30.00	08/01/17
Alix	12.00	19/01/01	Fox Creek	15.00	20/01/01	Peace River	32.00	22/01/01
Amisk	9.10	00/04/18	Gibbons	30.00	05/10/01	Point Alison	15.00	07/10/12
Andrew	12.00	24/05/01	Girouxville	26.00	19/01/01	Ponoka	31.00	24/02/01
Ardrossan	22.00	26/08/01	Golden Days	25.00	04/06/15	Provost	22.00	13/01/01
Argentia Beach	0.00	10/07/09	Grande Prairie	31.63	26/03/01	Red Deer	35.00	17/01/01
Bashaw	13.00	23/01/01	Grimshaw	30.00	12/02/14	Rimbey	26.00	18/01/01
Beaverlodge	11.50	20/01/01	Hardisty	22.00	18/01/01	Rocky Mtn. House	30.00	15/01/01
Bentley	12.00	20/01/01	Hines Creek	30.00	05/08/02	Rycroft	30.00	16/02/10
Berwyn	30.00	24/12/01	Hinton ***	12.00	23/01/01	Ryley	10.00	10/06/03
Bittern Lake	9.00	26/02/01	Holden	3.50	14/01/01	Seba Beach	20.00	07/04/24
Blackfalds	**35.00**	**26/08/01**	Hughenden	10.98	00/07/18	Sexsmith	25.00	07/04/24
Bon Accord	23.00	22/01/01	Hythe	12.00	18/02/01	Sherwood Park	22.00	10/07/01
Breton	15.00	17/01/01	Innisfree	25.00	08/09/08	Silver Beach	20.00	05/03/24
Bruderheim	20.00	21/01/01	Irma	20.00	04/10/15	Slave Lake	29.50	24/01/01
Camrose	32.00	25/04/01	Itaska	12.00	04/09/21	Spirit River	24.00	01/06/18
Caroline	35.00	21/01/01	Jasper Muni	19.10	22/01/01	Spruce Grove	35.00	23/01/01
Chipman	0.00	06/05/12	Jasper Ntl Pk	17.10	06/09/01	St. Albert	25.00	25/01/01
Clive	17.17	23/01/01	Kitscoty	15.00	24/01/01	Stony Plain	35.00	21/02/01
Clyde	11.00	24/01/01	Lacombe	31.00	25/12/01	Swan Hills	10.00	21/01/01
Cold Lake	15.50	24/01/01	Lamont	35.00	04/05/10	Sylvan Lake	32.00	23/01/01
Consort	22.00	04/05/07	Lavoy	16.61	09/10/23	Thorsby	35.00	23/03/01
Coronation	16.50	26/01/01	Legal	25.00	22/01/01	Tofield	10.00	04/05/04
Czar	11.84	00/04/27	Lloydminster	28.50	25/01/01	Vegreville	33.00	04/10/12
Donnelly	30.00	05/09/06	Lougheed	15.00	12/09/17	Vermilion	22.00	21/01/01
Drayton Valley***	22.00	04/10/22	Mannville	25.00	20/01/01	Veteran	6.00	17/01/01
Eaglesham	10.00	25/01/01	Mayerthorpe	20.20	24/01/01	Viking	21.51	04/09/29
Eckville	20.00	16/03/01	McLennan	24.00	05/05/19	Wabamun	15.00	18/06/01
Edgerton	15.00	22/01/01	Millet	26.00	26/01/01	Warburg	10.00	09/01/01
Edmonton	35.00	19/01/01	Minburn	16.61	16/01/01	Wembly	25.00	08/07/01
Edson***	22.54	23/01/01	Mirror	12.60	06/07/13	Wetaskiwin	33.00	21/01/01
Entwistle	17.32	10/02/22	Mundare	23.00	20/04/01	Whitecourt ***	33.55	24/01/01
Fairview	19.31	23/01/01	Nampa	16.84	04/04/22			
Falher	18.00	23/01/01	Onoway	10.50	24/01/01			
Fort McMurray	10.00	21/03/01						

* Gross Revenues are ATCO Gas total charges, less GST.
*** Includes a $10,000 maximum annual allowable assessment (Max) on any individual metered account.

MEETING DATE: June 9, 2026

PREPARED BY: Brad McKenzie, Information Governance Coordinator

PRESENTED BY: Justin de Bresser, Director of Corporate Services

SUBJECT: **Council Policy CP-191.26 – Information Governance Framework**

BACKGROUND

Council Policy CP-191.26 (Information Governance Framework) established a framework for the development of Administrative Policies, Administrative Procedures and operational practices pertaining to Information Governance (access and privacy as well as records and information management).

DISCUSSION

The Government of Alberta has mandated that all public bodies develop and implement a Privacy Management Program (PMP) which is a framework of policies and procedures that clearly demonstrate the Town's compliance with the *Protection of Privacy Act*.

It is Administration's position that an initiative of this significance merits specific reference in the Information Governance Framework.

Thus, point 5.2 has been added for Council review and adoption.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



This policy change aligns with Leadership, Engagement and Advocacy by building trust through responsible information handling and strengthens organization leadership credibility.

FINANCIAL IMPLICATIONS

There are no financial implications related to this request.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

No communication or engagement considerations are recommended for this slight policy addition.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council adopt amended Council Policy CP-191.26 – Information Governance Framework, as presented, effective immediately.

ALTERNATIVES

a) That Council refer Council Policy CP-191.26 – Information Governance Framework back to Administration for further amendment.

ATTACHMENTS

- *Council Policy CP 191.26 – Information Governance Framework (amended)*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

INFORMATION GOVERNANCE FRAMEWORK

POLICY NO	CP 191.26
DIVISION DEPARTMENT	Corporate Services – Information Technology
REVIEW PERIOD	Every 3 Years or Upon Legislative Change

1. POLICY PURPOSE

1.1. To establish a framework for the development and implementation of Administrative Policies, Administrative Procedures and operational practices for the Town of Blackfalds pertaining to Information Governance (access and privacy as well as records and information management).

2. POLICY STATEMENT

2.1. Council of the Town of Blackfalds recognizes the value of the Town's information assets and the importance of compliance with the *Access to Information Act*, the *Protection of Privacy Act* and records and information management best practice.

3. DEFINITIONS

3.1 "**Administrative Policy**" means a policy regarding operational matters of the Town of Blackfalds which does not require Council approval.

3.2 "**Administrative Procedure**" means a documented procedure that outlines a consistent approach to carrying out a specific policy in the day-to-day operations of the Town.

3.3 "**Chief Administrative Officer** or **CAO**" means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.4 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.5 "**Council Policy**" means a policy regarding governance, public issues, and services to the public.

3.6 "**Information Governance**" means a comprehensive framework that manages information assets within an organization to support its business goals and mitigate risks.

3.7 "**Privacy Management Program**", according to *Protection of Privacy Ministerial Regulation 143/25*, means a collection of policies and procedures that demonstrate the Town's compliance with the requirements of the *Protection of Privacy Act*.

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3.8 "**Town**" means the municipality of the Town of Blackfalds

4 AUTHORITY AND RESPONSIBILITIES

4.1 Council to:

4.1.1 Adopt and support this Policy and any subsequent amendments by resolution.

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

4.2 Chief Administrative Officer to:

4.2.1 Implement this Policy through the development and establishment of Information Governance Administrative Policies, Administrative Procedures and operational practices.

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

5 POLICY

5.1 The Chief Administrative Officer shall develop Administrative Policies, Administrative Procedures and operational practices which guide the management of the Town's information assets, while remaining compliant with relevant legislation, and which reflect current industry standards and best practice.

5.2 Demonstrated compliance will include development of a Privacy Management Program; a framework of Administrative Policies and Administrative Procedures that clearly demonstrate the Town's compliance with the *Protection of Privacy Act* as mandated by the Government of Alberta.

6 RELATED DOCUMENTS

6.1 Chief Administrative Officer Bylaw

6.2 Information Governance Administrative Policies and Procedures

7 END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

DRAFT

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted	021/26	2026-01-27
Policy Reviewed		2026-06-09
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

MEETING DATE: June 9, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Council Policy CP-196.26– Public Use of Rental Facilities**

BACKGROUND

The Public Use of Rental Facilities Policy was developed as per the request of Council at the January 27, 2026, Regular Council Meeting. This Policy would apply to all Town-owned rentable facilities to establish a clear position on managing rentals. This was brought forward to the Recreation, Culture and Parks ("**RCP**") Board at the March 4, 2026, meeting and to the Standing Committee of Council Meeting on May 19, 2026.

DISCUSSION

Administration prepared a Public Use & Facility Rentals Policy for the RCP Board to review. Suggested changes from the RCP Board's discussion included changing the policy title, including all rentable facilities (indoor and outdoor), removing safe and respectful wording and instead using lawful, and adding Facility Renter Insurance Requirements and Community Standards Bylaw under Related Documents. An acknowledgment would also be added to the facility information packages referencing this policy.

This would be a new Policy for the Town of Blackfalds, intended to provide consistent, transparent standards for the public use of Town-owned rentable facilities.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The Public Use of Rental Facilities Policy aligns with the Strategic Plan by supporting the Recreation and Culture and Inclusion and Belonging areas of focus under Community Life, Safety, and Inclusion, and the Service Alignment and Resource Stewardship areas of focus under Sustainable Services and Infrastructure through establishing consistent, transparent and lawful standards for the public use of Town-owned rentable facilities.

FINANCIAL IMPLICATIONS

N/A

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

No formal engagement is required. Once approved, the Policy will be shared with renters via updated facility information packages to ensure expectations are clear.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council adopt Council Policy CP-196.26– Public Use of Rental Facilities, as presented, effective immediately.

ALTERNATIVES

a) That Council adopt Council Policy CP-196.26– Public Use of Rental Facilities, as amended, effective immediately.

b) That Council refer Council Policy CP-196.26 – Public Use of Rental Facilities back to Administration for further review.

ATTACHMENTS

- *Draft Council Policy CP-196.26 – Public Use & Facility Rentals*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

PUBLIC USE OF RENTAL FACILITIES

POLICY NO.:	CP-196.26
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 Years or Upon Legislative Change

1. POLICY PURPOSE

1.1 To establish fair, transparent, and consistent standards for the public use and rental of Town-owned rental facilities, ensuring safe, respectful and equitable access for all lawful users.

2. POLICY STATEMENT

2.1 The Town of Blackfalds provides municipal facilities for community, recreational, cultural, educational, and civic purposes, and will manage these spaces in a manner that is equitable, transparent, and financially responsible. Town facilities may be rented by individuals, organizations, businesses, and lawful political, advocacy or religious groups, provided their activities comply with applicable laws, Town bylaws, and the Facility Rental Agreement. The Town may refuse or cancel rentals that pose safety risks, involve illegal activity, include hate speech or discriminatory conduct, or are based on incomplete or inaccurate information provided during the booking process.

3. DEFINITIONS

3.1 "**Chief Administrative Officer**" means the individual appointed by Council to the position as per the *Municipal Government Act,* as amended.

3.2 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.3 "**Facility Rental Agreement**" means the contract and facility information documentation outlining the terms, conditions and responsibilities for facility use.

3.4 "**Town**" means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to all Town-owned rental facilities made available for public use.

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5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy by resolution.

5.2 Chief Administrative Officer to:

5.2.1 Establish and maintain Administrative Procedures to support this Policy.

5.2.2 Ensure the implementation and consistent application of this Policy.

5.3 Director of Community Services to:

5.3.1 Oversee the administration of facility rentals in accordance with this Policy and related procedures.

5.3.2 Ensure staff apply rental requirements and facility rules consistently.

5.3.3 Review and make recommendations for amendments to any applicable Council Policies, Administrative Policies, as they relate to this Policy.

6. POLICY

6.1 By virtue of this Policy, the Town of Blackfalds Community Services strives to:

6.1.1 Ensure Town-owned rental facilities are available for rental by lawful users on an equitable and transparent basis.

6.1.2 Ensure rentals comply with all applicable laws, Town bylaws, and the Facility Rental Agreement.

6.1.3 Maintain a lawful environment by addressing activities that pose safety risks, involve illegal conduct, include hate speech or discriminatory behaviour, or arise from a lack of full disclosure about the event or its organizers. Incomplete or inaccurate disclosure regarding the event or its organizers will result in the rental being forfeited.

6.1.4 Apply consistent rental requirements, including insurance, security, and documentation, based on the nature and risk of the event.

6.1.5 Support community access by applying facility rental fees in a transparent and consistent manner.

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6.2 Facility use is subject to the following requirements to maintain safety, compliance, and respectful conduct:

6.2.1 Activities that are illegal, pose safety risks, or contravene Town Bylaws or the Facility Rental Agreement are not permitted in Town-owned rental facilities.

6.2.2 Activities involving hate speech, discriminatory behaviour, or conduct that undermines a lawful environment are prohibited.

6.2.3 Activities that may cause damage to facilities, exceed capacity limits, or require permits or approvals not obtained by the renter are not permitted.

7. EXCLUSIONS

7.1 This Policy does not apply to facility use governed by separate agreements (i.e., long-term lease agreements, joint-use agreements).

8. SPECIAL SITUATIONS

8.1 Special circumstances may require the Town to apply additional conditions or adjust a rental. Lawful political, electoral, or advocacy activities may take place in Town facilities, and the Town may require added insurance, security, or operational measures from the renter when an event presents elevated safety or logistical concerns.

8.2 If the information provided during booking does not accurately reflect the nature or scale of the event, the Town may modify or cancel the rental to maintain safety and compliance.

8.3 Rentals may also be suspended or cancelled due to emergencies, facility issues or other situations where public safety or operational needs must take priority.

9. RELATED DOCUMENTS

9.1 Community Services Framework Policy 188.25

9.2 Rate Bylaw, “Schedule C” Community Services Facilities Fee Schedule 1318/24

9.3 Abbey Centre Acceptable Usage Policy

9.4 Community Standards Bylaw 1220/18

9.5 Facility Renter Insurance Requirements

DRAFT

10. END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

MEETING DATE: June 9, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Council Policy CP 185.24 - Community Initiative Grant *(Amended)***

BACKGROUND

The current Community Initiatives Grant Policy (CP 185.24) was discussed at the February 4, 2026, and March 4, 2026, Recreation, Culture and Parks (RCP) Board Meeting and the May 19, 2026, Standing Committee of Council Meeting. Administration reviewed the Policy and made changes to it as per the discussion of the RCP Board, followed by discussion with Council, with the intent of identifying opportunities to improve the Policy and better support clear, transparent and consistent decision making.

DISCUSSION

Administration presented the proposed Policy updates to the RCP Board, and the following revisions reflect both the initial recommendations as well as changes from discussion at the March 4, 2026, RCP Board Meeting:

- The April deadline will be removed and instead, the four RCP Board Meeting dates per year will serve as the months in which the Board will review applications.
- Local organizations have been changed to organizations as organizations may be from outside of Blackfalds, but the initiative must take place within Blackfalds.
- Clarification was provided for the funding limit, set to a maximum of $2,500 per calendar year.
- There was also an addition of grant recipients acknowledging the Town in promotional materials (standard amongst grants).
- Administration added a conflict of interest clause if RCP Board are approving or denying applications.
- Funding use was clarified in that it is being used for the purposes outlined in the application within the timeline.
- Party Alcohol Liability (PAL) insurance was added as an ineligible expense.
- A clause was added under the criteria section relating to reinvesting proceeds within the community.
- Applicants are now required to present their application directly to the RCP Board.
- A new provision ensures that unsuccessful applicants receive written feedback outlining reasons for ineligibility and suggestions for improvement.
- Minor wording changes and formatting.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The updates to the Community Initiatives Grant Policy align with the Strategic Plan by supporting the Recreation and Culture and Inclusion and Belonging areas of focus under Community Life, Safety, and Inclusion, and the Service Alignment and Resource Stewardship areas of focus under Sustainable Services and Infrastructure, through clarifying processes, improving transparency, and ensuring the grant program continues to support community-based initiatives in a consistent and accountable way.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

No formal public engagement is required. The revised policy has been reviewed with the Recreation, Culture and Parks Board and any approved changes will be communicated to applicants through the updated policy and application materials.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council adopt amended Council Policy CP 185.24 - Community Initiative Grant, as presented, effective immediately.

ALTERNATIVES

a) That Council adopts Council Policy – Community Initiatives Grant, as amended, effective immediately.

b) That Council refer Council Policy – Community Initiatives Grant back to Administration for further review.

ATTACHMENTS

- *Council Policy CP-185.24 - Community Initiatives Grant Policy - Clean*
- *Council Policy CP-185.24 - Community Initiatives Grant Policy – Track Changes*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

COMMUNITY INITIATIVES GRANT

POLICY NO.:	CP-185.24
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 years or upon Legislative Change

1. POLICY PURPOSE

1.1 The purpose of this Policy is to outline the Community Initiative Grant program and event grant funding criteria for Organizations hosting activities that take place within the Town of Blackfalds.

2. POLICY STATEMENT

2.1 The Community Initiatives Grant provides financial support to Organizations to deliver arts, culture, heritage, and recreation initiatives. These initiatives are to be programs, events or projects that take place within the Town of Blackfalds.

3. DEFINITIONS

3.1 **"Chief Administrative Officer** or **CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.2 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.3 "**Organizations**" means a group of residents/ratepayers, service clubs, agencies/organizations, schools, sports organizations, groups sharing a common interest and located in Blackfalds, Lacombe County or representing a regional, provincial, or national entity.

3.4 "**Town**" means the municipality of the Town of Blackfalds.

3.5 "**Recreation, Culture and Parks Board** and **RCP Board"** means the Recreation, Culture and Parks Board that is appointed by Council and meets regularly to discuss matters relating to recreation, culture and parks within the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to Council, the Chief Administrative Officer and Organizations.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy and any amendments by resolution.

5.1.2 Consider the allocation of grant funding for the successful implementation of this Policy in the annual budget process.

5.1.3 Receive an annual summary report from the RCP Board Chair outlining all grants awarded within the calendar year.

5.2 Chief Administrative Officer to:

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

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

6. POLICY

6.1 Organizations seeking Community Initiatives Grant funding are required to submit a Community Initiatives Grant Application

6.2 Incomplete applications may be returned to the applicant and may not be considered until all required information is provided.

6.3 Applications received will be awarded based on the following criteria:

6.3.1 Fulfilling a need within the community.

6.3.2 Encourage community participation.

6.3.3 The cost to attend the initiative.

6.3.4 Provide a positive and lasting impact on the community.

6.3.5 The initiative must take place within the Town of Blackfalds.

6.3.6 Reinvest proceeds from the initiative within the Town of Blackfalds.

6.4 Applications will be reviewed by Administration and the RCP Board. Applications will be reviewed at the September, December, March and June RCP Board Meetings. The RCP Board will provide recommendations to Council regarding grant applications. All grant applications are subject to final approval by Council.

DRAFT

6.4.1 Organizations applying for funding will be required to present their application to the RCP Board at a scheduled meeting. The purpose of the presentation is to provide additional context and allow Board Members to ask questions to support that review and recommendation to Council.

6.5 Funding is subject to annual budget approval and available resources.

6.6 Organizations may receive a maximum of $2,500 per calendar year.

6.7 Grant funding must be solely used for the purposes outlined in the application and within the approved timeline.

6.8 Council shall approve grant funding based on the recommendations of the RCP Board and available budget.

6.9 Administration shall provide written feedback to unsuccessful applicants outlining the reasons for ineligibility or denial and where possible, recommendations for improving future submissions.

6.10 Organizations receiving funding must acknowledge the Town of Blackfalds' support in promotional materials where appropriate.

6.11 Organizations must submit a final report outlining associated costs, participation and/or attendance figures, and an overall summary of the initiative. Failure to provide a final report will affect future requests for funding.

6.12 Board members must declare any real or perceived conflict of interest and abstain from discussion and voting on the affected application.

6.13 The following groups will be considered ineligible:

6.13.1 Grants to individuals;

6.13.2 Political based organizations/activities;

6.14 The following expenses will be considered ineligible:

6.14.1 Liquor expenses (including a liquor license); or

6.14.2 Retroactive funding for previously held activities.

6.14.3 Items for resale (including food).

6.14.4 Party Alcohol Liability (PAL) Insurance

DRAFT

7. RELATED DOCUMENTS

7.1 Blackfalds Community Initiatives Grant Guidelines & Application

8. END OF POLICY

Mayor

Chief Administrative Officer

Date

Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted	**RCM 165/24**	**May 28, 2024**
Policy Reviewed	**SCC 006/25**	**February 18, 2025**
Policy Revised	**RCM 049/25**	**February 25, 2025**
Policy Reviewed	**SCC 043/26**	**May 19, 2026**

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

COMMUNITY INITIATIVES GRANT

POLICY NO.:	CP-185.24
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 years or upon Legislative Change

1. POLICY PURPOSE

1.1 The purpose of this Policy is to outline the Community Initiative Grant program and event grant funding criteria for Organizations hosting activities that take place within the Town of Blackfalds.

2. POLICY STATEMENT

2.1 The Community Initiatives Grant provides financial support to Organizations to deliver arts, culture, heritage, and recreation initiatives. These initiatives are to be programs, events or projects that take place within the Town of Blackfalds.

3. DEFINITIONS

3.1 **"Chief Administrative Officer** or **CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.2 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.3 "**Organizations**" means a group of residents/ratepayers, service clubs, agencies/organizations, schools, sports organizations, groups sharing a common interest and located in Blackfalds, Lacombe County or representing a regional, provincial, or national entity.

3.4 "**Town**" means the municipality of the Town of Blackfalds.

3.5 "**Recreation, Culture and Parks Board** and **RCP Board"** means the Recreation, Culture and Parks Board that is appointed by Council and meets regularly to discuss matters relating to recreation, culture and parks within the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to Council, the Chief Administrative Officer and Organizations.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy and any amendments by resolution.

5.1.2 Consider the allocation of grant funding for the successful implementation of this Policy in the annual budget process.

5.1.3 Receive an annual summary report from the RCP Board Chair outlining all grants awarded within the calendar year.

5.2 Chief Administrative Officer to:

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

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

6. POLICY

6.1 Organizations seeking Community Initiatives Grant funding are required to submit a Community Initiatives Grant Application

6.2 Incomplete applications may be returned to the applicant and may not be considered until all required information is provided.

6.3 Applications received will be awarded based on the following criteria:

6.3.1 Fulfilling a need within the community.

6.3.2 Encourage community participation.

6.3.3 The cost to attend the initiative.

6.3.4 Provide a positive and lasting impact on the community.

6.3.5 The initiative must take place within the Town of Blackfalds.

6.3.6 Reinvest proceeds from the initiative within the Town of Blackfalds.

6.4 Applications will be reviewed by Administration and the RCP Board. Applications will be reviewed at the September, December, March and June RCP Board Meetings. The RCP Board ~~has full authority~~will provide recommendations to ~~approve or deny~~Council regarding grant applications ~~in accordance with this Policy.~~ All grant applications are subject to final approval by Council.

6.4.1 Organizations applying for funding will be required to present their application to the RCP Board at a scheduled meeting. The purpose of the presentation is to provide additional context and allow Board Members to ask questions to support that review and recommendation to Council.

6.5 Funding is subject to annual budget approval and available resources.

6.6 Organizations may receive a maximum of $2,500 per calendar year.

6.7 Grant funding must be solely used for the purposes outlined in the application and within the approved timeline.

6.8 ~~The RCP Board may~~Council shall approve ~~full, partial, or no~~grant funding based on the ~~application~~ recommendations of the RCP Board and available budget.

6.9 Administration shall provide written feedback to unsuccessful applicants outlining the reasons for ineligibility or denial and where possible, recommendations for improving future submissions.

~~6.9~~6.10 Organizations receiving funding must acknowledge the Town of Blackfalds' support in promotional materials where appropriate.

~~6.10~~6.11 Organizations must submit a final report outlining associated costs, participation and/or attendance figures, and an overall summary of the initiative. Failure to provide a final report will affect future requests for funding.

~~6.11~~6.12 Board members must declare any real or perceived conflict of interest and abstain from discussion and voting on the affected application.

~~6.12~~6.13 The following groups will be considered ineligible:

~~6.12.1~~6.13.1 Grants to individuals;

~~6.12.2~~6.13.2 Political based organizations/activities;

~~6.13~~6.14 The following expenses will be considered ineligible:

~~6.13.1~~6.14.1 Liquor expenses (including a liquor license); or

~~6.13.2~~6.14.2 Retroactive funding for previously held activities.

~~6.13.3~~6.14.3 Items for resale (including food).

~~6.13.4~~6.14.4 Party Alcohol Liability (PAL) Insurance

7. RELATED DOCUMENTS

7.1 Blackfalds Community Initiatives Grant Guidelines & Application

8. END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

MEETING DATE: June 9, 2026

PREPARED BY: Danielle Nealon, Senior Legislative Advisor

PRESENTED BY: Danielle Nealon, Senior Legislative Advisor

SUBJECT: **FCSS Board Member Resignation**

BACKGROUND

On February 19, 2026, a resignation was received via email from Gloricel Cayago, effective immediately, as a Member-at-Large from the Family & Community Support Services Board ("FCSS").

DISCUSSION

With this resignation, there is one (1) Member-at-Large vacancy on FCSS. As the Board will still have a quorum, Administration recommends that this position remain open until a candidate is appointed through the annual process.

FINANCIAL IMPLICATIONS

None

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council formally accept the resignation of Gloricel Cayago from the Family & Community Support Services Board, effective immediately, with regret.

ALTERNATIVES

a) None

ATTACHMENTS

None

APPROVALS

Kim Isaak,
Chief Administrative Officers.

Department Director/Author