TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
Tuesday, November 24, 2026, at 6:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street
Council Chambers

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 November 24, 2026
3.2 Consent Agenda for November 24, 2026
- a) **Declaration of No Interest** *(conflict of duty and interest, pecuniary or other)*
- b) **Adoption of Minutes**
  - Regular Council Meeting Minutes – November 10, 2026
- c) **Council Reports**
  None
- d) **Administrative Reports**
  - Report for Council, CAO Report – November 2026
  - Report for Council, BOLT KPI Monthly Report – October 2026
- e) **Boards, Committees and Commission Minutes and/or Reports**
  None
- f) **Information**
  - City of Lacombe Council Highlights – November 9, 2026
  - Lacombe County Council Highlights – November 12, 2026
  - Battle River Watershed Alliance 20th Anniversary Open House
- g) **Correspondence**
  - Letter from Minister of Assisted Living and Social Services - November 5, 2026
  - RCMP Response AB Munis - October 22, 2026 *(received November 12, 2026)*

4. **PUBLIC HEARING**
None

5. **DELEGATION**
None

6. **BUSINESS**

6.1 Request for Decision, 2027 Operating Budget & 3-Year Operating Forecast, 2027 Capital Budget & Ten–Year Capital Plan
6.2 Request for Decision, Bylaw 1357.26 - Off-Site Levy Bylaw *(Second and Third Reading)*
6.3 Request for Decision, Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule *(Second and Third Reading)*
6.4 Request for Decision, Council Policy CP-204.26 – Flags *(New)*
6.5 Request for Decision, North Blindman River Tri-Municipal Collaborative Initial Topics Workshop Summary Report

7. **NOTICES OF MOTION**

7.1 Installation of Pedestrian Activated Flashing Crossing Lights at Iron Ridge Junior and Senior Campuses – *Councillor Hanson*

8. **CONFIDENTIAL**

8.1 Land – ATIA – Section 32 – Privileged Information

9. **ADJOURNMENT**

Future Meetings/Events:
- *Regular Council Meeting – December 8, 2026*
- *Standing Committee of Council – December 14, 2026*

TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
Tuesday, November 10, 2026, at 6:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street
Council Chambers
MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on November 10, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

MEMBERS PRESENT

Mayor Laura Svab
Deputy Mayor Jim Sands
Councillor Shane Hanson
Councillor Ryan Brown
Councillor Aaron J. Hoyte
Councillor Cory Twerdoclib
Councillor Brenda Dennis *(virtual)*

ATTENDING

Justin de Bresser, Director of Corporate Services *(Acting CAO)*
Ken Morrison, Director of Emergency Management & Protective Services
Rick Kreklewich, Director of Community Services
Jolene Tejkl, Planning & Development Manager
Robert Côté, Fire Chief
Joe Croken, Sgt Community Peace Officer
Jay Klause, Community Peace Officer
Trevor Wilton, Deputy Chief of Training and Fire Prevention
Chase Yetter, Community Peace Officer
Danielle Nealon, Senior Legislative Advisor
Renan Bravo, Information Technology Technician

REGRETS

Kim Isaak, Chief Administrative Officer

OTHERS PRESENT

Jesse Donaldson, HelpSeeker *(virtual)*

1. WELCOME AND CALL TO ORDER

Mayor Svab welcomed everyone to the Regular Council Meeting of November 10, 2026, called the meeting to order at 6:00 p.m.

2. LAND ACKNOWLEDGEMENT

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

3. ADOPTION OF AGENDAS

Council reviewed the Agendas for November 10, 2026, and amended the Regular as follows:

- Regular Agenda Business item addition 8.6 Regional Workforce Strategy – Municipal Letter of Support

377/26 Councillor Hanson moved That Council adopt the Regular Agenda for November 10, 2026, as amended.

CARRIED UNANIMOUSLY

378/26 Councillor Twerdoclib moved That Council adopt the Consent Agenda for November 10, 2026, as presented, containing:

a) **Declaration of No Interest** *(conflict of duty and interest, pecuniary or other)*
b) **Adoption of Minutes**
   - Organizational Council Meeting – October 27, 2026
   - Regular Council Meeting Minutes – October 27, 2026

DRAFT

c) Council Reports
- Mayor Laura Svab
- Deputy Mayor Sands
- Councillor Shane Hanson
- Councillor Ryan Brown
- Councillor Aaron J. Hoyte
- Councillor Cory Twerdoclib
- Councillor Brenda Dennis

d) Administrative Reports
- Report for Council, Enforcement & Protective Services Monthly Report – October 2026
- Report for Council, Development & Building Monthly Report – October 2026

e) Boards, Committee and Commission Minutes and/or Reports
- Recreation, Culture & Parks Board Meeting Minutes - June 3, 2026 *(amended)*
- Municipal Planning Commission Meeting Minutes – September 17, 2026

f) Information
- Lacombe County Council Highlights – October 22, 2026
- City of Lacombe Council Highlights – October 26, 2026
- Special Event Permit - Remembrance Day Service – November 11, 2026
- Special Event Permit – Light Up Blackfalds – November 27, 2026

g) Correspondence
None

CARRIED UNANIMOUSLY

4. PUBLIC HEARING

None

5. DELEGATION

5.1 Alberta Emergency Services Medals

Mayor Svab, Director Morrison and Fire Chief Côté presented the Alberta Emergency Services Medals to Jay Klause, Community Peace Officer, and Trevor Wilton, Deputy Chief of Training and Fire Prevention, in recognition of their 12 years of service with Alberta Emergency Services.

6. BUSINESS

6.1 Request for Decision, Blackfalds Housing Needs Assessment

Director Kreklewich, together with Jesse Donaldson from HelpSeeker, presented the Blackfalds Housing Needs Assessment.

379/26 Councillor Hoyte moved That Council accept the Blackfalds Housing Needs Assessment dated October 27, 2026, as presented.

CARRIED UNANIMOUSLY

380/26 Councillor Hoyte moved That Council authorize the Mayor to send a letter to the Minister of Assisted Living and Social Services, following adoption of the 2027 Budget, outlining the housing needs identified in the Town of Blackfalds Housing Needs Assessment and advocating for provincial support to address those needs.

CARRIED UNANIMOUSLY

6.2 Request for Decision, Bylaw 1362.26 - Aurora Heights Phase 5 Rezoning

Manager Tejkl presented Bylaw 1362.26, a Bylaw to amend the Land Use Bylaw for Council's consideration.

DRAFT

381/26 Councillor Twerdoclib moved That Council rescind First Reading of Bylaw 1362.26 carried unanimously under Resolution Number 365/26.

CARRIED UNANIMOUSLY

382/26 Deputy Mayor Sands moved That Council rescind the Public Hearing date set for November 24th, 2026, at 6:00 p.m. in Council Chambers, carried unanimously under Resolution Number 366/26.

CARRIED UNANIMOUSLY

383/26 Councillor Hoyte moved That Council give First Reading to Bylaw 1362.26 – Redesignation of Lot 33 PUL Block 4 Plan 262 ____ to Public Facility District (PF), Lot 143 MR Block 1 Plan 262 ____ to Parks and Recreation District (PR), and Lot 142 MR Block 1 Plan 252 1864 to Parks and Recreation District (PR), as presented.

CARRIED UNANIMOUSLY

384/26 Councillor Hanson moved That a Public Hearing date be set for December 8, 2026, at 6:00 p.m. in Council Chambers for Bylaw 1362.26.

CARRIED UNANIMOUSLY

6.3 Request for Decision, Quarterly Financial Reports for the Period Ending September 30, 2026

Acting CAO/Director de Bresser brought forward the Quarterly Financial Reports for the period ending on September 30, 2026, for Council's information and acceptance.

385/26 Councillor Hoyte moved That Council accept the Operating Statement and Variance Report for the period ending September 30, 2026, as information.

CARRIED UNANIMOUSLY

386/26 Councillor Twerdoclib moved That Council accept the Capital Project Report for the period ending September 30, 2026, as information.

CARRIED UNANIMOUSLY

387/26 Deputy Mayor Sands moved That Council approve $1,015 from the Abbey Reserve for project 26-7201 and $498 from the General Capital Reserve for project 26-7202.

CARRIED UNANIMOUSLY

388/26 Councillor Hanson moved That Council accept the Council Expenditure Report for the period ending September 30, 2026, as information.

CARRIED UNANIMOUSLY

6.4 Request for Decision, Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule

Following the direction of the Standing Committee of Council on October 19, 2026, Director Kreklewich brought forward Bylaw 1363.26, the 2026 Community Services Facilities Fee Schedule for consideration of First Reading.

389/26 Councillor Hoyte moved That Council give First Reading to Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule, as presented.

CARRIED
Opposed: Councillor Dennis

DRAFT

6.5 Request for Decision, Council Policies – Community Grant Program Policies

Following the direction of the Standing Committee of Council on October 19, 2026, Director Kreklewich brought forward Council Policies, Public Donation, Community Initiatives Grant and Event Attraction and Host Grant for Council's consideration.

390/26 Councillor Hanson moved That Council rescind Policy – Public Donation 134.19, and adopt Council Policy CP-202.26 - Public Donation, as presented, effective immediately.

CARRIED UNANIMOUSLY

391/26 Councillor Hoyte moved That Council adopt amended Council Policy CP-185.24 – Community Initiatives Grant, as presented, effective immediately.

CARRIED UNANIMOUSLY

392/26 Councillor Twerdoclib moved That Council adopt Council Policy CP-203.26 – Event Attraction and Hosting Grant, as presented, effective immediately.

CARRIED UNANIMOUSLY

6.6 Request for Decision, Council Policy CP-201.26 - Council Conferences and Professional Development

Following the direction of the Standing Committee of Council on October 19, 2026, Acting CAO/Director de Bresser presented the Council Policy for Council Conferences and Professional Development for review and consideration.

393/26 Councillor Hoyte moved That Council rescind the Elected Officials Development Opportunities Policy – 155.21 and adopt the Council Policy CP-201.26 - Convention and Professional Development effective immediately.

CARRIED UNANIMOUSLY

6.7 Request for Decision, Alberta Municipalities – Health and Social Wellbeing Committee Appointment Endorsement

Acting CAO/Director de Bresser requested Council's endorsement for Councillor Hoyte's appointment to the Alberta Municipalities' Health and Social Wellbeing Committee.

394/26 Councillor Hanson moved That Council endorse Councillor Hoyte's appointment to the Alberta Municipalities' Health and Social Wellbeing Committee.

CARRIED UNANIMOUSLY

6.8 Regional Workforce Strategy - Municipal Letter of Support

395/26 Councillor Hanson moved That Council authorize the Mayor to send a letter of support to the City of Red Deer for their application for the Government of Alberta's Northern and Regional Economic Program for the Central Alberta Health Regional Workforce Strategy.

CARRIED UNANIMOUSLY

7. NOTICES OF MOTION

None

8. CONFIDENTIAL

None

DRAFT

9. ADJOURNMENT

Mayor Svab adjourned the Regular Council Meeting at 7:57 p.m.

_____
Laura Svab, Mayor

_____
Kim Isaak, Chief Administrative Officer

DRAFT

MEETING DATE: November 24, 2026

PREPARED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **CAO Report – November 2026**

Key Projects and Initiatives

- The Housing Needs Assessment was presented to Council at the November 16, 2026, Standing Committee of Council. Funding has been allocated in the 2027 Budget to process with a Housing Needs Strategy.
- Budget Workshop for operating and capital 2027 was held on November 6th and 7th and is being brought forward for Council's consideration at the November 24, 2026, Regular Meeting of Council.
- The Strategic Plan Quarterly Update will be placed on the Consent Agenda for the December 8, 2026 Regular Meeting of Council.
- Administration continues to work on the various tasks related to the hosting of the Road to the World's exhibition games.
- The call for Members at Large closed on November 9, 2026, after being extended for a couple of days. In total 19 submissions were received.
- Corporate Services has transitioned from Diamon to Catalis.
- IT finalized the Cyber Security Insurance application and submitted it to ABMunis.
- Blackfalds Mobile App continues to be downloaded by 408 users.
- All departments have been busy working on programming details for the Winter Guide, which will be released at the end of November.
- Council Connect held on October 21, 2026, at Starbucks had two residents in attendance.
- The kickoff meeting was held for the Economic Development Strategy on October 5, 2026. Workshops with Council and EDTAC were held on November 17, 2026. Economic Development finalized the Town's subscription to CoStar. The agreement has been signed and access has been established. This will provide enhanced commercial real estate, property ownership, vacancy and market intelligence data to support investment attraction and business development efforts.
- A new project page for the approved 5th ball diamond is now live on the Town's website. Construction to be completed by the end of December.
- Planning is ongoing for the Abbey Centre Community Health Showcase which is scheduled to be held on March 10, 2027.
- The Parks Department continues to work on the Light Up Blackfalds Display for the November 27, 2026, Light Up Blackfalds event.
- The soccer nets have been relocated to accommodate the build of the new diamond.
- EBC Risk Review was conducted on October 28, 2026. Alberta Municipalities contracted Marsh Advisory Group to perform Property Risk Surveys throughout the Province. These reports are a summary of the construction of a facility, occupancy or what it is used for, protection systems i.e. Sprinklers installed and any risk exposures. They also evaluate a facility's management programs like internal inspections, protection system maintenance, etc. and provide guidance on improving those programs. The EBC passed with flying colours, getting a rave review by the Inspector. There were a few minor action items/directives that came out, but we will have them taken care of soon.
- FCSS has kicked off the 2026 Business Xmas Challenge, which runs November 2-30.

- The Sterling Park lot consolidation has been registered with Land Titles. MDP Review Update: the kick off meeting for the indigenous engagement assistance was held the week of November 2-6. The consulting team is preparing an Engagement Strategy for our review, and the P&D Manager is connecting with a local indigenous leader to provide cultural awareness training. Work continues on the "What we Heard" report and the deadline for the Phase 1 Internal Project Team for them to provide comments on the draft goals, objectives, and policies derived from Town documents has been extended until the latter part of next week. Land Use Bylaw Housekeeping amendments that do not require pre-Council engagement have been prepared and are currently being reviewed. We are hoping to take these Housekeeping Amendments to Council for First Reading before the end of 2026. Great work on these amendments Billie!
- Engineering, Planning and Development, Fire, Parks and Public Works have completed the Design guideline phase 1 reviews. The stakeholders are now working on reviewing the Contract Specification phase 1.
- Engineering has completed the review of the draft Asset Management Strategy. Engineering Manager will present the final draft to Council on January 18, 2027, and to be presented again for adoption at Council on January 26, 2027.
- McKay Ranch Lift Station work continues with the floor pour, heating and hording set up and brickwork for the walls proceeding.
- Sign maintenance continues West of 2A, replacing street signs due to graffiti, fading, damage or incorrect sign heights and messaging. The program focuses on improving visibility while ensuring consistency throughout Town. New signage is also being installed where required.
- Public Works completed the fall street sweeping and necessary maintenance to the sweeper has been completed along with winterization.
- Engineering completed the review of the Aurora Phase 5C issued for Approval drawing. The Issued for Approval drawing (IFA) sent back to the consultant to comply with comments.
- The Temporary Road leading to the new Town snow dump has been constructed and the boundary has been survey and staked.
- Community Center, Emergency generator concrete pad has been poured. The anticipated arrival date for the generator is March 2027.
- OHS has been working with all departments to prepare for the Safety Audit, which will be taking place in December.
- OHS spearheaded the "Bring Your Kid to Work Day," where 4 students from the Lacombe Junior High School got a behind-the-scenes look at how the Town operates. They toured different worksites, met with managers, learned about the roles of various departments, and had the opportunity to ask questions and learn more about the work being done across the organization. The students also learned about workplace hazards and how to complete a Field Level Hazard Assessment (FLHA) to help identify risks and stay safe at work.

Bylaws or Council Policies

- Bylaw 1362.26 - Redistricting a portion of Aurora Heights Phase 5C First Reading was passed on November 10th, 2026, meeting and set the Public Hearing for December 8th, 2026.
- Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule was given First Reading at the November 10, 2026, Regular Meeting of Council.
- Council Policy CP-202.26 – Public Donation was adopted at the November 10, 2026, Regular Meeting of Council.
- Amended Council Policy CP-185.24 – Community Initiatives Grant was adopted at the November 10, 2026, Regular Meeting of Council.

- Council Policy CP-203.26 – Event Attraction and Hosting Grant was adopted at the November 10, 2026, Regular Meeting of Council.
- Council Policy – Flags was reviewed at the November 16, 2026, Standing Committee of Council.

Performance of Major Administrative Duties as Per Section 208(1) of the MGA

- Execution of the Conditional Grant Agreement – Policing Support Grant.

Administrative Policy Changes / Additions

- Administrative Policy AP-005.26 - Disposition Hold – *New*
- Administrative Policy AP-071.25 - Code of Conduct and Ethics for Municipal Employees - *Amended*

APPROVALS

Kim Isaak,
Chief Administrative Officer

MEETING DATE: November 24, 2026

PREPARED BY: Eric Collins, GIS Technologist

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

BACKGROUND

The BOLT 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 the Eagle Builder stop in the County of Lacombe.

The service provider, application, schedule, ticket procurement, and service stop maps are available for riders and the public at the link below.

Blackfalds On-Demand Local Transit - Blackfalds, AB

Download the Pick-Up On-Demand (RideCo) App from the Google app store or Mac app store to book your ride or call 403-885-BOLT (2658). Email inquiries may be directed to bolt@blackfalds.ca.

DISCUSSION

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

In October, BOLT completed **679 rides for 722 passengers**. Ridership increased compared to September, reflecting continued demand for both local and regional transit services. System performance remained stable throughout the month, with no significant service disruptions or operational anomalies identified.

Pooling efficiency remained strong in October, with approximately **64.5% of rides shared**. Passengers per Vehicle Hour (**PVH**) increased to approximately **2.70**, indicating improved vehicle productivity while maintaining efficient service delivery throughout the month.

Service quality remained exceptionally strong in October. The average ride rating remained at **5.0 out of 5**, with continued positive rider feedback. On-time performance remained excellent, with approximately **97.5% pickup OTP** and **99.3% drop-off OTP** recorded during the month. No abandoned rides were recorded, and no systemic service issues were identified.

The Regional Hub in Red Deer remained the top pickup and drop-off location in October, 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 October remained overwhelmingly positive, with comments continuing to emphasize driver friendliness, professionalism, and reliability. Several riders specifically recognized Frank and Marie for exceptional customer service throughout the month. No material service complaints were identified.

Booking behaviour in October reflected a strong mix of planned and spontaneous travel. Approximately **67% of trips were booked one or more days in advance**, representing the highest level of advance booking observed in several months while maintaining flexibility for same-day travel needs.

Demand pressure remained elevated in October, with rider demand continuing to be concentrated during peak travel periods. While search constraints persisted throughout the month, overall service delivery, pooling efficiency, and rider satisfaction remained strong. Demand trends will continue to be monitored as ridership patterns evolve through the remainder of 2026.

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

Compared to September, October demonstrated increased ridership and improved vehicle productivity while maintaining exceptionally high service quality standards. Passenger volumes, completed rides, and vehicle utilization all increased during the month, while rider satisfaction remained excellent and **on-time performance** continued to **exceed 97%**. BOLT continues to provide reliable and efficient service as it moves through the final quarter of 2026.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Supports Council's goals of enhancing community connectivity, regional collaboration, and accessible transportation by providing reliable transit connections within Blackfalds, Red Deer, Red Deer Polytechnic, and the County of Lacombe while maintaining efficient and customer-focused service delivery.

FINANCIAL IMPLICATIONS

None

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

This report is provided for information purposes to Council and stakeholders interested in BOLT service performance. No public consultation or active engagement is required, as the report summarizes operational and ridership data collected through regular service monitoring.

ATTACHMENTS

- *October 2026 monthly report RideCo (PDF)*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

RideCo Analytics: Overview

Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

Program: Blackfalds

Provider: Prairie Bus Lines

Include Date: All

Weekday: All

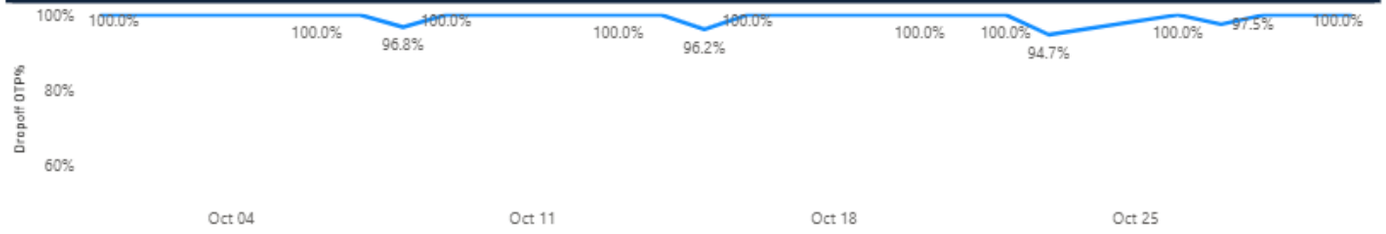
Total Passengers



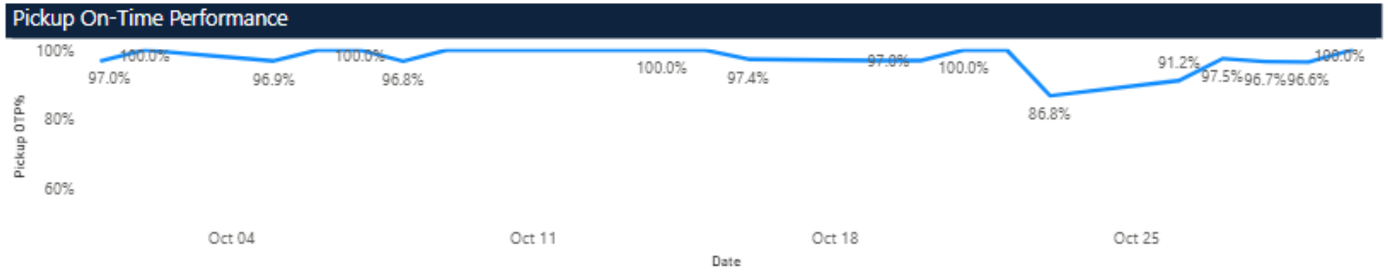
Passengers per Vehicle Hour



Dropoff On-Time Performance



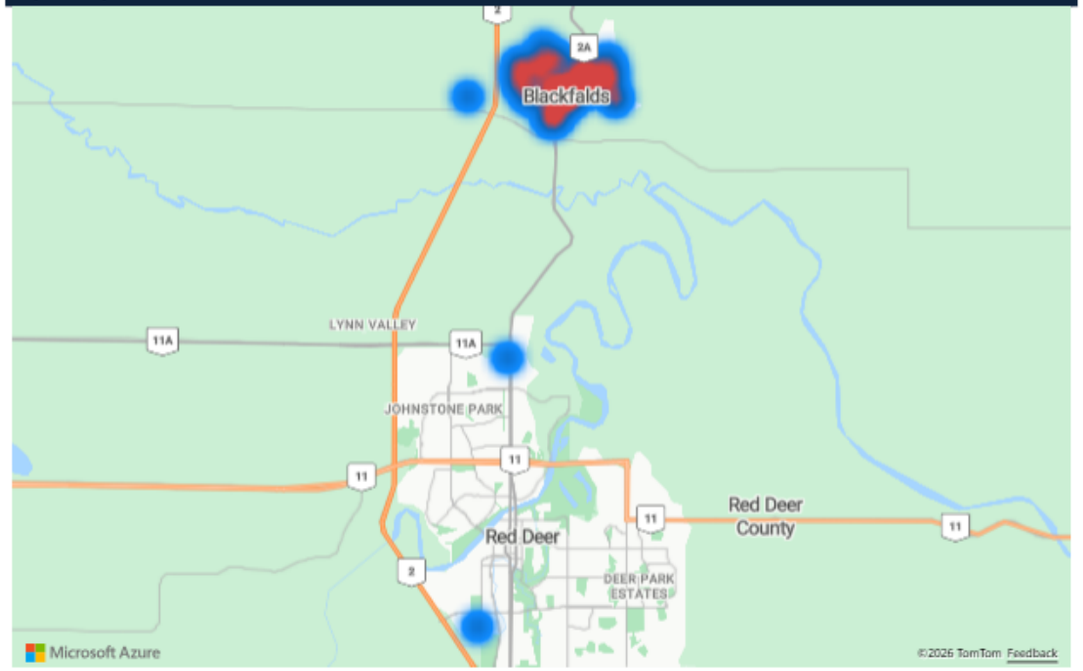
Pickup On-Time Performance



PVH	RVH	Total Completed Rides	Pickup OTP
2.7	2.5	679	97.5%

Demand Response PVH	Demand Response RVH	Average Completed Rides	Dropoff OTP
3.5	3.3	32	99.3%

Top Pickup Locations



RideCo Analytics: Ridership

Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

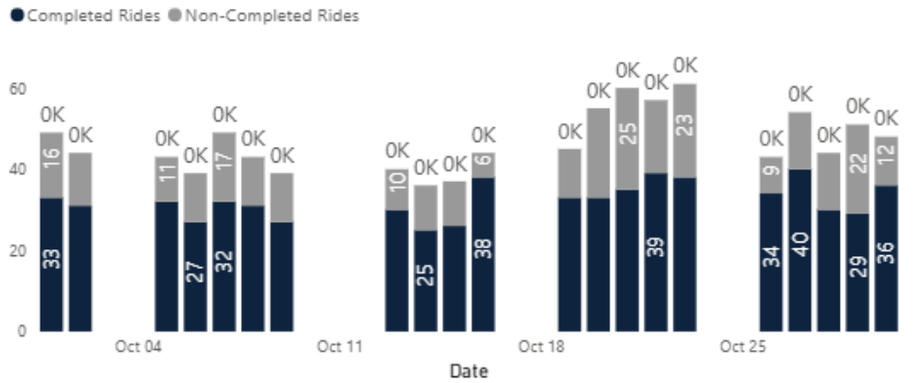
Program: All

Provider: All

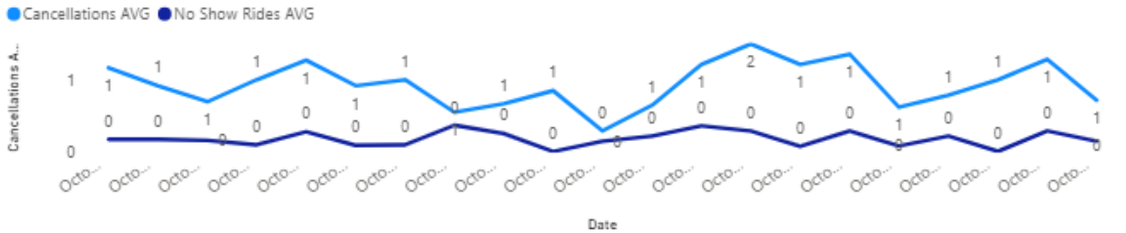
Include Date: All

Weekday: All

Total Booked Rides by Completed and Non-Completed Status



Cancellations and No-shows



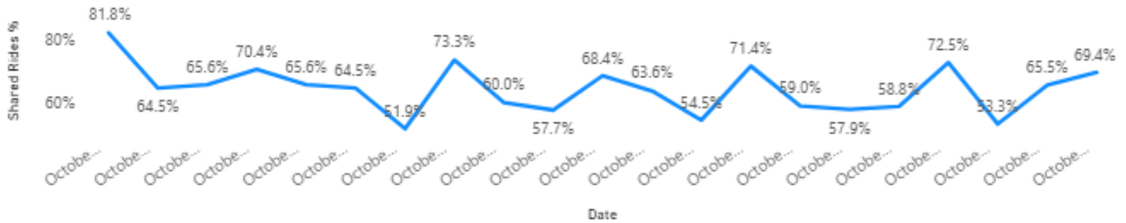
Average No-show Rate

4.9%

Average Cancellation Rate

25.9%

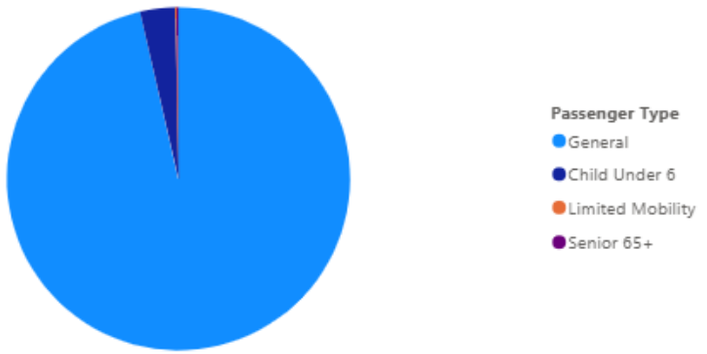
Total Shared Rides



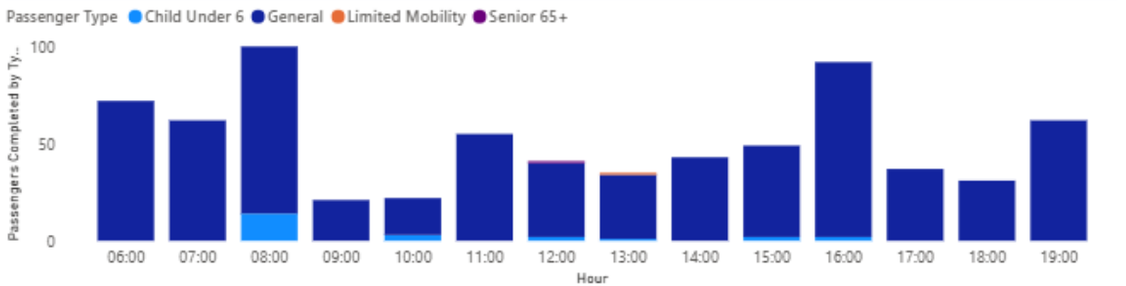
Pickup OTP

97.5%

Total Rides Completed by Passenger Types



Total Rides by Passenger Types



Dropoff OTP

99.3%

Total Passengers Completed

722

Average Direct Ride Duration

11.9 mins

Average Actual Ride Duration

12.6 mins

Shared Ride %

64.5%

Abandoned Rides

0

RideCo Analytics: Customer Experience

Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

Program: All

Provider: All

Include Date: All

Weekday: All

Average Ride Rating

5.0

Pickup OTP

97.5%

Dropoff OTP

99.3%

Average Direct Ride Duration

11.9 mins

Average Actual Ride Duration

12.6 mins

Failed Search Percentage

47.6%

Shared Ride Percentage

64.5%

Ride Comments

Rating: FIVE

E
good job frank
good job frank thank you
LOVEEE Marie, she's so kind and patient.
Marie is lovely, very friendly. I really like her.
s
thank you frank

RideCo Analytics: Searches

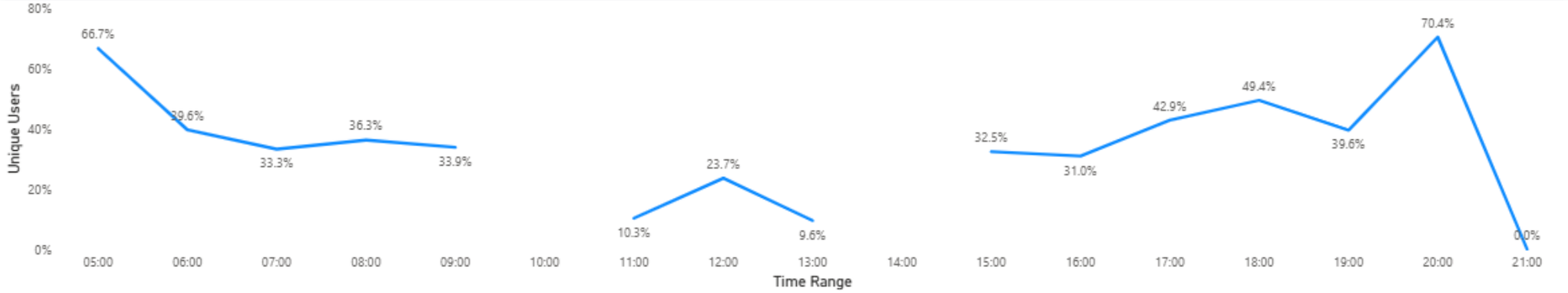
Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

Program: Blackfalds

Include Date: All

Weekday: All

Unique Users with Failed Search Over Time



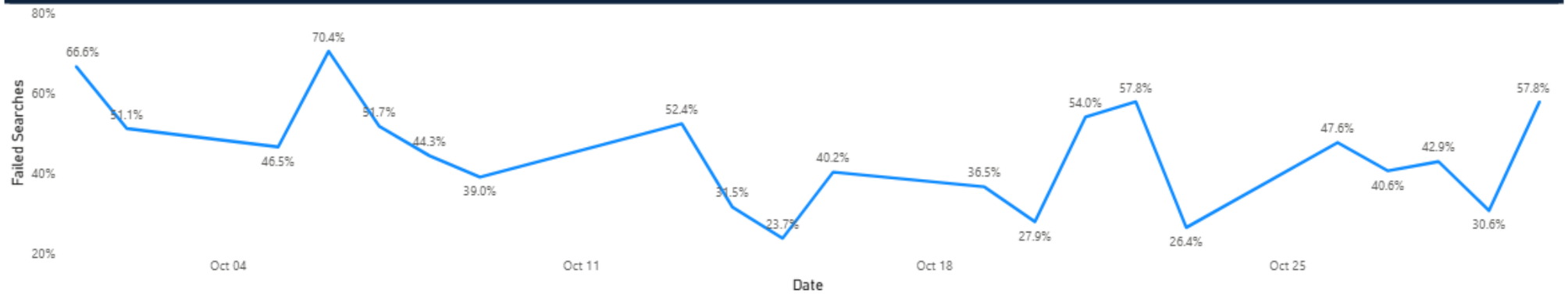
Average Daily New Users

0

Average Daily Repeat Users

21

Failed Search Due to High Demand Over Time



Average Unique Users with a Failed Search

NaN

Users with Search Delay > Threshold

22.8%

Unique User Searches

1,745

Average Users with Searches

765

Average Daily Searches

197

User Conversion Rate

77.1%

Average Search Delay of Best Results

22.6 mins

RideCo Analytics: Booking

Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

Program
Blackfalds

Include Date
All

Weekday
All

Total Rides Booked

981

Completed Rides Booked by Call Center

5.2%

Completed Rides Booked by App or Site

94.8%

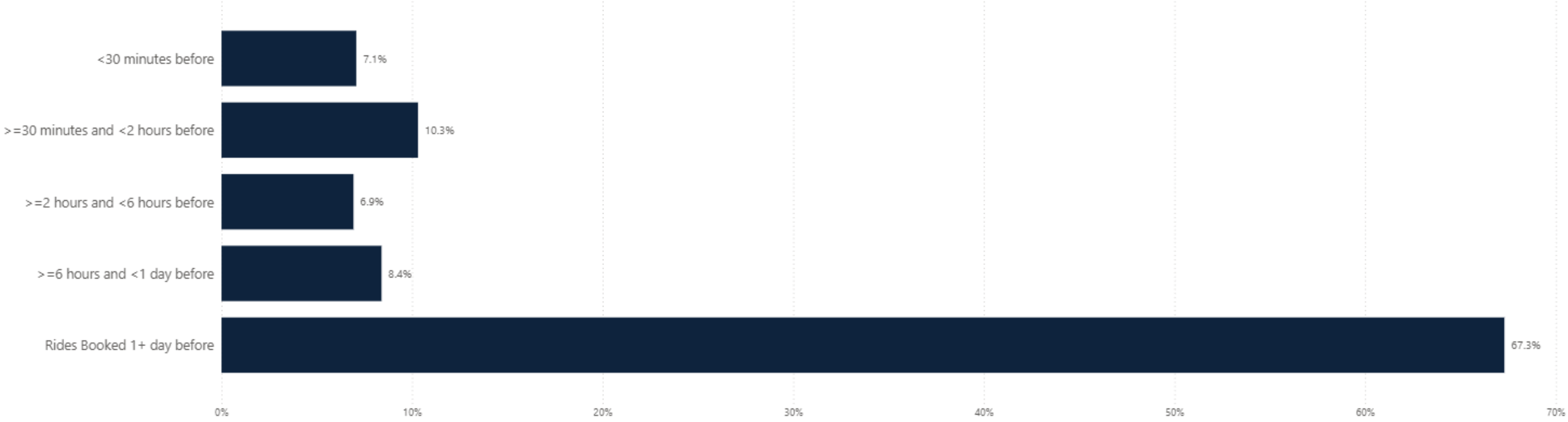
Completed Rides Booked by Subscription

0.0%

Completed Rides Booked by 3rd Party

0.0%

Advanced Booking



RideCo Analytics: Operations

Date
October 1, 2026 – October 31, 2026
Selected: October 1, 2026 – October 31, 2026

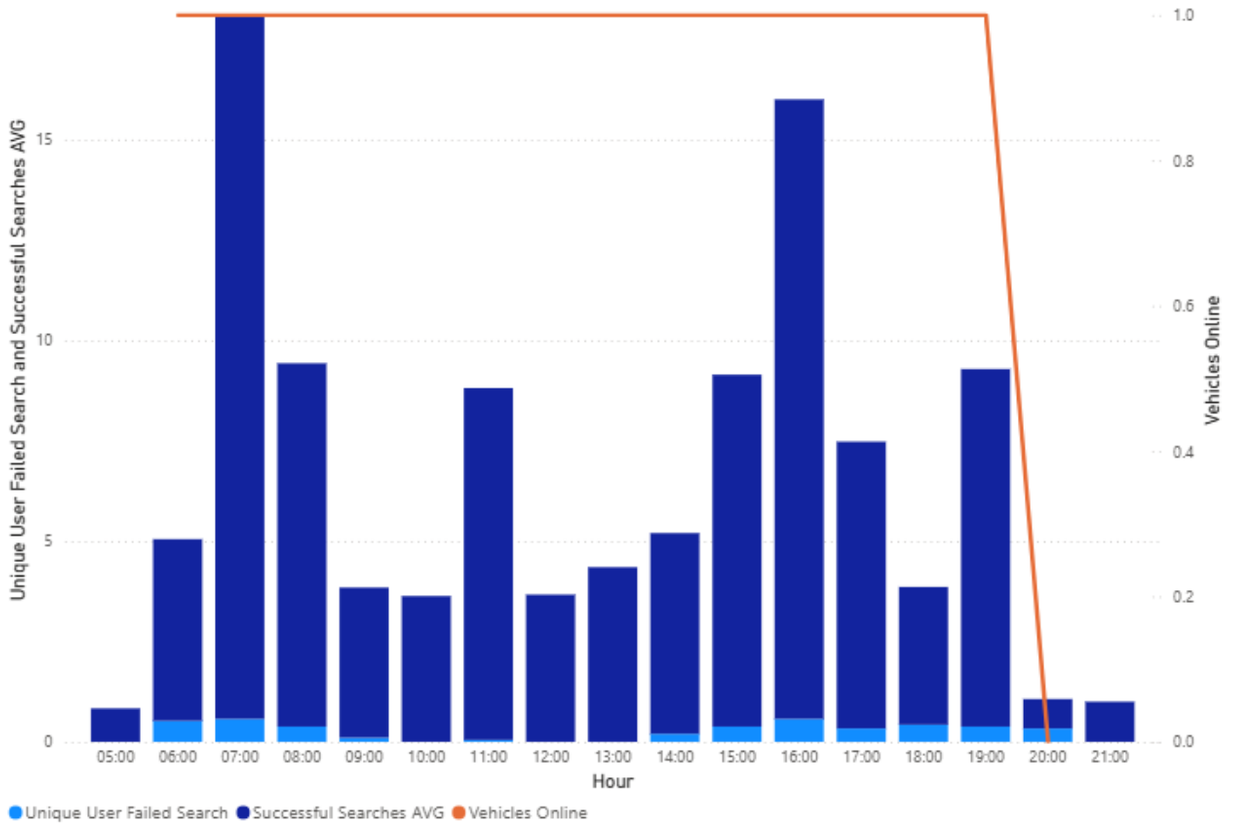
Program: Blackfalds

Include Date: All

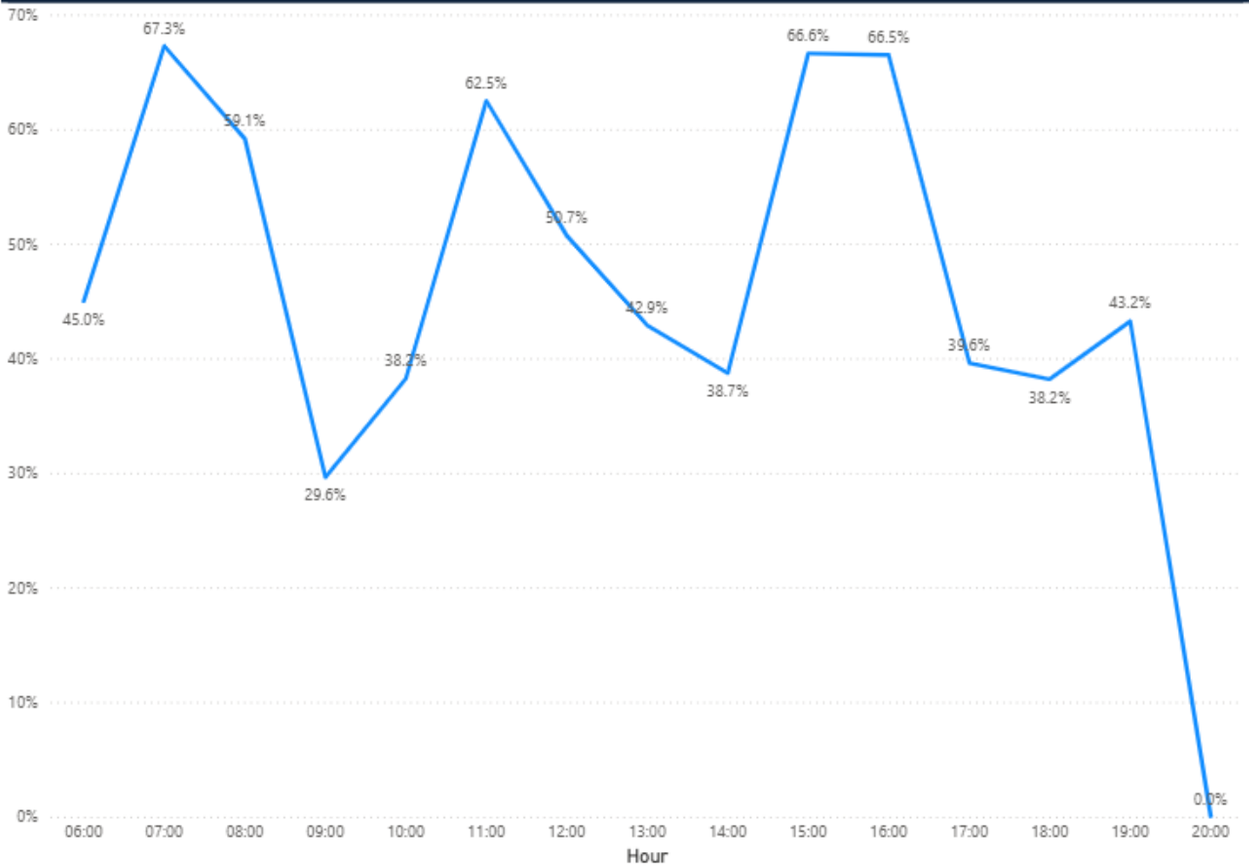
Weekday: All

Total On-Fare Time (h)	Vehicle Utilization Rate	Max Vehicles Online	Revenue Hours	Demand Response Revenue Hours
135	50.4%	1.0	267.5	208.4

Service Availability



Vehicle Utilization Rate by Time of Day



Council Highlights

Monday, November 9th, 2026 - Regular Council Meeting

Council Highlights provides a summary of decisions made by Lacombe City Council. Residents, businesses and community partners can watch Council meetings live on the City's YouTube channel. Official Minutes are posted at lacombe.ca

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Quick Headlines:

Community Services (CS) Redistricting Approved

Metcalf Ridge Redistricting Advances

Roadway Naming Policy Updated

Connecting Decisions to the Strategic Plan

The City has introduced a Strategic Plan Alignment summary to show how items considered by Council support the priorities in the 2026–2029 Strategic Plan.

Relevant Council Highlights articles will identify the strategic priorities connected to each decision. This will help residents see how individual projects, policies and bylaws contribute to the City's broader goals for Lacombe. Some items may support more than one strategic priority, while others may not have a direct alignment.

Residents can view the 2026–2029 Strategic Plan to learn more about the City's priorities and planned actions.



Roadway Naming Policy Updated

Council adopted Roadway Naming Policy 32/717.01 2026PO and rescinded the former Civic Addressing Policy.

The updated policy clarifies how new and existing roads are named and expands the recognized roadway types from 20 to 50, including options such as Circle, Heights, Place, Trail and Way. It also encourages consideration of names that recognize local history, Indigenous heritage, geographic features, significant community contributors or historically relevant themes.

Developers may submit groups of potential names for new subdivisions, but Council will make the final decision on roadway names. Public requests to rename an existing road will require unanimous Council approval and support from a majority of affected property owners. Civic addressing will be administered separately through an Administrative Directive.

Public Consultation Policy Modernized

Council adopted Planning and Development Public Consultation Policy 61/211.01 2026PO and rescinded the previous policy, which was adopted in 2009.

The updated policy reflects current legislation, digital communication practices and City processes. It establishes clearer notification requirements, including a 60-metre notification area for applicable planning and development applications.

These changes are intended to create a clearer and more consistent consultation process for residents, applicants and developers. They will also help ensure affected property owners receive information about applicable proposals and have opportunities to provide feedback.

More from the Meeting

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Community Services (CS) Redistricting Approved

Following a public hearing, Council gave second reading as amended, and third reading to Bylaw 400.82, approving the redistricting of 5805 50 Avenue from Residential Detached (R1) to Community Services (CS).

The property is located beside the Canadian Baptist Bible Church and is intended to be consolidated with the existing church property. The change supports ministry use of the existing dwelling and potential future development while ensuring the consolidated property has one land-use designation. Future demolition, redevelopment or construction will require the appropriate permits.

Subdivision and Development Authorities Bylaw Advances

Council gave first and second readings to Bylaw 228.4, which proposes removing Schedule A from the City's Subdivision and Development Authorities Bylaw.

Schedule A contains outdated information about the membership and meeting schedule of the Municipal Planning Commission. Current information will instead be provided through communication materials that can be updated more easily. The amendment does not change the Commission's responsibilities or authority.

Metcalf Ridge Redistricting Advances

Following a public hearing, Council gave second reading to Bylaw 400.81, which proposes redistricting 4.05 hectares in Metcalf Ridge from Future Designation (FD) to Residential Mixed (R4).

The proposed change would support a broader range of housing, including duplexes, semi-detached homes, garden and secondary suites, and multi-attached housing. Third reading will return to Council at a future meeting.

Economic Development Board and Strategy Funding Confirmed

Council directed Administration to apply to Alberta's Northern and Regional Economic Development Program and supported including at least $62,500 in matching funding in the proposed 2027 Budget.

The NRED grant funding would assist with the estimated $125,000 cost of the two-year project. The initiative will establish a Community Economic Development Board and support a city-wide strategy focused on business growth, investment attraction, employment and expanding the tax base.

Upcoming Council Meetings

- **Monday, November 23rd, 2026, at 5:30 p.m.**
- **Monday, December 14th, 2026, at 5:30 p.m.**
- **Monday, January 11th, 2027, 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
NOVEMBER 12, 2026

2027 FIVE-YEAR PAVING PROGRAM

Council approved the 2027 Five-Year Paving Program, and based on road condition assessments, deferred several previously scheduled overlay projects to 2028. Council also approved advancing the Range Road 3-0 (Niemela) and Range Road 27-2 Extension (Lacombe Lake) projects from the New Pavement Management Plan for 2028.

RECREATION CAPITAL ASSISTANCE FUNDING

Council approved several recreation capital funding requests through the Recreation Capital Assistance Reserve, including:

- Up to $80,000 to the Town of Bentley for the Oxford Park Playground Replacement Project towards the construction of a new playground that meets current safety standards.
- Up to $75,000 to the Village of Alix for the Revitalize Rahr Park Project, including playground replacement and new recreational amenities.
- Up to $6,065 to the Town of Blackfalds for capital improvements at the Abbey Centre, including an auto floor scrubber, pool tarp, and aquatic centre access upgrades.

A funding request from the Clive School Parent Council for a ball diamond shale upgrade project did not receive Council's approval.

PROPERTY TAX PENALTY CANCELLATION REQUESTS

The cancellation of tax penalties on two properties did not receive Council's approval:

- Tax Roll No. 3927232006: $1,179.62
- Tax Roll No. 3927281303: $2,577.62

2026 FCSS SURPLUS FUNDING ALLOCATION

Council approved the allocation of approximately $15,000 in unexpended Family and Community Support Services (FCSS) funding to community organizations, including:

Organization	Funding
Alix Mirror Wellness Supports Society	$4,500
Big Brothers Big Sisters of Lacombe and District	$2,000
Blackfalds FCSS Seniors Programs	$3,000
BGC Wolf Creek Lacombe	$1,000
Eckville Recreation Youth Program	$500
Lacombe and District FCSS	$4,000

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AGRICULTURAL SERVICE BOARD RECOMMENDATIONS

Council approved several recommendations arising from the October 20, 2026 Agricultural Service Board meeting, including:

- Directing Administration to prepare future reports regarding a proposed Soil Conservation Policy, Animal Health Policy, amendments to the Use of Roads Bylaw, and amendments to the CAO Bylaw for consideration at a future Council meeting.
- Consolidating several agricultural equipment rental program policies into a single Equipment Rental Policy for consideration at a future Council meeting.
- Approving revisions to Policies AG(5) Beaver Flood Control, AG(6) Virulent Black Leg Canola, and AG(7) No Spray Requests.
- Establishing a framework for a Rainy Creek Ditch Management Committee consisting of two Councillors and three project landowners.
- Authorizing participation in the Cleanfarms Silage Plastic and Bale Wrap Collection Pilot.
- Requesting a report regarding whether Absinthe Wormwood and/or Kochia should be elevated to a noxious status within Lacombe County to be considered at a future Council meeting.
- Directing Administration to draft amendments to Policy AG(8) Weed Inspection and Weed Notice for review at a future Council meeting.
- Removing the private gravel pit herbicide application fee from the Rates and Fees Bylaw for Council's consideration at a future Council meeting.
- Requesting a review of Agricultural Service Board composition and meeting frequency to be considered at a future Council meeting.
- Council received the following for information: the Agricultural Service Board Provincial Committee "What We Heard" report, the 2026 Agricultural Service Board Resolution Report Card, and the Classroom Agriculture Program presentation.

TRANSFER STATION FIRE PRESENTATION

Council received a presentation from Hal Neis and Colin Allan, Lacombe County residents, regarding concerns related to the fire that occurred at the Mirror/Alix transfer station in October 2026.

BASHAW MEDICAL CLINIC MODEL – BASHAW WELLNESS INITIATIVE PRESENTATION

Council received a presentation from representatives of the Bashaw and District Support Services who presented on the community-owned medical clinic model and its next phase of development. The organization requested funding from Lacombe County to sustain the model and maintain continued access to local healthcare services.

CENTRAL ALBERTA FIRST MEMBERSHIP

Council approved Lacombe County's membership in Central Alberta First, a regional economic development collaboration organization, beginning January 1, 2027, at an annual cost of $10,000.

PLANNING SERVICES UPDATE

Council received the October 2026 Planning Services Update for information.

LACOMBE COUNTY

SUCCESS GROWS HERE!

SYLVAN LAKE SOUTH WASTEWATER CONNECTION PROJECT – WATER FOR LIFE GRANT APPLICATION

Council authorized the County Manager to submit an application under the *Alberta Water for Life Grant Program* to assist with the cost of the County's construction of lift stations, which will connect to the Sylvan Lake Regional Water/Wastewater Stage 5 Wastewater Forcemain.

TOWN OF ECKVILLE / LACOMBE COUNTY INTERMUNICIPAL DEVELOPMENT PLAN UPDATE

Council received the *What We Heard* engagement report regarding the review and update of the Town of Eckville/Lacombe County Intermunicipal Development Plan.

Council also gave first reading to Bylaw No. 1468/26 and scheduled a public hearing for December 10, 2026 at 9:00 a.m. in Council Chambers.

Next Regular Council Meeting is
November 26, 2026 – 9:00 a.m.

Next Committee of the Whole Meeting is
December 1, 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.**

Subject: 20th Anniversary Open House

From: Sheila Logelin <sheila@battleriverwatershed.ca>
Sent: November 17, 2026 9:56 AM
To: info <info@blackfalds.com>
Subject: 20th Anniversary Open House

BATTLE RIVER WATERSHED ALLIANCE



Join Us to Celebrate 20 Years of Stewardship

Date: December 3, 2026

Location: Mirror Lake Centre, 5415 49 Avenue, Camrose, AB

Time: 4-6 pm

Evening Program at a Glance

- BRWA Welcome
- Elder Blessing & Opening, Leonard Standingontheroad, Montana First Nation, BRWA Honorary River Keeper
- Elder Teachings, Ken Saddleback, Samson Cree Nation
- Value of Watershed Partnerships, Aquatera
- Refreshments, Mingle & Door Prizes
- Flight Simulation over the Battle River, Don Davidson, Mayor, Summer Village of Grandview
- Celebrating 20 Years of Stewardship: Board Recognition & Memorial
- Closing Words & Final Door Prizes

Registration is appreciated but not required

Presenting Sponsor:

AQUATERA®
WATER EARTH INNOVATION

20th Anniversary Speaker Series Sponsor:

Battle River Community Foundation

Sheila Logelin
Battle River Watershed Alliance
Phone: (780) 672-0276 ext.3
Email: sheila@battleriverwatershed.ca
Address: Battle River Watershed Alliance, Mirror Lake Centre, 5415 49 Ave, Suite 3, Camrose, AB, T4V 0N6
Unsubscribe

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Her Worship Laura Svab
Mayor
Town of Blackfalds
Box 220
5018 Waghorn Street
Blackfalds, AB T0M 0J0

Dear Mayor Svab:

Thank you for your letter to the Honourable Danielle Smith, Premier of Alberta, and me regarding the Assured Income for the Severely Handicapped (AISH) program and the new Alberta Disability Assistance Program (ADAP). As Minister of Assisted Living and Social Services, I welcome the opportunity to respond on behalf of the Premier.

Albertans with disabilities and the organizations that support them have consistently called for social services that better reflect the diverse needs, abilities and goals of people living with disabilities. In response, Alberta's government created ADAP. Offered in addition to AISH program, ADAP expands disability income assistance to thousands of Albertans who need support but who may not be eligible under the previous one-size-fits-all approach.

ADAP was thoughtfully designed, based on the input of Albertans with disabilities, to empower Albertans with disabilities to pursue meaningful employment while continuing to receive the financial, health and personal supports they need. ADAP's core benefit rate is among the highest in the country, providing $300 more per month than most disability programs in Canada. ADAP also allows for the highest level of employment income in the country while receiving financial benefits, meaning Albertans on ADAP can earn more from working while continuing to receive the support they need. These financial benefits are in addition to health and personal benefits valued at $400 per month, on average. Albertans on ADAP continue to receive health benefits, regardless of their employment income, until age 65 when they transition to seniors health benefits.

Additionally, Albertans on ADAP receive customized, one-on-one support and access to the resources they need to gain new skills and work to their full potential. Budget 2026 invests an unprecedented nearly quarter-billion dollars to help Albertans gain and retain meaningful employment. This investment strengthens supports that reduce barriers for Albertans with disabilities, providing services such as career planning, assistive technology and supported job placements, as well as resources to help employers break down accessibility barriers in their workplaces.

…/2

228 Legislature Building, 10800 – 97 Avenue NW, Edmonton, Alberta T5K 2B6 Canada Telephone 780-643-6210 Fax 780-643-6214

Protections are built in for AISH recipients who transitioned to ADAP in July 2026, including a transition benefit that will ensure individuals continue receiving their existing AISH benefit amount until December 31, 2027. The province is also covering the cost of one medical reassessment for those who have moved to ADAP and may later seek reconsideration for AISH. Many current AISH recipients have automatically remained on AISH, including those with severe and profound developmental disabilities, individuals with palliative or terminal medical conditions, individuals living in continuing care homes, those eligible for or receiving Persons with Developmental Disabilities services and individuals 60 years of age or older.

We recognize that transitioning to a new benefit program may create stress or uncertainty and individuals are encouraged to access available supports to help manage their mental wellbeing during this period of change. While Alberta's disability programs continue to evolve, our commitment to supporting individuals with disabilities remains unchanged. Albertans can access mental health supports by calling 211, which provides connections to a wide range of services, including affordable, same-day counselling through Counselling Alberta.

Disability income assistance will continue to be there for Albertans who need it. Alberta has the highest provincial disability benefit rates and most robust disability programs in Canada, and we continue to expand and improve these supports. Through Budget 2026, Alberta's government is investing a historic $3.7 billion to support Albertans with disabilities this year alone — a year-over-year increase of almost $100 million. Since 2019, this represents more than $1 billion in additional investment, an increase of nearly 40 per cent.

For more information, please visit www.alberta.ca/ADAP.

Thank you again for writing.

Sincerely,



Honourable Nathan Neudorf
Minister of Assisted Living and Social Services

cc: Honourable Danielle Smith
Premier of Alberta

228 Legislature Building, 10800 – 97 Avenue NW, Edmonton, Alberta T5K 2B6 Canada Telephone 780-643-6210 Fax 780-643-6214

Royal Canadian Mounted Police

Commanding Officer
Alberta

Gendarmerie royale du Canada

Commandant
de l'Alberta

RECEIVED
NOV 1 2 2026
AT THE OFFICE OF
THE C A O / COUNCIL

October 22, 2026

Mayor Laura Svab
Town of Blackfalds
5018 Waghorn Street
Blackfalds, AB T0M0J0.

Dear Mayor Svab,

RE: Alberta Municipalities Convention 2026

On behalf of the Alberta RCMP, I would like to thank you and your representatives for meeting with me and my senior leadership team during the Alberta Municipalities 2026 Convention. These meetings are a great opportunity for us to hear about any questions, concerns, or comments your team may have with the Alberta RCMP in your area.

I appreciated council's positive feedback on your new detachment leadership. I will ensure this is shared with the detachment.

We discussed council's concerns about bullying, youth behaviour and the use of e-scooters and e-bikes by young riders. We agree that education for youth and parents is an important first step. Your Detachment Commander will work with the Town to determine how youth education programming, such as YouthLink, could be delivered in Blackfalds, and to identify education resources on e-scooter and e-bike safety.

I was encouraged to hear of council's plan to repeat its community priority consultation with a longer period for public input. The detachment's Community Policing Plan reflects the priorities selected by the community, and the results of this consultation will help inform that plan. We also share council's view that visible traffic enforcement, particularly around construction and high-traffic areas, remains an important focus.

I appreciate the time we had to discuss the service delivery needs in your community. We remain committed to working collaboratively with you to shape our service delivery strategies in ways that best serve the citizens you represent. Thank you for your time, energy and shared commitment to keeping Alberta safe and strong.

Should any questions or concerns arise before our next meeting, please do not hesitate to contact me at 780-412-5444 or trevor.daroux@rcmp-grc.gc.ca.

Sincerely,



Trevor Daroux O.M.M.
Deputy Commissioner
Commanding Officer Alberta RCMP

MEETING DATE: November 24, 2026

PREPARED BY: Darolee Bouteiller, Finance Manager

PRESENTED BY: Justin de Bresser, Director of Corporate Services

SUBJECT: **2027 Operating Budget & 3-Year Operating Forecast, 2027 Capital Budget & Ten – Year Capital Plan**

BACKGROUND

The 2027 Operating and Capital Budgets have been prepared and reviewed through a collaborative process. This process commenced earlier in the year with the approval of the budget timeline, public engagement, and various discussions with Administration and Council. Administration reviews the programs, services, and new initiatives required and balances the costs to provide the services at a level the citizens of Blackfalds expect. There is an ongoing effort to look for efficiency in delivering the programs and services, cost savings, and taking advantage of new funding programs and sources of funding.

The Municipal guideline under Section 242 of the *Municipal Government Act (MGA)* requires Municipalities to adopt an Operating and Capital Budget for each calendar year and a three-year forecast for operating and a minimum five-year capital plan.

At this meeting, Administration is seeking approval of the Final Operating Budget 2027 and three years forecast and a 2027 Capital Budget and a ten-year capital plan as presented after implementing the changes identified during the Budget Workshop.

DISCUSSION

The Draft Operating and Capital Budget with the ten-year capital plan was brought forward for a complete and thorough review in a Council Budget Workshop on November 6th & 7th 2026. The public session included participation from Council, the CAO, Department Directors, Finance, and Department Managers. The changes identified and discussed from the budget workshop were implemented into the draft. Based on the changes, the Draft Budget has been updated to $40,378,272 for 2027. Administration was able to implement the budget criteria and balance an operating budget for the required three-year term. The 2027 Capital budget has been adjusted to $4,758,200 after removing or deferring projects during budget discussions. Administration rebalanced the 10-year capital plan to 2036. The summary of changes from these discussions with Council are listed in Appendix A

Appendix B shows 2027 consolidated revenue and expenditure by GL Category and by Division. Each demonstrates the year-over-year change by dollars and percentage. Items have increased or decreased based on actual results, estimations of future results, and program changes. During the Council budget workshop, department managers were on hand to discuss department initiatives, programs, efficiencies and changes affecting each department.

A requirement by the MGA, is that the Town must forecast operations for the next three years. Over the next three years, the budget shows slight increases for similar services. The future years will be revisited and modified during the next budget process. Attached as Appendix C is the Three-year Forecast 2027-2028.

Utility Rates:

As outlined during the budget review sessions, the Utility departments—Water, Wastewater, and Solid Waste—are fully self-supported, meaning all operating costs are funded through user fees. The 2027 rates presented in the budget remain the same as 2026 rates with modest adjustment for billing accounts. There was a rate increase from the NRDWWC for water and wastewater, after all adjustments were made, the contributions to reserves for future capital needs is reflective of the net surplus for the year.

Proposed rates for 2027 listed below were used in calculating the operating budget.

Water:

Fixed Cost	$17.93
Consumption	$ 3.17 /m^3
Capital Infrastructure	$ 15.33

Wastewater:

Fixed Cost	$15.79
Consumption	$ 2.99/m^3 (billed at 80% of water consumption)
Capital Infrastructure	$ 9.44

Solid Waste:

Monthly Cost	$25.81

Capital Budget and ten-year capital plan

The 2027 Capital Budget is a continuation of the prior year capital plan with modifications based on essential infrastructure priorities, sustainability, strategic investments, and funding availability. The Capital budget includes new projects, future phases and initiatives for the next ten years. The funding

sources for capital come from Provincial and Federal Grants and Town Reserves, or debt. Decisions regarding individual projects should not influence future tax rates.

Appendix D is the draft of a balanced 2027 Capital Budget and Ten -Year Capital Plan. It provides a high-level summary of essential infrastructure upgrades for each of the next ten years, followed by the funding sources to be utilized for each item in the plan. In 2027 the total capital budget is $4,758,200 funded by reserves, grants, and debt.

Overview of Key Project Initiatives for 2027

Aspelund Industrial North

Contribute to the maintenance and capital improvement of infrastructure within Aspelund Industrial North, consistent with the Town's agreement with Lacombe County and helps support regional economic growth and preserves infrastructure serving industrial development.

Camera Work

A full inspection of the town Sanitary and Storm Sewer to assess the conditions of sanitary sewer, storm sewer, catch basin leads and manholes. The final report will reduce infrastructure risk by improving the Towns ability to identify defects and prioritize renewals, support asset management, and plan proactive capital replacement before failures occur.

Highway 2A and Panorama left advanced signal

A modification to the existing traffic signals by changing fixtures and integrating advanced left-turn phasing for the northbound and southbound left-turn movements. As per the transportation master plan, this project addresses a critical corridor plan for future growth and intersection performance.

Fitness Equipment Replacement

As a highly used facility, Abbey Center fitness equipment is on a planned replacement cycle, preserving the existing buy-back value and avoiding escalating maintenance costs. Keeping operations running smoothly.

Arena 2 Upgrades

To continue to meet current requirements and support the goal of becoming a leader in recreation events and tourism. Upgrades to the existing dressing/ changing rooms in Arena 2 will include shower facilities and additional changing stalls. The upgrades will help attract more user groups and provide a better facility to host larger public and sporting events.

Playground
Will provide a contribution toward the construction of a playground at the St. Veronica School site.

Aerial Apparatus
A modern aerial ladder truck will allow for faster and more efficient operations that will be safer for both the citizens and firefighters. The need for a piece of equipment as the increase in development and growth continues to attract high density multi-story and commercial structures to our municipality.

Vehicle Replacement - Tandem Gravel Truck (PW), Tool Cat Utility Vehicle (CSD), and Fleet
Replacement and new equipment is an investment in the delivery of critical transportation and maintenance services, and minimizing repair costs and service disruptions associated with aging equipment.

Ten Year Capital Plan

Each year, legislation requires a Municipality to develop long-term capital plans. The plan is to acknowledge the importance of the project having a need in the future. A long-term plan can evolve and change over time. These items may be pushed ahead, dropped, or changed to suit the needs of the Town based on changing priorities or economic environment.

The Ten-Year Capital Plan highlights projects that will assist with current community needs and the sustainability of the Town Infrastructure. Each of the future years is displayed by functional area to help tie the Ten-Year Capital Plan to the Asset Management Strategy.

The yearly charts identify what is expected to be built, replaced, or maintained, the anticipated costs and funding sources available for the projects. Some initiatives in the plan are currently not funded, or the funding type includes debt borrowing.

FINANCIAL IMPLICATIONS

Administration presented the 2027 Budget at the Budget Workshop with a proposed municipal tax increase of 2.23%. During the workshop, Council provided direction on budget priorities, service level expectations, and funding considerations.

Council's direction from the Budget Workshop, together with other required administrative adjustments, resulted in a net budget increase of approximately $25,722. This increase was fully offset by a corresponding increase in estimated revenue from new assessment growth. As a result, the proposed municipal tax increase remains at 2.23%. The table below outlines the estimated monthly increase across various assessed property values.

Assessment Value	Monthly Increase (2.23%)
300,000	4.26
388,310	5.52
400,000	5.69
500,000	7.11
600,000	8.53
700,000	9.95

Historic increases:

	Average Assessment	Monthly Increase
2026	380,023	5.40
2025	352,381	10.81
2024	332,088	6.08
2023	316,373	9.40

It should be noted that the tax increase does not include the Provincial portion for the Alberta School Foundation Fund. The 2027 requisition will be issued after the Provincial Budget is released, and these amounts will be incorporated into the property tax rate bylaw later this spring.

The Municipal Measurement Index is included in Appendix E. This provides a helpful basis for comparing Blackfalds with similar municipalities.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motions:

1. That Council adopt the 2027 Operating Budget as presented.
2. That Council adopt the 2027 Capital Budget as presented.
3. That Council receive the Three-Year Operating Forecast as information.
4. That Council receive the Ten-Year Capital Plan as information.

ALTERNATIVES

a) That Council refers the 2027 Operating Budget document back to Administration for further review.

ATTACHMENTS

- *Appendix A – Summary of Changes*
- *Appendix B – 2027 Operating Budget by GL Category & Division*
- *Appendix C – Three- Year Operating Forecast 2027 – 2028*
- *Appendix D – 2027 Capital Budget and Ten-year Capital Plan*
- *Appendix E – Municipal Measurement Index*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

Appendix A - Budget Workshop Changes

Revenue

Department	GL Account	Comments	$ Change
00-00 General	1-100 New Growth Expectation	Increase 2027 estimated new growth	$ 25,722.00
00-00 General	1-542 Internal Utility Fees	Re-balance internal utility fees	-$ 15,000.00
12-00 Administration	1-960 Transfer from Operating Reserve	To fund Housing Needs Strategy	$ 100,000.00
41-00 Water	1-510 Penalties Collected and Costs Recovered	Increased to be in line with recent actuals	$ 10,000.00
41-00 Water	1-420 % of Water Consumption Rate	Adjust for Commission Rate Update	$ 13,231.00
42-00 Wastewater	1-420 % of Water Consumption Rate	Adjust for Commission Rate Update	-$ 2,817.00
72-09 Athletic Parks	1-960 Transfer from Operating Reserve	To fund 2-536 one time expenditures	$ 9,800.00
72-07 Eagle Builders Centre	1-960 Transfer from Operating Reserve	To fund 2-536 one time expenditures	$ 75,250.00
			$ 216,186.00

Expenses

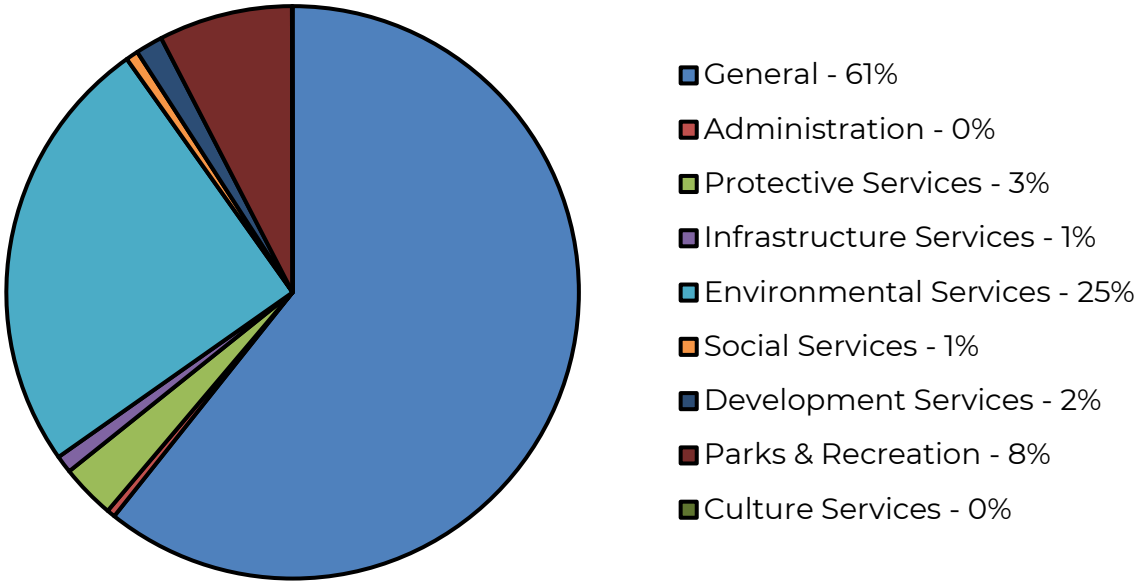
Department	GL Account	Comments	$ Change
12-00 Administration	2-239 Other Professional Services	Increase Housing Needs Strategy	$ 80,000.00
23-00 Fire	2-960 Transfer to Capital Reserve	Debt Stabilization - Ladder Truck	$ 100,000.00
41-00 Water	2-242 North Red Deer River Commission	Adjust for Commission Rate Update	$ 271,613.00
41-00 Water	2-960 Transfer to Capital Reserve	Net impact of 41-00 changes	-$ 254,382.00
42-00 Wastewater	2-531 Chemicals	Added in Enzymes for Lift Station missed	$ 17,000.00
42-00 Wastewater	2-250 Contracted General Services	Removed contracted camera work based on approval of full project	-$ 8,000.00
42-00 Wastewater	2-243 Reg. Wastewater Commission	Adjust for Commission Rate Update	-$ 50,148.00
42-00 Wastewater	2-960 Transfer to Capital Reserve	Net impact of 42-00 changes	$ 33,931.00
43-00 Solid Waste	2-960 Transfer to Capital Reserve	Net impact of 43-00 changes	-$ 4,200.00
51-00 FCSS	2-561 Program Expenses	Add in expenditure to match grant received in 1-850	$ 3,000.00
51-00 FCSS	2-250 Contracted General Services	Add in expenditure to match grant received in 1-850	$ 1,000.00
51-00 FCSS	2-250 Contracted General Services	Remove double budget line	-$ 1,500.00
74-07 Library	2-770 Grants to Organizations	Increased to include 2% requested funding increase	$ 7,464.00
Various	2-216 Postage	Increased 40% to reflect rising postage rates	$ 20,408.00
			$ 216,186.00
			$ -

Town of Blackfalds 2027 Capital Budget Adjustments

Project Name	Description of Changes	$ Change
Blackfalds Crossing Way	Deferred as per budget workshop	$ 1,600,000.00
LED Replacement Sign	Deferred as per budget workshop	$ 105,000.00
Waterslide Stairs	Deferred as per budget workshop	$ 200,000.00
Welcome to Blackfalds Signage	Deferred as per budget workshop	$ 100,000.00
Community centre Courts Landscaping	Deferred as per budget workshop	$ 25,000.00
Morris Court / Palmer Circle Landscaping	Deferred as per budget workshop	$ 32,600.00

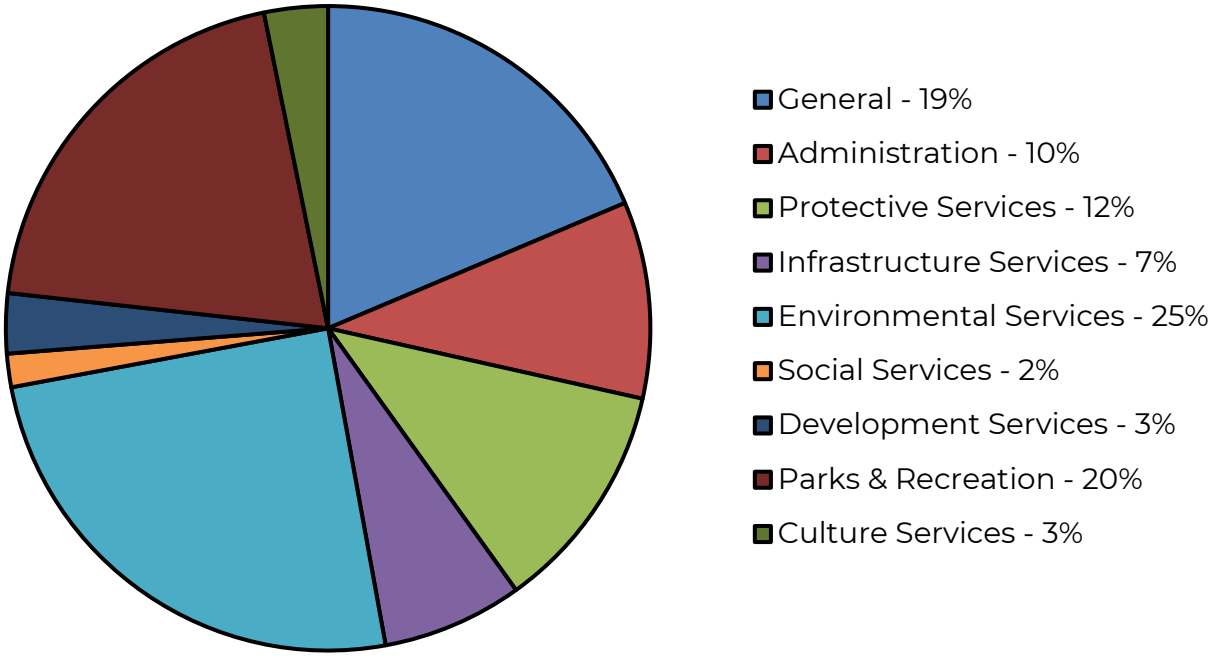
2027 Operating Revenue by Division

Revenue	2026 Budget	2027 Budget	Change	% Change
General	$ 23,617,069	$ 24,512,673	$ 895,604	3.79%
Administration	$ 378,946	$ 190,508	-$ 188,438	-49.73%
Protective Services	$ 1,131,720	$ 1,240,359	$ 108,639	9.60%
Infrastructure Services	$ 387,389	$ 400,164	$ 12,775	3.30%
Environmental Services	$ 10,895,826	$ 10,064,355	-$ 831,471	-7.63%
Social Services	$ 294,691	$ 282,902	-$ 11,789	-4.00%
Development Services	$ 667,895	$ 621,210	-$ 46,685	-6.99%
Parks & Recreation	$ 2,662,378	$ 3,051,101	$ 388,723	14.60%
Culture Services	$ 15,000	$ 15,000	$ -	0.00%
Total Revenue	**$ 40,050,914**	**$ 40,378,272**	**$ 327,358**	**0.82%**



2027 Operating Expenses by Division

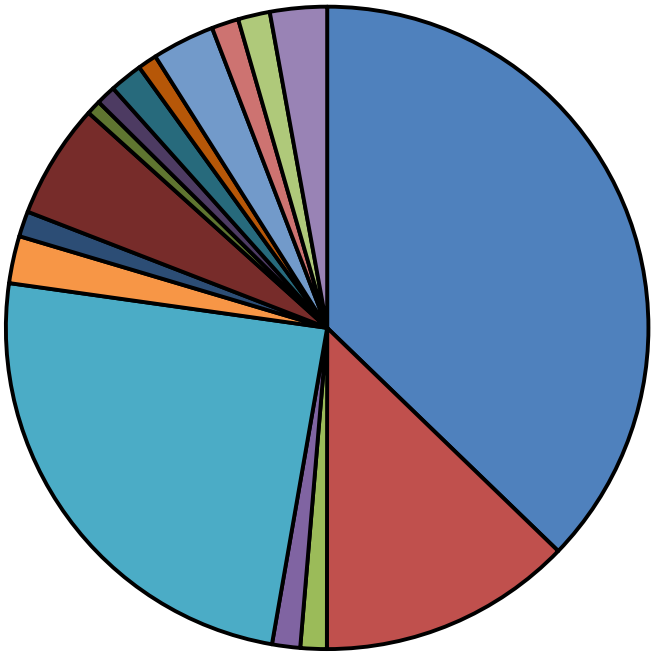
Expenses	2026 Budget	2027 Budget	Change	% Change
General	$ 7,337,058	$ 7,526,947	$ 189,889	2.59%
Administration	$ 4,281,255	$ 3,984,446	-$ 296,809	-6.93%
Protective Services	$ 4,305,457	$ 4,676,238	$ 370,781	8.61%
Infrastructure Services	$ 2,716,834	$ 2,847,329	$ 130,495	4.80%
Environmental Services	$ 10,895,826	$ 10,064,355	-$ 831,471	-7.63%
Social Services	$ 584,794	$ 675,733	$ 90,939	15.55%
Development Services	$ 1,298,922	$ 1,214,710	-$ 84,212	-6.48%
Parks & Recreation	$ 7,360,015	$ 8,098,079	$ 738,064	10.03%
Culture Services	$ 1,270,753	$ 1,290,435	$ 19,682	1.55%
Total Expenses	**$ 40,050,914**	**$ 40,378,272**	**$ 327,358**	**0.82%**



2027 Operating Revenue by GL Category

Revenue	2026 Budget	2027 Budget	Change	% Change
Property Tax	$ 14,426,519	$ 15,030,379	$ 603,860	4.19%
Provincial Taxes	$ 5,163,647	$ 5,164,536	$ 889	0.02%
Total Taxation	**$ 19,590,166**	**$ 20,194,915**	**$ 604,749**	**3.09%**
Joint Economic Area Taxes	$ 535,000	$ 535,000	$ -	0.00%
Sale of Goods General	$ 535,587	$ 569,997	$ 34,410	6.42%
Sale Of Goods Utilities	$ 10,611,401	$ 9,883,355	-$ 728,046	-6.86%
User Fees - Recreation	$ 936,000	$ 961,000	$ 25,000	2.67%
Licenses & Permits	$ 551,255	$ 517,410	-$ 33,845	-6.14%
Franchise Fees	$ 2,147,000	$ 2,336,000	$ 189,000	8.80%
Federal Government Grants	$ 299,120	$ 294,760	-$ 4,360	-1.46%
Provincial Grants	$ 391,374	$ 399,273	$ 7,899	2.02%
Local Government Grants	$ 599,275	$ 671,391	$ 72,116	12.03%
Penalties & Fines	$ 355,400	$ 389,200	$ 33,800	9.51%
Rentals	$ 1,280,266	$ 1,272,096	-$ 8,170	-0.64%
Investment Income	$ 450,000	$ 550,000	$ 100,000	22.22%
Other Revenue	$ 693,045	$ 648,500	-$ 44,545	-6.43%
Funded from Reserve	$ 1,076,025	$ 1,155,375	$ 79,350	7.37%
Total Revenue	**$ 40,050,914**	**$ 40,378,272**	**$ 327,358**	**0.82%**

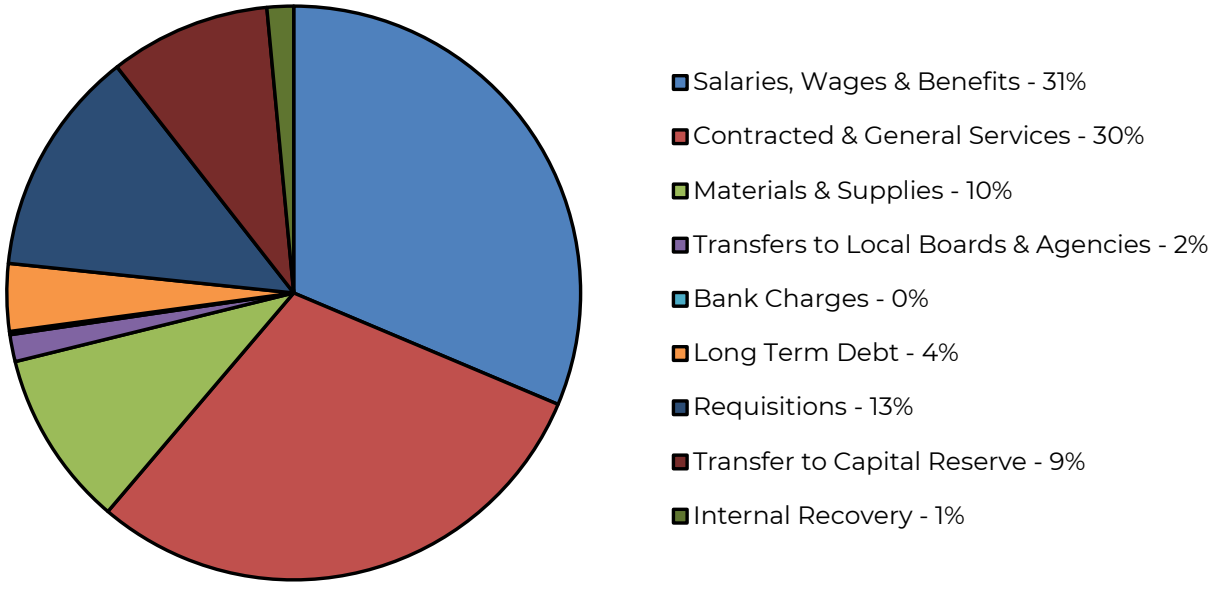
2027 Operating Revenue by GL Category



- Property Tax - 37%
- Provincial Taxes - 13%
- Joint Economic Area Taxes - 1%
- Sale of Goods General - 1%
- Sale Of Goods Utilities - 24%
- User Fees - Recreation - 2%
- Licenses & Permits - 1%
- Franchise Fees - 6%
- Federal Government Grants - 1%
- Provincial Grants - 1%
- Local Government Grants - 2%
- Penalties & Fines - 1%
- Rentals - 3%
- Investment Income - 1%
- Other Revenue - 2%
- Funded from Reserve - 3%

2027 Operating Expenses by GL Category

Expenses	2026 Budget	2027 Budget	Change	% Change
Salaries, Wages & Benefits	$ 12,465,326	$ 12,658,259	$ 192,933	1.55%
Contracted & General Services	$ 11,933,293	$ 12,058,949	$ 125,656	1.05%
Materials & Supplies	$ 3,957,002	$ 4,012,447	$ 55,445	1.40%
Transfers to Local Boards & Agencies	$ 565,923	$ 613,565	$ 47,642	8.42%
Bank Charges	$ 66,600	$ 74,600	$ 8,000	12.01%
Long Term Debt	$ 1,531,304	$ 1,531,302	-$ 2	0.00%
Requisitions	$ 5,165,058	$ 5,165,947	$ 889	0.02%
Transfer to Capital Reserve	$ 3,734,263	$ 3,659,203	-$ 75,060	-2.01%
Internal Recovery	$ 632,145	$ 604,000	-$ 28,145	-4.45%
Total Expenses	**$ 40,050,914**	**$ 40,378,272**	**$ 327,358**	**0.82%**



Three Year Operating Budget Summary

Division	2027	2028	2029
05 General	24,512,673	25,047,673	25,579,673
10 Administration	190,508	100,508	73,371
20 Protective Services	1,240,359	1,050,520	1,012,520
30 Infrastructure Services	400,164	69,789	69,789
40 Environmental Services	10,064,355	10,164,679	10,309,638
50 Social Services	282,902	283,116	282,803
60 Development Services	621,210	546,210	546,410
70 Parks & Recreation	3,051,101	2,683,748	2,696,018
74 Culture Services	15,000	15,000	15,000
Total Revenues	**40,378,272**	**39,961,243**	**40,585,222**

Division	2027	2028	2029
05 General	7,526,947	7,596,003	7,671,093
10 Administration	3,984,446	3,918,688	4,010,257
20 Protective Services	4,676,238	4,768,328	4,908,885
30 Infrastructure Services	2,847,329	2,522,919	2,523,193
40 Environmental Services	10,064,355	10,164,679	10,309,638
50 Social Services	675,733	689,741	708,278
60 Development Services	1,214,710	1,140,567	1,149,297
70 Parks & Recreation	8,098,079	7,864,853	8,004,042
74 Culture Services	1,290,435	1,295,465	1,300,539
Total Expenses	**40,378,272**	**39,961,243**	**40,585,222**
Net Total	**-**	**-**	**-**

2027 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Aspelund Industrial North	300,000	General Capital Reserve
Camera Work - Stormwater	900,000	General Capital Reserve
Camera Work - Wastewater	900,000	Wastewater System Reserve
Highway 2A and Panorama left advanced signal	55,000	General Capital Reserve
Equipment		
Cloud Telephone Replacement	140,000	General Capital Reserve
Electronic OHS Safety Program	17,000	General Capital Reserve
Fitness Equipment (7 Yr Cycle)	435,000	Abbey Centre Reserve, Grants - Lacombe County
Photocopier Replacement	15,000	General Capital Reserve
Rapid Flashing Beacons - St. Veronica Site	15,000	General Capital Reserve
Ride-on Auto Scrubber T7	39,000	Abbey Centre Reserve, Grants - Lacombe County
Security Camera Upgrades	15,000	General Capital Reserve
Facility		
Arena 2 Dressing Room Upgrades	200,000	General Capital Reserve, Grants - Lacombe County
Glulam Beam Repair	48,000	Abbey Centre Reserve, Grants - Lacombe County
Land Improvements		
Cemetery Expansion	50,000	General Capital Reserve, Grants - Lacombe County
EBC Parking Expansion	50,000	General Capital Reserve, Grants - Lacombe County
Playground	100,000	Recreation Contributions Reserve
SISP Ball Diamond Fence Upgrades	52,000	General Capital Reserve, Grants - Lacombe County
Tayles Asphalt Trail and P/G Border	51,200	General Capital Reserve
Womacks Trail Realignment	45,000	General Capital Reserve
Vehicle		
Aerial Apparatus	500,000	Debt
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Ford 1 ton c/w winch (PW)	110,000	Fleet & Mobile Equipment Reserve
Tandem Gravel Truck	350,000	Fleet & Mobile Equipment Reserve
Tool Cat Utility Vehicle (CSD)	121,000	Fleet & Mobile Equipment Reserve
4,758,200		

2028 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
Aurora Heights - Lift Station	500,000	Offsite Levy Reserve – Wastewater
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
South Street & 2A intersection	2,000,000	Grants - LGFF, Grants - BCSF
South Street Improvement	2,500,000	Offsite Levy Reserve - Transportation, Grants - LGFF
Womacks Road & Broadway Avenue Intersection Roundabout	50,000	Grants - LGFF
Upgrade lift stations to SCADA network	250,000	Wastewater System Reserve
Equipment		
Hydra Bucket	15,000	General Capital Reserve
Facility		
Seniors Housing Funding	2,000,000	Unallocated
Land Improvements		
Cemetery Expansion	500,000	General Capital Reserve, Grants - Lacombe County
Annual Trail Development	62,500	General Capital Reserve
EBC Parking Expansion	1,500,000	General Capital Reserve, Grants - Lacombe County
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Aerial Apparatus	1,000,000	Debt
11,077,500		

2029 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
Aurora Heights - Lift Station	4,500,000	Offsite Levy Reserve – Wastewater
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
General Intersection Upgrades (2010 MP 12k pop)	400,000	Grants - LGFF
Womacks Road & Broadway Avenue Intersection Roundabout	500,000	Grants - LGFF
Equipment		
	-	
Facility		
Pool Liner	250,000	General Capital Reserve, Grants - Lacombe County
Land Improvements		
Cemetery Expansion	500,000	General Capital Reserve, Grants - Lacombe County
Annual Trail Development	65,000	General Capital Reserve
Parks & Playground	250,000	General Capital Reserve
Football Field Upgrades	750,000	General Capital Reserve, Grants - Lacombe County
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Aerial Apparatus	2,000,000	Debt
9,915,000		

2030 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Womacks Road & Broadway Avenue Intersection Roundabout	2,000,000	Grants - LGFF
Water main Looping	500,000	Water System Reserve
Equipment		
International Terra Star 3 Ton Truck (CSD)	120,000	Fleet & Mobile Equipment Reserve
Indoor Play Space	300,000	General Capital Reserve, Grants - Lacombe County
Facility		
Snow Storage Facility	250,000	Grants - LGFF
Sterling Industries Sports Park Tournament House	300,000	Grants - LGFF, Grants - Lacombe County
Land Improvements		
Annual Trail Development	67,500	General Capital Reserve
Football Field Upgrades	490,000	General Capital Reserve, Grants - Lacombe County
Sterling Industries Sports Park Campground	570,000	Grants - LGFF
Tennis Court Expansion	200,000	Grants - BCSF, Grants - Lacombe County
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Freightliner Rescue Unit	800,000	Grants - LGFF
Hydro Vac Unit Tandem Truck (PW)	900,000	Fleet & Mobile Equipment Reserve
7,197,500		

2031 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Aspelund Industrial South	200,000	General Capital Reserve
Cotton Wood Drive (to RR 27-00)	1,250,000	Grants - LGFF
East Railway includes services and intersection	2,000,000	General Capital Reserve, Grants - BCSF
McLevin Industrial - pavement	76,810	General Capital Reserve
Equipment		
	-	
Facility		
Snow Storage Facility	1,750,000	Grants - LGFF
Land Improvements		
Annual Trail Development	70,000	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Fire Command 2	100,000	Fleet & Mobile Equipment Reserve
F150 Supercrew XL	95,000	Fleet & Mobile Equipment Reserve
Ford F350 1 ton (PW)	107,000	Fleet & Mobile Equipment Reserve
Ford F-150 1/2 ton Super CAB 4x4 (CSD) WITH DUMP BODY	80,000	Fleet & Mobile Equipment Reserve
6,428,810		

2032 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Equipment		
Bobcat S770 Skid Steer (PW)	94,500	Fleet & Mobile Equipment Reserve
Kubota RTV 900 Utility Vehicle (CSD)	30,000	Fleet & Mobile Equipment Reserve
Facility		
	-	
Land Improvements		
Annual Trail Development	72,500	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Rescue 1	300,000	Fleet & Mobile Equipment Reserve
Transit Passenger Van	100,000	Fleet & Mobile Equipment Reserve
Ford F-550 Regular cab 4x4 WITH DUMP BOX (CSD)	78,000	Fleet & Mobile Equipment Reserve
1,375,000		

2033 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Downtown Rev. Phase 2	1,000,000	Grants - LGFF
Traffic Signals at Hwy 597	150,000	General Capital Reserve
Equipment		
Backhoe Excavator (PW) (fleet addition)	192,000	Fleet & Mobile Equipment Reserve
Bobcat T66 Track Loader	120,000	Fleet & Mobile Equipment Reserve
Cat 930K Wheel Loader (PW)	340,000	Fleet & Mobile Equipment Reserve
Motor Grader (PW) (additional)	325,000	Fleet & Mobile Equipment Reserve
Zamboni Ice Resurface (CSD)	150,000	General Capital Reserve, Grants - Lacombe County
Facility		
	-	
Land Improvements		
Annual Trail Development	75,000	General Capital Reserve
Parks & Playground	250,000	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Engine 2	750,000	Grants - LGFF
Ford Mach-E	100,000	Fleet & Mobile Equipment Reserve
Bobcat A770 Skid Steer (CSD)	90,000	Fleet & Mobile Equipment Reserve
International/Terra Star Water Truck	150,000	Fleet & Mobile Equipment Reserve
4,392,000		

2034 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
NW Area Sanitary Improvements	750,000	Offsite Levy Reserve – Wastewater
Twinning Sanitary Mains	1,500,000	Offsite Levy Reserve – Wastewater
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
East Area Storm	3,200,000	Offsite Levy Reserve – Storm Water
Equipment		
Toro 4010 Lawn Mower	150,000	Fleet & Mobile Equipment Reserve
Fitness Equipment (7 Yr Cycle)	435,000	Abbey Centre Reserve, Grants - Lacombe County
Facility		
	-	
Land Improvements		
Annual Trail Development	77,500	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Fire Brush Truck	190,000	Fleet & Mobile Equipment Reserve
Polaris side-by-side	30,000	Fleet & Mobile Equipment Reserve
Ram 5500 w/ dump body	110,000	Fleet & Mobile Equipment Reserve
7,142,500		

2035 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
	-	
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Cotton Wood Drive	2,500,000	Grants - LGFF
Equipment		
Avant 650 GT Compact Loader	125,000	Fleet & Mobile Equipment Reserve
Toro 5910 Lawn Mower	220,000	Fleet & Mobile Equipment Reserve
Facility		
	-	
Land Improvements		
Annual Trail Development	80,000	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Water Tender	490,000	Fleet & Mobile Equipment Reserve
2025 Ford Explorer	100,000	Fleet & Mobile Equipment Reserve
4,215,000		

2036 Capital Budget		
Project	**Total Funding**	**Funding Source**
Engineered Structure - Major Asset		
North East - New Reservoir & Pump House	6,300,000	Offsite Levy Reserve - Water
Engineered Structure - Network		
Annual Pavement Replacement	450,000	Grants - BCSF
Equipment		
CAT Motorgrader	350,000	Fleet & Mobile Equipment Reserve
Facility		
	-	
Land Improvements		
Annual Trail Development	82,500	General Capital Reserve
Vehicle		
Enterprise Fleet Purchases	250,000	Fleet & Mobile Equipment Reserve
Fire Command 3	100,000	Fleet & Mobile Equipment Reserve
7,532,500		

TOWN OF BLACKFALDS

MUNICIPAL MEASUREMENT INDEX 2025



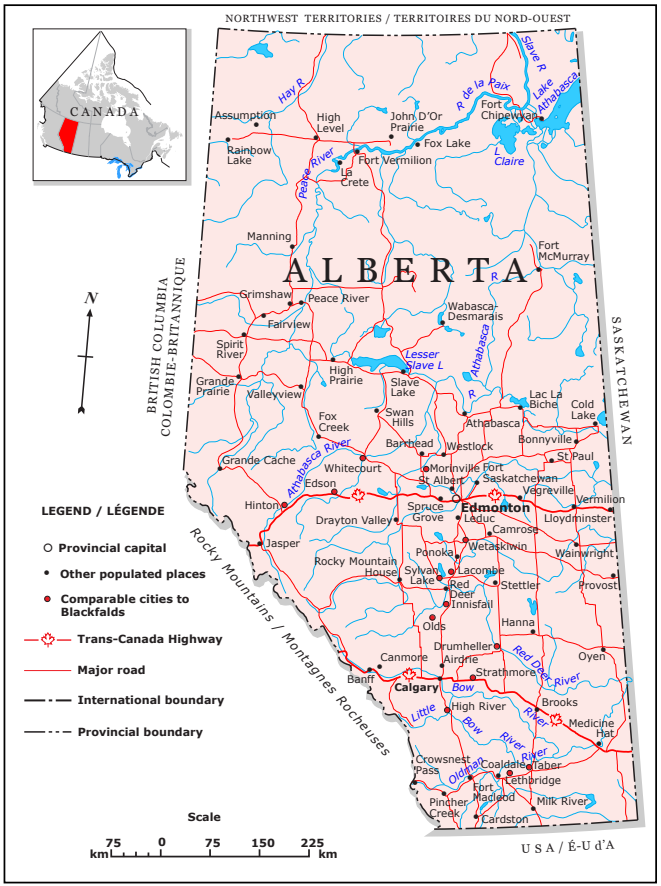
BLACKFALDS
ALBERTA

MUNICIPAL
MEASUREMENT INDEX

The Municipal Measurement index was designed to improve local government financial reporting and allow Albertans to evaluate the performance of their local government in comparison with other municipalities, based on key fiscal indicators.

Comparable communities used in this report include:

- Coaldale
- Edson
- High River
- Hinton
- Innisfail
- Lacombe
- Morinville
- Olds
- Red Deer
- Strathmore
- Sylvan Lake
- Taber
- Whitecourt
- Wetaskiwin



In order to derive at meaningful comparisons, communities must be similar in terms of equalized assessment and population, as well as be within +/- 10 of Blackfalds index rate of 80.

Comparable categories include:

- Residential Tax Rate
- Non Residential Tax Rate
- Municipal Tax Levy
- Composition of Assessment
- Municipal Debt per Capita
- Long-Term Debt – Debt Limit Ratio
- Revenue and Expenses per Capita
- Accumulated Surplus Per Capita

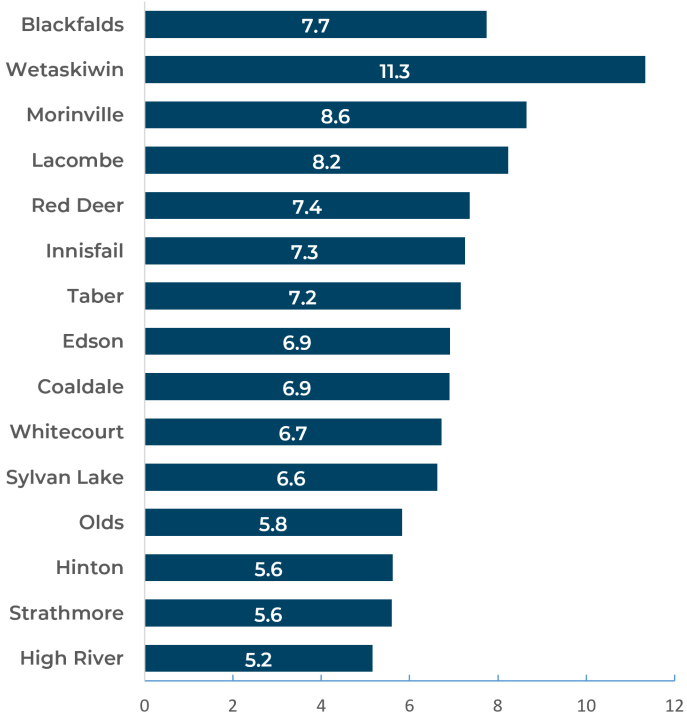
Future categories include:

- Level of Municipal Services
- Business Indicators

Residential Tax Rate	
Blackfalds	7.7
Range	5.2 - 11.3
Median	6.9

RESIDENTIAL TAX RATE

The Residential Tax Rate shows the amount of tax payable per thousand dollars ($1,000) of taxable property assessment taken from the municipalities' annual Tax Rate Bylaw.



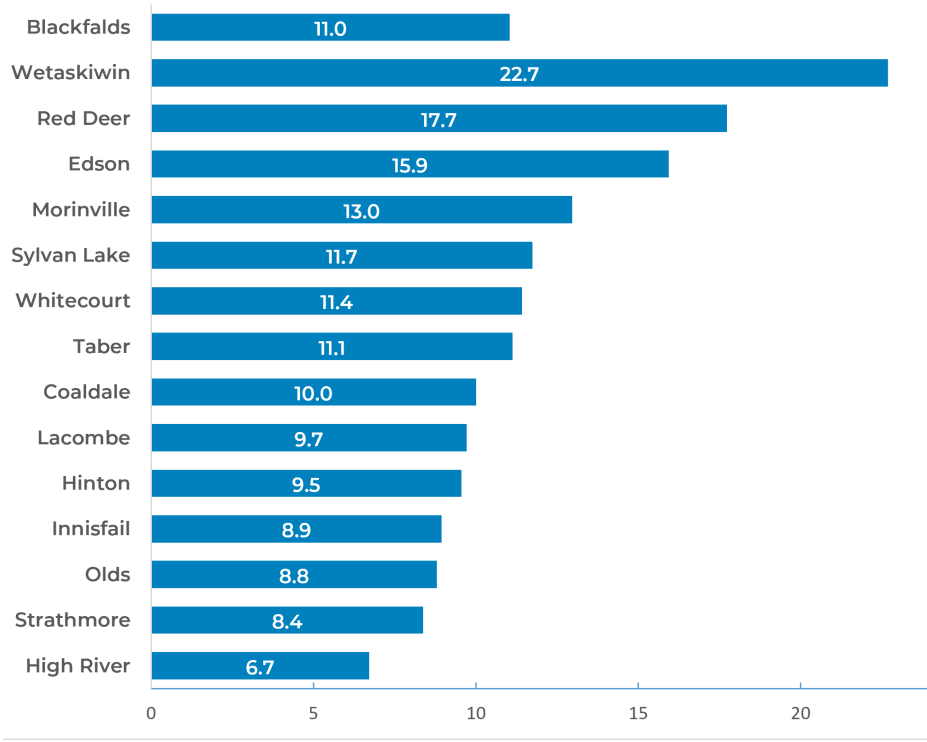
NON - RESIDENTIAL TAX RATE

The Non-Residential Tax Rate applies to properties that are not for residential use; properties that are used for industrial or commercial purposes.

Defined as all types of property categorized as non-residential for assessment purposes including industrial, commercial and institutional properties, engineering construction and mining properties, and vacant lands which are lawfully usable for non-residential purposes.

The Non-Residential Tax Rate shows the amount of tax payable per thousand dollars ($1,000) of taxable property assessment taken from the municipalities' annual Tax Rate Bylaw.

Non-Residential Tax Rate	
Blackfalds	11
Range	6.7 - 22.7
Median	11.0

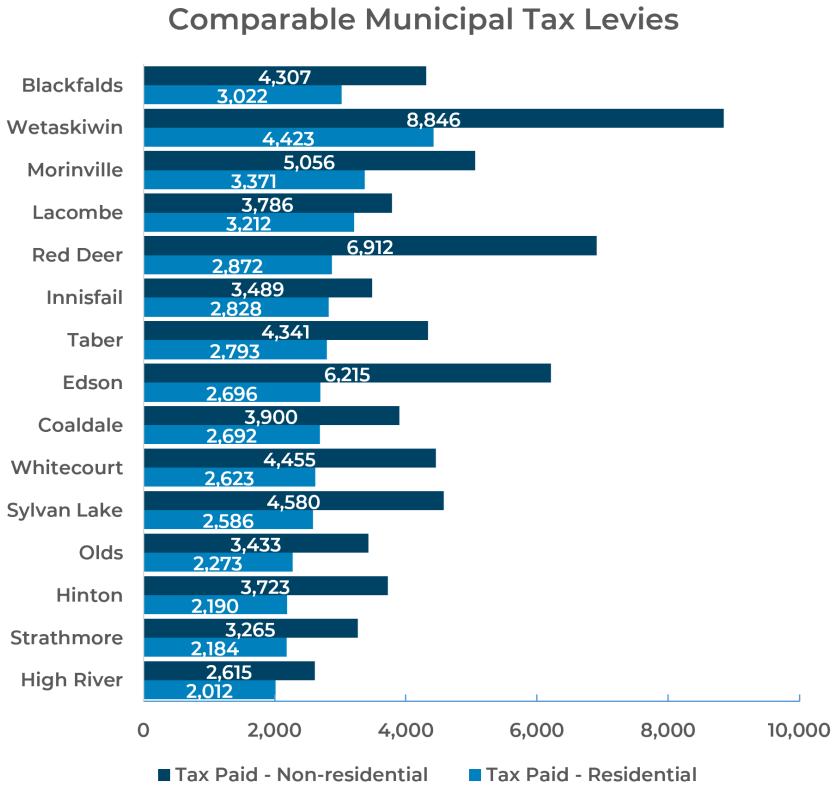


MUNICIPAL TAX LEVY

The Municipal Tax Levy shows an approximation of the municipality's portion of a tax notice. Taxes collected for schools and seniors lodging are not included as they are collected by the Province. The amounts below are based on approximately $390,000 of assessed value.

Non-Residential	
Blackfalds	4,307
Range	2,615 - 8,846
Median	4,307

Residential	
Blackfalds	3, 022
Range	2,012 - 4,423
Median	2,696

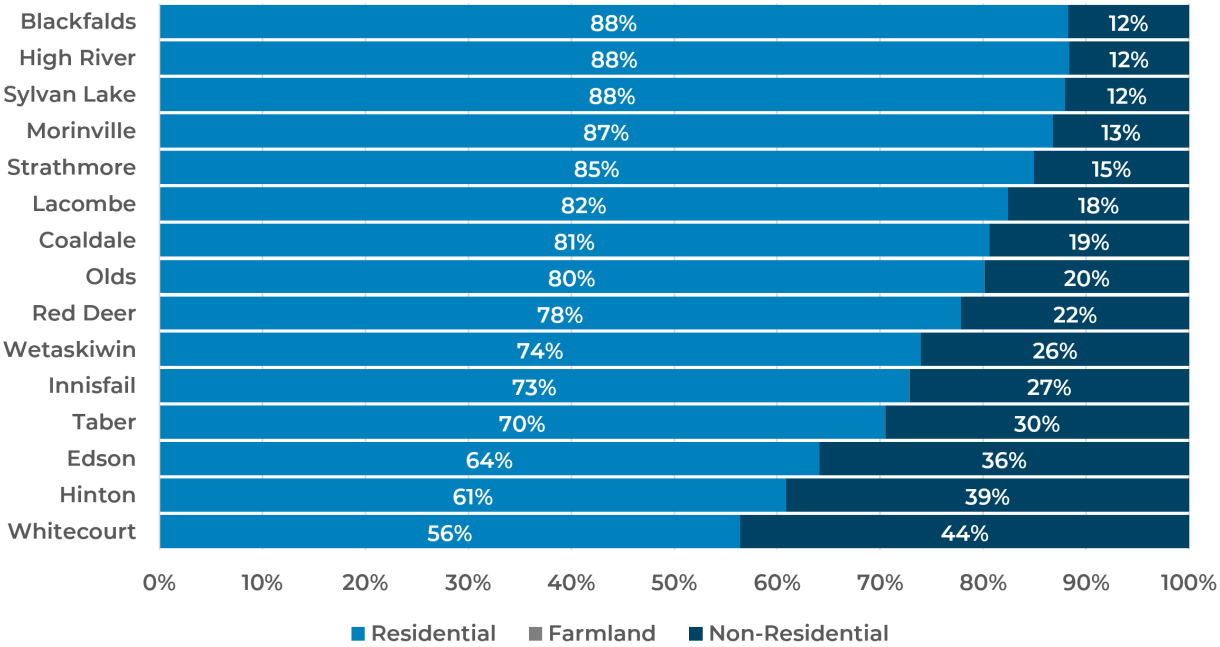


COMPOSITION OF ASSESSMENT

The composition of Assessment shows the percentage of municipal properties that are classified as residential, non-residential and farmland. It represents the make-up of the municipality's property tax base.

Residential	
Blackfalds	88%
Range	56% - 88%
Median	80%

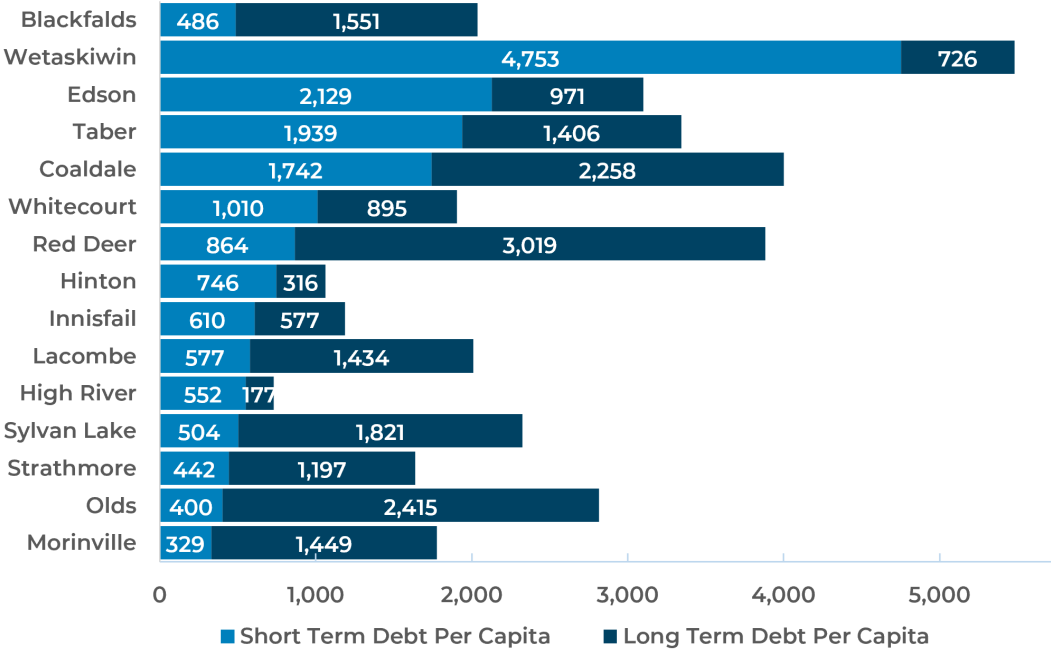
Non-Residential	
Blackfalds	12%
Range	12% - 44%
Median	20%



MUNICIPAL DEBT PER CAPITA

Municipal Debt Per Capita shows the short-term and long-term debt divided by the municipality's population. Short-term debt is considered anything less than a year, while long-term debt is anything greater than a year.

It is noted that the Municipal Debt per Capital does not mean that residents are solely responsible for the debt. A municipality's debt is shared among its residents, businesses and industry tax payers.



Short Term	
Blackfalds	486
Range	329 - 4,753
Median	610

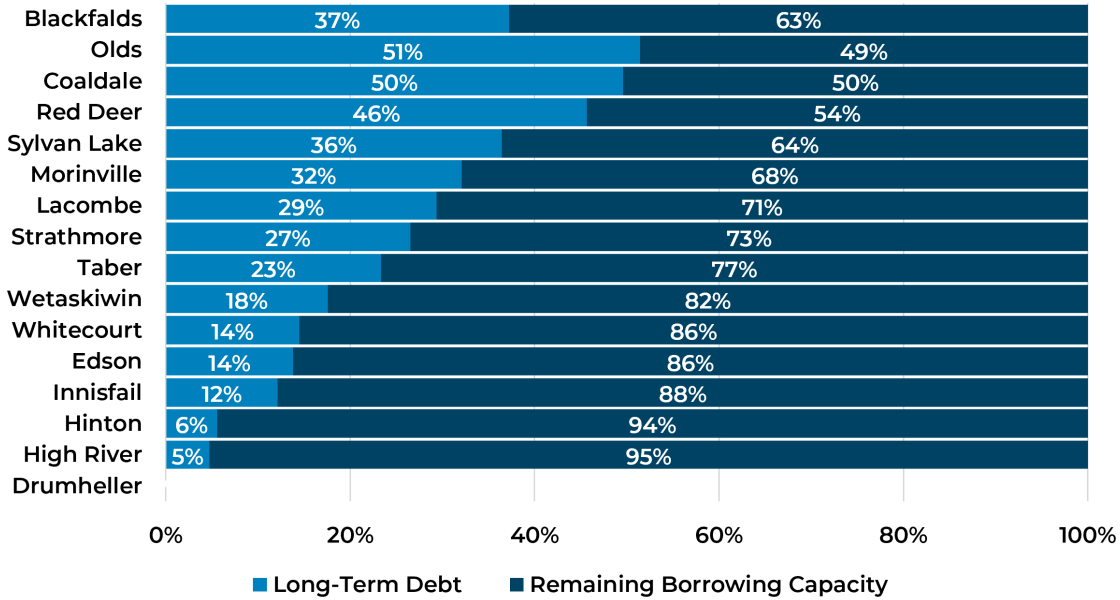
Long Term	
Blackfalds	1,551
Range	177 - 3,019
Median	1,406

LONG-TERM DEBT RATIO

The Long-Term Debt : Debt Ratio show the municipalities' long-term debt as a percentage of the municipality's debt limit.

The debt limit for municipalities is set by legislations at 1.5 x of a municipality's annual revenue.

The light blue indicates the percentage of debt used.



Long-Term Debt	
Blackfalds	37%
Range	5% - 51%
Median	27%

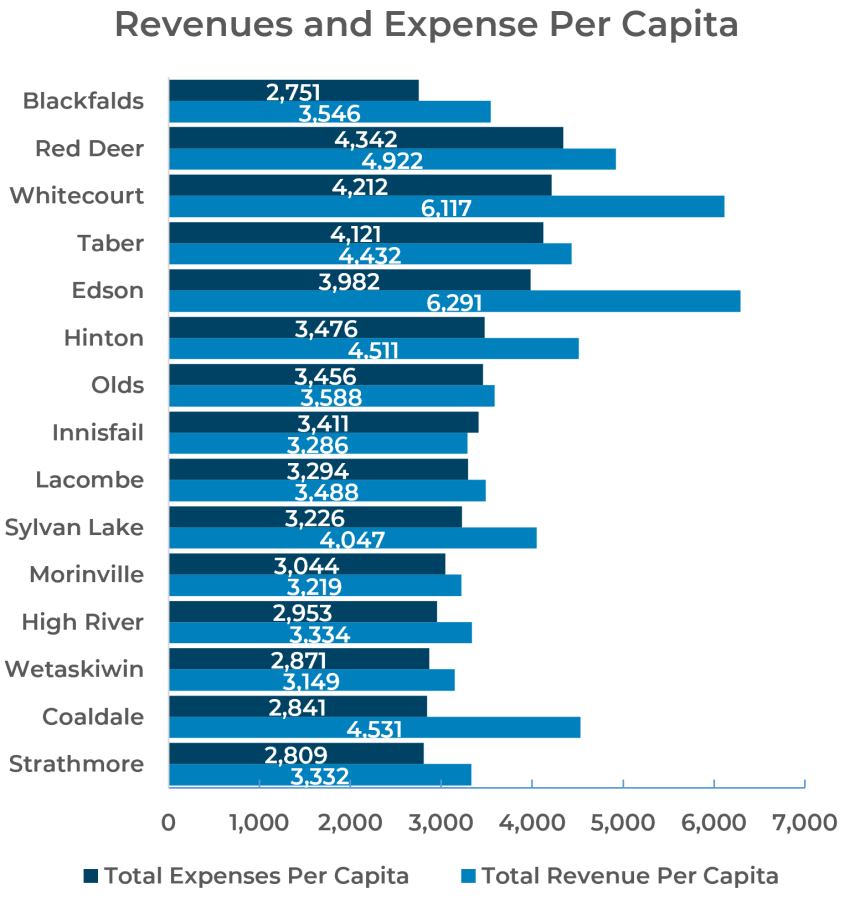
Remaining Borrowing Capacity	
Blackfalds	63%
Range	49% - 95%
Median	73%

TOTAL REVENUE TO EXPENSES

Revenue and expenses per capita shows a municipality's total revenue and expenses divided by population.

Expenses per Capita	
Blackfalds	2,751
Range	2,751 - 4,342
Median	3,294

Revenue per Capita	
Blackfalds	3,546
Range	3,149 - 6,291
Median	3,588

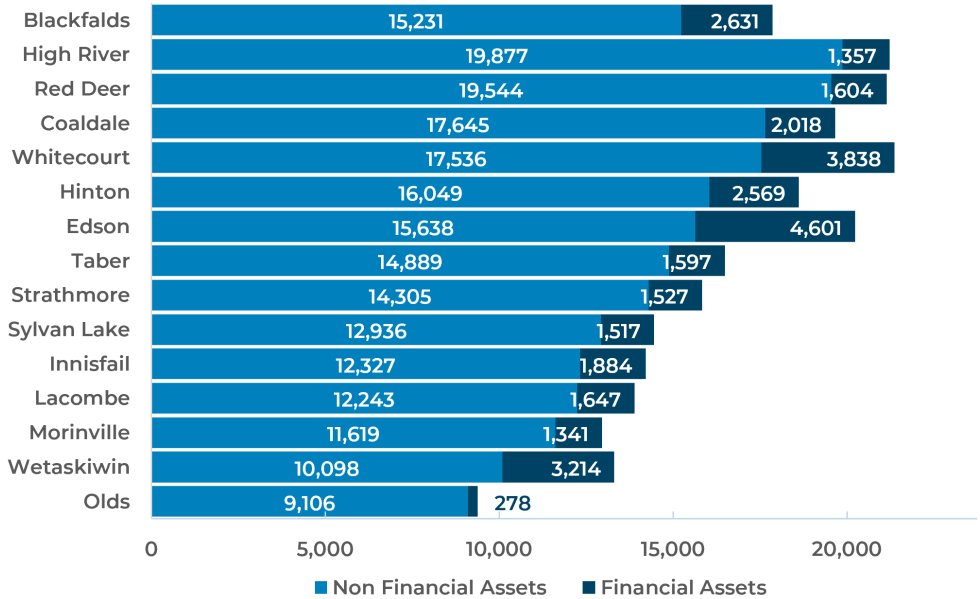


ACCUMULATED SURPLUS

Accumulated Surplus per Capita shows the financial resources that a municipality has available to provide future services divided by its population.

Non-Financial Assets are capital assets owned by the municipality such as roads, building, vehicles, and equipment.

Financial assets are comprised of the money in the bank, money owed to the municipality and money reserved for a specific purpose or project.



Non-Financial Assets	
Blackfalds	15,231
Range	9,106 - 19,877
Median	14,889

Financial Assets	
Blackfalds	2,631
Range	278 - 4,601
Median	1,647

MEETING DATE: November 24, 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** ***(Second and Third Reading)***

BACKGROUND

The Town's Off-Site Levy ("**OSL**") Bylaw 1190/15 requires an update.

At the June 9th, 2026, Meeting, Council gave First Reading to Bylaw 1357.26 - Off-Site Levy Bylaw, as presented.

The stakeholder engagement was completed in the month of July. Engagement included the creation of a project website, a survey and the open house on July 23rd. There were also email responses received and one in-person meeting held in August.

Administration proposed revisions based on this engagement to the Off-Site Levy Bylaw 1357.26 for 2nd Reading at the September 15, 2026, Standing Committee and recommended revisions to the rate at the November 16th, 2026 Standing Committee Meeting.

DISCUSSION

The Town must ensure that development pays for development or allocate tax dollars to help fund these development focused projects. The 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, parks or recreation project, the benefiting area, and the estimated construction costs. This update, before the recent reductions, has resulted in the average Off-Site Levies rates increasing by 4.19% per year. Through the engagement process the stakeholders understood the increases but did express concern. After careful consideration, Administration was able to create a plan to help reduce these rates. The reductions were achieved with the following revisions:

1. Parcel W3 is to be added back in. This parcel was mistakenly removed a few years back. This will reduce the levies by a minor amount as this parcel is now contributing to the overall costs.

2. Facilities levies are included in full (100%), but it should be considered that the Town pay for a portion of these projects since the existing Town users benefit and many of the projects have already been paid for. Council agreed on a 25% reduction on these facility levies and this reduction has been reflected in the revised OSL report.

3. The $20M ring road amount included constructing the initial two lanes for ~$20M was originally included in this update. It was identified that this ring road would be too far into the future and as such it has been removed from this plan. This reduced the average levies.

4. At the September Standing Committee, Administration recommended to phase the increase annually over a 4 year period, 70%, 80%, 90% then 100% to help further buffer these rate increases. However, through the draft of this bylaw, it was noted that if a 70% in the first year actually reduces certain development area costs lower than the existing rates. Therefore, Administration now recommends that the rates be buffered over three years only, 2027 will be 80%, 2028 will be 90% and 2029 will be 100% of the new rates.

5. New project maps were added to help orientate where each project is within town to improve transparency.

6. Through the final review of the OSL report, two errors were identified in the Transportation Levy spreadsheet; the $14.625M Highway 2A improvement and the $7.8M QEII and Twp Rd. 40-0 Right-in/Right-out Connection was inadvertently included in this last update presented to Standing Committee. Developers were being sheltered from any improvements on Highway 2A and it is recommended that we continue that practice in this new update, and as such those two projects have been removed. As a result of these cost savings, a new funding model was added to pave the two gravel sections of Broadway and South Street and adjusted the percentage funded on South Street East of Highway 2A 4 lane project to better reflect future needs.

Comparable Blackfalds off-site levy rates are summarized below for reference:

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%
2027	**$125,985.82/Ha**	**2.93%**

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

2026 Off-Site Levies Report Update — **Comparison to Other Communities** — November 13, 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
City of Spruce Grove	$ 128,994	2023	44,575	No	Roads, Water, Sanitary, Storm
Town of Blackfalds	**$ 125,986**	2026	**~12,000**	**No**	**Roads, Water, Sanitary, Storm, Facility**
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
Town of Ponoka	$42,397 to $48,996	2014	8,388	No	Roads, Water, Sanitary, Storm
Town of Innisfail	$14,190 to $23,996	2016	8,736	No	Roads, Water, Sanitary

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Economic Vitality and Community Prosperity



Community Life, Safety, and Inclusion



Leadership, Engagement and Advocacy



Sustainable Services and Infrastructure

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 growth.

FINANCIAL IMPLICATIONS

Average OSL Rate at 1st Reading was: $139,925.31/Ha.

Updated Average OSL Rate in the OSL report for 2nd Reading was: $135,933.86/Ha.

Standing Committee of Council supported the revisions and the average rate is now $125,985.82/Ha.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The Bylaw revisions are proposed to proceed through second reading. An updated table and rates along with "what we heard" on the project website has been provided along with feedback received from the specific developers. Aside from this information no additional engagement is planned.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council give Second Reading to Bylaw 1357.26 - Off-Site Levy Bylaw.

Before voting on the foregoing, Council introduces an amendment to the Bylaw:

2. That Council strike Schedule "A" of Bylaw 1357.26 and replace it with the attached Schedule "A", being the 2026 Off-Site Levies Report, dated November 12, 2026.

Council vote on the amended motion pertaining to the Bylaw:

That Council give Second Reading to Bylaw 1357.26 Off-Site Levy Bylaw, as amended.

3. That Council give Third Reading to Bylaw 1357.26 - Off-Site Levy Bylaw.

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 November 12th, 2026 ("Schedule A" to Bylaw 1357.26)*
- *Current Off-Site Levy Bylaw 1190/15 to be rescinded*

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;

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(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 November 12th, 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 – November 12, 2026, Stantec

DRAFT

BLACKFALDS
ALBERTA

2026 Off-Site Levies Report

Prepared for Town of Blackfalds
Issued for Approval

Stantec

File #: 110170062

November 12, 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 6.0. 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 6.0 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 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 6.0 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. The physical locations of all the off-site levies items are illustrated in the figures in Appendix C.

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, W3, I1A, I1B,I11	2001	$ 57,246	136.4	$ 420
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3, I5, I11	2002	$ 103,227	202.2	$ 511
2.1.5	Brentwood Ext.- CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2004	$ 31,933	136.4	$ 234
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 92,045	1,176.3	$ 78
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1,176.3	$ 2,975
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006/2026 /Future	$8,300,000	1,176.3	$ 7,056
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4	2011	$ 300,299	110.4	$ 2,720
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4	2011	$ 242,571	110.4	$ 2,197
4.1.3	Duncan Avenue Trunk	I1B, I2, I11, I12, I13, C4, S4	2012	$ 236,026	110.4	$ 2,138

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, W3, I5, I6, I7, I7A, C13, I11	2000	$ 172,108	212.6	$ 810
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, W3	2000	$ 332,517	88.8	$ 3,745
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, W3	2003	$ 61,727	88.8	$ 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	1,176.3	$ 2,428
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13	2022	$ 196,578	203.4	$ 966
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, W3	2012	$ 70,000	88.8	$ 788
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, W3	2005	$ 161,236	59.8	$ 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	141.7	$ 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	510	$ 511
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4	2025	$1,480,689	201.8	$ 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.

The physical locations of all the off-site levies items are illustrated in the figures in Appendix C.

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	1,176.3	$ 5,356
4.1.5	Water Supply Line (300mm Twinning)	ALL	$ 845,000	1,176.3	$ 718

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, W3 I11	$ 260,000	166.4	$ 1,563
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	183.4	$ 6,543
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, W3	$ 350,000	59.8	$ 5,853
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	W3,TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	$ 6,000,000	232.7	$ 25,784
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 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 physical locations of all the off-site levies items are illustrated in the figures in Appendix C.

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.

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 and Economic Corridors 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)
$54,508,250	1,176.3	$46,338.73

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. Since facilities will benefit the existing community as well as the future population growth, the costs will be shared 25% by the Town and 75% by the developers. The facilities and associated costs are summarized in the table below. **Over the full municipal area, this leads to an off-site levy amount of $13,482.22/ha.**

The physical locations of all the off-site levies items are illustrated in the figures in Appendix C.

Table 5-1 – Facilities Projects

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

Past Projects	
2 Outdoor Rinks	$ 700,000
RV Dump Station	$ 180,000
Cottonwood Ball Diamond	$ 150,000
Dog Park	$ 300,000
Inclusive Playground	$ 380,000
Community Centre Expansion	$ 1,600,000
Duncan/Vista Dry Pond	$ 518,363.52
Food Bank Renovations	$ 185,000
Border Paving Plaza	$ 225,578.57 (grants factored in)
Football Field Beside High School	$ 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
Total w/ 25% Reduction	**$15,859,135**

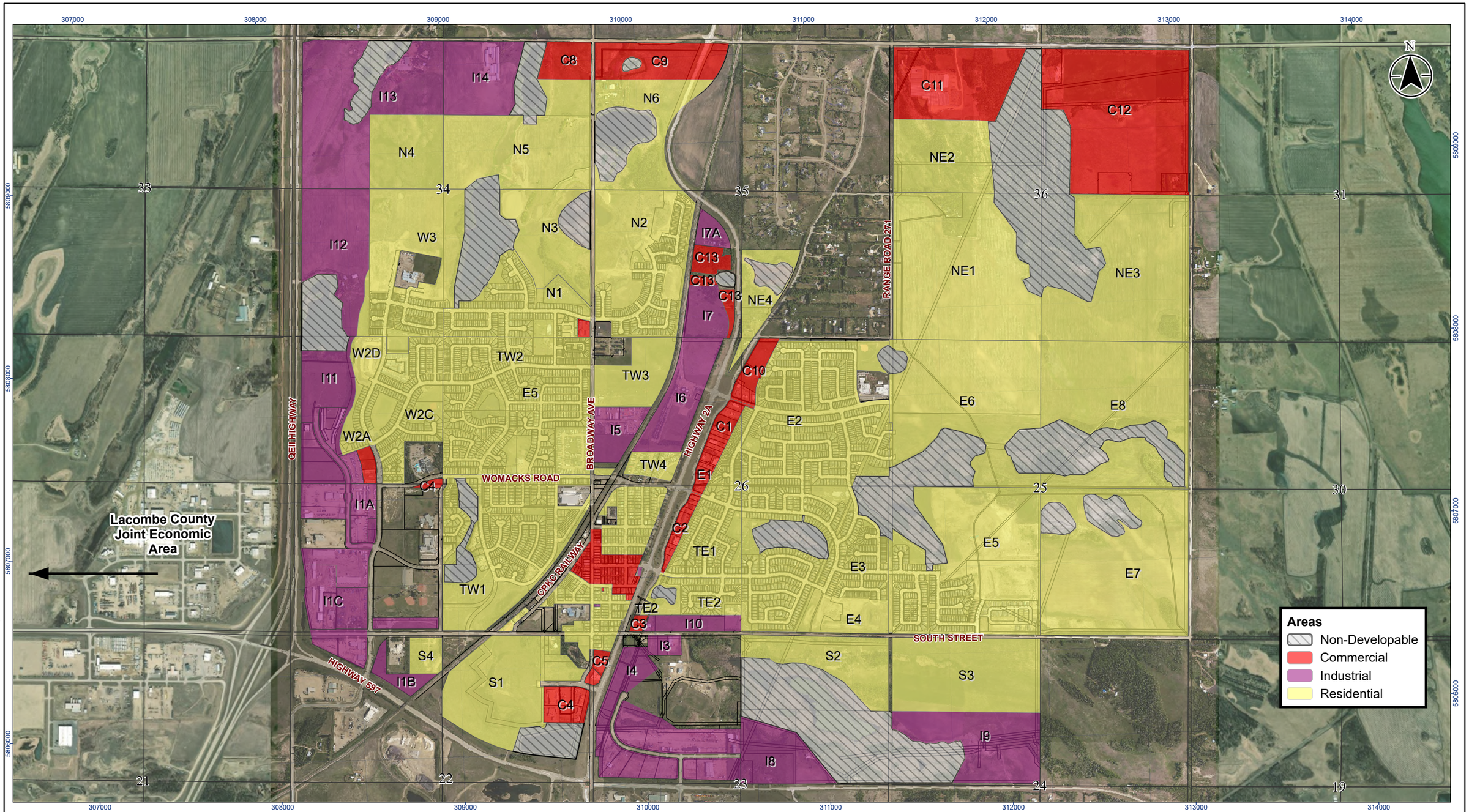
6.0 Overall Off-Site Levies by Area

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.



Stantec BLACKFALDS ALBERTA

0 250 500 750 1,000 metres

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

Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
2. Background: Aerial imagery from The Town of Blackfalds, 2026

Client/Project
Town of Blackfalds
Off-Site Levies Areas

110170062 - REV G
Prepared by AL on 2026-08-31
TR by BVH on 2026-08-31

Figure No.
6-0

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.

BLACKFALDS ALBERTA

Update: November 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, W3, I1A, I1B,I11	2001	$ 57,246	136.4	$ 419.69																		
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3 I5, I11	2002	$ 103,227	202.2	$ 510.52									$ 510.52	$ 510.52	$ 510.52							
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2004	$ 31,933	136.4	$ 234.11																		
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 92,045	1176.3	$ 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	1176.3	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1176.3	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4	2011	$ 300,299	110.4	$ 2,720.10																		
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4	2011	$ 242,571	110.4	$ 2,197.20																		
4.1.3	Duncan Avenue Trunk	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	1176.3	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1176.3	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35
TOTAL OFF-SITE WATER LEVIES				**$ 20,008,348**	**1,176.3**	**$ 17,009.56**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,694.36**	**$ 16,694.36**	**$ 16,694.36**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**

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, W3, I5, I6, I7, I7A, C13, I11	2000	$ 172,108	212.6	$ 809.54									$ 809.54	$ 809.54	$ 809.54							
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, W3	2000	$ 332,517	88.8	$ 3,744.56																		
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, W3	2003	$ 61,727	88.8	$ 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, W3, I11	Future	$ 260,000	166.4	$ 1,562.50									$ 1,562.50	$ 1,562.50	$ 1,562.50							
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	1176.3	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13	2022	$ 196,578	203.4	$ 966.46									$ 966.46	$ 966.46	$ 966.46							
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, W3, I5, I6, I7, I7A, C13	Future	$ 1,200,000	183.4	$ 6,543.08									$ 6,543.08	$ 6,543.08	$ 6,543.08							
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, W3	2012	$ 70,000	88.8	$ 788.29																		
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, W3	2005	$ 161,236	59.8	$ 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	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	I12, I13, I14, N4, 35% of N5	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, W3	Future	$ 350,000	59.8	$ 5,852.84																		
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				**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 17,306.98**	**$ 19,018.32**	**$ 17,306.98**	**$ 22,636.58**	**$ 70,387.62**	**$ 70,387.62**	**$ 70,387.62**	**$ 80,113.93**	**$ 72,222.30**	**$ 67,972.96**	**$ 23,505.09**	**$ 33,974.23**	**$ 31,079.19**	**$ 2,428.27**

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	W3, TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	232.7	$ 25,784.27									$ 25,784.27	$ 25,784.27	$ 25,784.27	$ 25,784.27	$ 25,784.27	$ 25,784.27				$ 25,784.27
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**	**1176.3**	**$ 20,546.52**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 28,939.52**	**$ 44,838.27**	**$ 44,838.27**	**$ 40,120.66**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 38,547.13**	**$ 13,584.84**	**$ 11,735.25**	**$ 54,723.80**

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				**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**

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				**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**

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			**$ 20,008,348**	**1176.3**	**$ 17,009.56**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,694.36**	**$ 16,694.36**	**$ 16,694.36**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**
SANITARY LEVIES			**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 17,306.98**	**$ 19,018.32**	**$ 17,306.98**	**$ 22,636.58**	**$ 70,387.62**	**$ 70,387.62**	**$ 70,387.62**	**$ 80,113.93**	**$ 72,222.30**	**$ 67,972.96**	**$ 23,505.09**	**$ 33,974.23**	**$ 31,079.19**	**$ 2,428.27**
STORM LEVIES			**$ 24,168,874**	**1176.3**	**$ 20,546.52**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 28,939.52**	**$ 44,838.27**	**$ 44,838.27**	**$ 40,120.66**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 25,784.27**	**$ 38,547.13**	**$ 13,584.84**	**$ 11,735.25**	**$ 54,723.80**
TRANSPORTATION LEVIES			**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**
FACILITIES LEVIES			**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**
2029 OFF-SITE LEVIES (100%)			**$ 148,197,121.55**	**1176.3**	**$ 125,985.82**	**$ 98,188.33**	**$ 78,433.06**	**$ 78,433.06**	**$ 78,433.06**	**$ 122,251.29**	**$ 139,861.38**	**$ 138,150.04**	**$ 138,762.03**	**$ 172,687.20**	**$ 172,687.20**	**$ 172,687.20**	**$ 181,902.99**	**$ 174,011.36**	**$ 169,762.02**	**$ 138,057.00**	**$ 123,563.86**	**$ 118,819.22**	**$ 133,156.86**
2028 OFF-SITE LEVIES (90%)			**$ 133,377,409.39**	**1176.3**	**$ 113,387.24**	**$ 88,369.50**	**$ 70,589.76**	**$ 70,589.76**	**$ 70,589.76**	**$ 110,026.16**	**$ 125,875.24**	**$ 124,335.04**	**$ 124,885.82**	**$ 155,418.48**	**$ 155,418.48**	**$ 155,418.48**	**$ 163,712.69**	**$ 156,610.22**	**$ 152,785.81**	**$ 124,251.30**	**$ 111,207.48**	**$ 106,937.30**	**$ 119,841.17**
2027 OFF-SITE LEVIES (80%)			**$ 118,557,697.24**	**1176.3**	**$ 100,788.66**	**$ 78,550.66**	**$ 62,746.45**	**$ 62,746.45**	**$ 62,746.45**	**$ 97,801.03**	**$ 111,889.10**	**$ 110,520.03**	**$ 111,009.62**	**$ 138,149.76**	**$ 138,149.76**	**$ 138,149.76**	**$ 145,522.39**	**$ 139,209.09**	**$ 135,809.61**	**$ 110,445.60**	**$ 98,851.09**	**$ 95,055.37**	**$ 106,525.49**

BLACKFALDS ALBERTA

Update: November 2026

TABLE 6.1B - RESIDENTIAL 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)													
							S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3
							31.6	17.5	32.8	3.5	10.6	5.2	17	29	12	3.8	4.5	11.1	8.2	36
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2001	$ 57,246	136.4	$ 419.69							$ 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	$ 103,227	202.2	$ 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, W3, I1A, I1B,I11	2004	$ 31,933	136.4	$ 234.11							$ 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	$ 92,045	1176.3	$ 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
2.1.7	Regional Water Line	ALL	2006	$ 3,500,000	1176.3	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1176.3	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4	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	2011	$ 242,571	110.4	$ 2,197.20				$ 2,197.20										
4.1.3	Duncan Avenue Trunk	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	1176.3	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1176.3	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35
TOTAL OFF-SITE WATER LEVIES				**$ 20,008,348**	**1,176.3**	**$ 17,009.56**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**	**$ 16,183.84**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**

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	W3
							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	36.0
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, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13, I11	2000	$ 172,108	212.6	$ 809.54								$ 809.54	$ 809.54		$ 809.54	$ 809.54	$ 809.54	$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, W3	2000	$ 332,517	88.8	$ 3,744.56								$ 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, W3	2003	$ 61,727	88.8	$ 695.12								$ 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, W3, I11	Future	$ 260,000	166.4	$ 1,562.50								$ 1,562.50			$ 1,562.50	$ 1,562.50	$ 1,562.50	$ 1,562.50
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	1176.3	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13	2022	$ 196,578	203.4	$ 966.46								$ 966.46	$ 966.46		$ 966.46	$ 966.46	$ 966.46	$ 966.46
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, W3, I5, I6, I7, I7A, C13	Future	$ 1,200,000	183.4	$ 6,543.08								$ 6,543.08	$ 6,543.08	$ 6,543.08				$ 6,543.08
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, W3	2012	$ 70,000	88.8	$ 788.29								$ 788.29			$ 788.29	$ 788.29	$ 788.29	$ 788.29
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, W3	2005	$ 161,236	59.8	$ 2,696.26											$ 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	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	I12, I13, I14, N4, 35% of N5	Future	$ 3,000,000	106.3	$ 28,219.36														
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C, W3	Future	$ 350,000	59.8	$ 5,852.84											$ 5,852.84	$ 5,852.84	$ 5,852.84	$ 5,852.84
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				**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 2,428.27**	**$ 30,833.63**	**$ 30,833.63**	**$ 12,970.23**	**$ 2,428.27**	**$ 2,428.27**	**$ 7,134.20**	**$ 17,537.82**	**$ 10,747.35**	**$ 8,971.35**	**$ 19,543.85**	**$ 19,543.85**	**$ 19,543.85**	**$ 26,086.92**

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	W3
							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	36.0
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	W3, TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	232.7	$ 25,784.27									$ 25,784.27					$ 25,784.27
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**	**1176.3**	**$ 20,546.52**	**$ -**	**$ -**	**$ -**	**$ 25,306.80**	**$ 19,755.27**	**$ 19,755.27**	**$ 49,669.18**	**$ -**	**$ 28,906.85**	**$ -**	**$ 49,669.18**	**$ 49,669.18**	**$ 49,669.18**	**$ 25,784.27**

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	W3
							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	36.0
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**

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	W3
							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	36.0
TOTAL OFF-SITE FACILITIES LEVIES				**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**

TOTAL LEVIES

			Total Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	S1	S2	S3	S4	TE1	TE2	TW1	TW2	TW3	TW4	W2A	W2C	W2D	W3
WATER LEVIES			**$ 20,008,348**	**1176.3**	**$ 17,009.56**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**	**$ 16,183.84**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**	**$ 17,348.16**
SANITARY LEVIES			**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 2,428.27**	**$ 30,833.63**	**$ 30,833.63**	**$ 12,970.23**	**$ 2,428.27**	**$ 2,428.27**	**$ 7,134.20**	**$ 17,537.82**	**$ 10,747.35**	**$ 8,971.35**	**$ 19,543.85**	**$ 19,543.85**	**$ 19,543.85**	**$ 26,086.92**
STORM LEVIES			**$ 24,168,874**	**1176.3**	**$ 20,546.52**	**$ -**	**$ -**	**$ -**	**$ 25,306.80**	**$ 19,755.27**	**$ 19,755.27**	**$ 49,669.18**	**$ -**	**$ 28,906.85**	**$ -**	**$ 49,669.18**	**$ 49,669.18**	**$ 49,669.18**	**$ 25,784.27**
TRANSPORTATION LEVIES			**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**
FACILITIES LEVIES			**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**
2029 OFF-SITE LEVIES (100%)			**$ 148,197,121.55**	**1176.3**	**$ 125,985.82**	**$ 78,433.06**	**$ 106,838.42**	**$ 106,838.42**	**$ 121,337.04**	**$ 98,188.33**	**$ 98,188.33**	**$ 133,972.49**	**$ 94,706.93**	**$ 116,823.31**	**$ 84,976.14**	**$ 146,382.13**	**$ 146,382.13**	**$ 146,382.13**	**$ 129,040.30**
2028 OFF-SITE LEVIES (90%)			**$ 133,377,409.39**	**1176.3**	**$ 113,387.24**	**$ 70,589.76**	**$ 96,154.57**	**$ 96,154.57**	**$ 109,203.34**	**$ 88,369.50**	**$ 88,369.50**	**$ 120,575.24**	**$ 85,236.23**	**$ 105,140.98**	**$ 76,478.52**	**$ 131,743.92**	**$ 131,743.92**	**$ 131,743.92**	**$ 116,136.27**
2027 OFF-SITE LEVIES (80%)			**$ 118,557,697.24**	**1176.3**	**$ 100,788.66**	**$ 62,746.45**	**$ 85,470.73**	**$ 85,470.73**	**$ 97,069.63**	**$ 78,550.66**	**$ 78,550.66**	**$ 107,177.99**	**$ 75,765.54**	**$ 93,458.65**	**$ 67,980.91**	**$ 117,105.71**	**$ 117,105.71**	**$ 117,105.71**	**$ 103,232.24**

BLACKFALDS ALBERTA

Update: November 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 0.9	I1B 8.5	I1C 9.8	I2 16.5	I3 2.1	I4 31.0	I5 6.8	I6 13.8	I7 6.2	I7A 2.6	I8 13.0	I9 21.4	I10 4.6	I11 9.2	I12 21.4
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2001	$ 57,246	136.4	$ 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	$ 103,227	202.2	$ 510.52							$ 510.52							$ 510.52	
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2004	$ 31,933	136.4	$ 234.11	$ 234.11	$ 234.11												$ 234.11	
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 92,045	1176.3	$ 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	1176.3	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1176.3	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4	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	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 Trunk	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	1176.3	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1176.3	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35
TOTAL OFF-SITE WATER LEVIES				**$ 20,008,348**	**1,176.3**	**$ 17,009.56**	**$ 16,837.64**	**$ 23,892.86**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,694.36**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 24,403.38**	**$ 23,239.06**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I1A 0.9	I1B 8.5	I1C 9.8	I2 16.5	I3 2.1	I4 31.0	I5 6.8	I6 13.8	I7 6.2	I7A 2.6	I8 13.0	I9 21.4	I10 4.6	I11 9.2	I12 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, W3, I5, I6, I7, I7A, C13, I11	2000	$ 172,108	212.6	$ 809.54							$ 809.54	$ 809.54	$ 809.54	$ 809.54				$ 809.54	
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, W3	2000	$ 332,517	88.8	$ 3,744.56															
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, W3	2003	$ 61,727	88.8	$ 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, W3, I11	Future	$ 260,000	166.4	$ 1,562.50														$ 1,562.50	
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	1176.3	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13	2022	$ 196,578	203.4	$ 966.46							$ 966.46	$ 966.46	$ 966.46	$ 966.46					
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, W3, I5, I6, I7, I7A, C13	Future	$ 1,200,000	183.4	$ 6,543.08							$ 6,543.08	$ 6,543.08	$ 6,543.08	$ 6,543.08					
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, W3	2012	$ 70,000	88.8	$ 788.29															
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, W3	2005	$ 161,236	59.8	$ 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	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	I12, I13, I14, N4, 35% of N5	Future	$ 3,000,000	106.3	$ 28,219.36															$ 28,219.36
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2D, W2C, W3	Future	$ 350,000	59.8	$ 5,852.84															
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				**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 19,995.39**	**$ 12,970.23**	**$ 5,503.32**	**$ 9,895.19**	**$ 2,428.27**	**$ 2,428.27**	**$ 10,747.35**	**$ 10,747.35**	**$ 68,825.12**	**$ 68,825.12**	**$ 2,939.63**	**$ 30,833.63**	**$ 2,428.27**	**$ 24,334.49**	**$ 44,782.40**

STORM LEVIES

Item	Storm Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I1A 0.9	I1B 8.5	I1C 9.8	I2 16.5	I3 2.1	I4 31.0	I5 6.8	I6 13.8	I7 6.2	I7A 2.6	I8 13.0	I9 21.4	I10 4.6	I11 9.2	I12 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	W3, TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	232.7	$ 25,784.27															
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**	**1176.3**	**$ 20,546.52**	**$ -**	**$ 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 0.9	I1B 8.5	I1C 9.8	I2 16.5	I3 2.1	I4 31.0	I5 6.8	I6 13.8	I7 6.2	I7A 2.6	I8 13.0	I9 21.4	I10 4.6	I11 9.2	I12 21.4
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I1A 0.9	I1B 8.5	I1C 9.8	I2 16.5	I3 2.1	I4 31.0	I5 6.8	I6 13.8	I7 6.2	I7A 2.6	I8 13.0	I9 21.4	I10 4.6	I11 9.2	I12 21.4
TOTAL OFF-SITE FACILITIES LEVIES				**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**

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			**$ 20,008,348**	**1176.3**	**$ 17,009.56**	**$ 16,837.64**	**$ 23,892.86**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,694.36**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 24,403.38**	**$ 23,239.06**
SANITARY LEVIES			**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 19,995.39**	**$ 12,970.23**	**$ 5,503.32**	**$ 9,895.19**	**$ 2,428.27**	**$ 2,428.27**	**$ 10,747.35**	**$ 10,747.35**	**$ 68,825.12**	**$ 68,825.12**	**$ 2,939.63**	**$ 30,833.63**	**$ 2,428.27**	**$ 24,334.49**	**$ 44,782.40**
STORM LEVIES			**$ 24,168,874**	**1176.3**	**$ 20,546.52**	**$ -**	**$ 5,551.53**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77,714.71**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,627.45**	**$ 68,627.45**
TRANSPORTATION LEVIES			**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**
FACILITIES LEVIES			**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**
2029 OFF-SITE LEVIES (100%)			**$ 148,197,121.55**	**1176.3**	**$ 125,985.82**	**$ 96,653.97**	**$ 102,235.57**	**$ 81,508.10**	**$ 92,955.20**	**$ 78,433.06**	**$ 78,433.06**	**$ 164,977.36**	**$ 86,752.14**	**$ 144,829.90**	**$ 144,829.90**	**$ 78,944.41**	**$ 106,838.42**	**$ 78,433.06**	**$ 177,186.27**	**$ 196,469.87**
2028 OFF-SITE LEVIES (90%)			**$ 133,377,409.39**	**1176.3**	**$ 113,387.24**	**$ 86,988.58**	**$ 92,012.02**	**$ 73,357.29**	**$ 83,659.68**	**$ 70,589.76**	**$ 70,589.76**	**$ 148,479.63**	**$ 78,076.92**	**$ 130,346.91**	**$ 130,346.91**	**$ 71,049.97**	**$ 96,154.57**	**$ 70,589.76**	**$ 159,467.64**	**$ 176,822.88**
2027 OFF-SITE LEVIES (80%)			**$ 118,557,697.24**	**1176.3**	**$ 100,788.66**	**$ 77,323.18**	**$ 81,788.46**	**$ 65,206.48**	**$ 74,364.16**	**$ 62,746.45**	**$ 62,746.45**	**$ 131,981.89**	**$ 69,401.71**	**$ 115,863.92**	**$ 115,863.92**	**$ 63,155.53**	**$ 85,470.73**	**$ 62,746.45**	**$ 141,749.01**	**$ 157,175.89**

BLACKFALDS ALBERTA

Update: November 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 39.5	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C8 5.5	C9 12.1	C10 5.1	C11 25.6	C12 57.5	C13 4.8
2.1.3	Brentwood Ext.-Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2001	$ 57,246	136.4	$ 419.69													
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, W3 I5, I11	2002	$ 103,227	202.2	$ 510.52													
2.1.5	Brentwood Ext.-CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, W3, I1A, I1B,I11	2004	$ 31,933	136.4	$ 234.11													
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	$ 92,045	1176.3	$ 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	1176.3	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43	$ 2,975.43
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006 / 2026 / Future	$ 8,300,000	1176.3	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02	$ 7,056.02
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4	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	2011	$ 242,571	110.4	$ 2,197.20	$ 2,197.20					$ 2,197.20							
4.1.3	Duncan Avenue Trunk	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	1176.3	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78	$ 5,355.78
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	ALL	Future	$ 845,000	1176.3	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718.35	$ 718,35	$ 718.35	$ 718.35	$ 718.35	$ 718,35	$ 718.35	$ 718.35	$ 718.35
TOTAL OFF-SITE WATER LEVIES				**$ 20,008,348**	**1,176.3**	**$ 17,009.56**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**

SANITARY LEVIES

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 39.5	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C8 5.5	C9 12.1	C10 5.1	C11 25.6	C12 57.5	C13 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, W3, I5, I6, I7, I7A, C13, I11	2000	$ 172,108	212.6	$ 809.54													$ 809.54
2.2.5	NW Area LS	TW2, W2A, W2C, W2D, W3	2000	$ 332,517	88.8	$ 3,744.56													
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D, W3	2003	$ 61,727	88.8	$ 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, W3, I11	Future	$ 260,000	166.4	$ 1,562.50													
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	1176.3	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27	$ 2,428.27
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, W3, I5, I6, I7, I7A, C13	2022	$ 196,578	203.4	$ 966.46													$ 966.46
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, W3, I5, I6, I7, I7A, C13	Future	$ 1,200,000	183.4	$ 6,543.08													$ 6,543.08
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D, W3	2012	$ 70,000	88.8	$ 788.29													
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D, W3	2005	$ 161,236	59.8	$ 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	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	I12, I13, I14, N4, 35% of N5	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, W3	Future	$ 350,000	59.8	$ 5,852.84													
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				**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 80,113.93**	**$ 80,113.93**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 9,895.19**	**$ 2,428.27**	**$ 60,506.04**	**$ 60,506.04**	**$ 2,428.27**	**$ 33,974.23**	**$ 31,079.19**	**$ 68,825.12**

STORM LEVIES

Item	Storm Improvements	Contributing Areas	Year Completed	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 39.5	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C8 5.5	C9 12.1	C10 5.1	C11 25.6	C12 57.5	C13 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	W3, TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	Future	$ 6,000,000	232.7	$ 25,784.27		$ 25,784.27						$ 25,784.27	$ 25,784.27				$ 25,784.27
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**	**1176.3**	**$ 20,546.52**	**$ -**	**$ 25,784.27**	**$ 64,593.54**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 25,784.27**	**$ 25,784.27**	**$ 44,838.27**	**$ 3,186.30**	**$ 3,186.30**	**$ 54,723.80**

TRANSPORTATION LEVIES

Item	Transportation Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 39.5	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C8 5.5	C9 12.1	C10 5.1	C11 25.6	C12 57.5	C13 4.8
TOTAL OFF-SITE TRANSPORTATION LEVIES				**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**

FACILITIES LEVIES

Item	Facilities Improvements	All	Past/Future	Cost ($)	Benefiting Area (Ha)	Cost per Hectare ($/Ha)	Development Area (Ha) I13 39.5	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C8 5.5	C9 12.1	C10 5.1	C11 25.6	C12 57.5	C13 4.8
TOTAL OFF-SITE FACILITIES LEVIES				**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**

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			**$ 20,008,348**	**1176.3**	**$ 17,009.56**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 23,239.06**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**	**$ 16,183.84**
SANITARY LEVIES			**$ 33,652,515**	**1176.3**	**$ 28,608.79**	**$ 80,113.93**	**$ 80,113.93**	**$ 2,428.27**	**$ 2,428.27**	**$ 2,428.27**	**$ 9,895.19**	**$ 2,428.27**	**$ 60,506.04**	**$ 60,506.04**	**$ 2,428.27**	**$ 33,974.23**	**$ 31,079.19**	**$ 68,825.12**
STORM LEVIES			**$ 24,168,874**	**1176.3**	**$ 20,546.52**	**$ -**	**$ 25,784.27**	**$ 64,593.54**	**$ 19,755.27**	**$ -**	**$ -**	**$ -**	**$ 25,784.27**	**$ 25,784.27**	**$ 44,838.27**	**$ 3,186.30**	**$ 3,186.30**	**$ 54,723.80**
TRANSPORTATION LEVIES			**$ 54,508,250**	**1176.3**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**	**$ 46,338.73**
FACILITIES LEVIES			**$ 15,859,135**	**1176.3**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**	**$ 13,482.22**
2029 OFF-SITE LEVIES (100%)			**$ 148,197,121.55**	**1176.3**	**$ 125,985.82**	**$ 163,173.94**	**$ 181,902.99**	**$ 143,026.61**	**$ 98,188.33**	**$ 78,433.06**	**$ 92,955.20**	**$ 78,433.06**	**$ 162,295.10**	**$ 162,295.10**	**$ 123,271.34**	**$ 113,165.32**	**$ 110,270.27**	**$ 199,553.70**
2028 OFF-SITE LEVIES (90%)			**$ 133,377,409.39**	**1176.3**	**$ 113,387.24**	**$ 146,856.55**	**$ 163,712.69**	**$ 128,723.94**	**$ 88,369.50**	**$ 70,589.76**	**$ 83,659.68**	**$ 70,589.76**	**$ 146,065.59**	**$ 146,065.59**	**$ 110,944.20**	**$ 101,848.79**	**$ 99,243.24**	**$ 179,598.33**
2027 OFF-SITE LEVIES (80%)			**$ 118,557,697.24**	**1176.3**	**$ 100,788.66**	**$ 130,539.15**	**$ 145,522.39**	**$ 114,421.28**	**$ 78,550.66**	**$ 62,746.45**	**$ 74,364.16**	**$ 62,746.45**	**$ 129,836.08**	**$ 129,836.08**	**$ 98,617.07**	**$ 90,532.26**	**$ 88,216.22**	**$ 159,642.96**

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. These 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)
2027 (80%)	$105,151.83/Ha
2028 (90%)	$118,295.81/Ha
2029 (100%)	$125,985.82/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%
2027	**$125,985.82/Ha**	**2.93%**

From the previous report (*2015 Off-Site Levies Report, Published March 2, 2016)* to 2027, the rates have increased, on average, by approximately 2.93 % per year (2.50% with the 80%/90%/100% transition from 2027 to 2029). 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 $112,503.60/Ha, which would be approximately a 1.96% average annual increase (1.68% with the 80%/90%/100% transition from 2027 to 2029).

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	$	57,246
2.1.4	Broadway Extension	2008 Rate to Remain Unchanged	$	103,227
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	$	31,933
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	$	92,045
2.1.7	Regional Water Line Duncan Avenue Trunk	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 (2026)	$	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	$	172,108
2.2.5	NW Area LS	2008 to Remain Unchanged	$	332,517
2.2.6	NW Area LS Forcemain - second phase	2008 to Remain Unchanged	$	61,727
2.2.7	Abandon Womacks LS	2008 to Remain Unchanged	$	6,380
3.2.3	Duncan Avenue Trunk	2008 to Remain Unchanged	$	81,263
3.2.11	NW Area LS forcemain - final phase	2008 to Remain Unchanged	$	161,236
~~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
	Duncan Avenue Trunk	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 Aspen Lakes Boulevard	$ 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
Paving of Existing Gravel Roads	$ 10,091,250
Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0	$ 4,875,000
East Railway Street Upgrades	$ 3,575,000
South Street Upgrades East of Highway 2A	$ 10,968,750
Womacks Road & CPR Crossing (Includes Future Upgrade)	$ 6,600,000
Total	**$ 51,583,250**

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
Parkwood Road & Panorama Drive Intersection Upgrade	$ 585,000
Total	**$ 2,925,000**

Summary	Total
Arterial Roadway	$ 51,583,250
Other General Upgrades	$ 2,925,000
Total	**$ 54,508,250**

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
Paving of Existing Gravel Roads	2-Lane UCU	4,500	2,300	30%	75.0%	$ 10,091,250
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
South Street Upgrades East of Highway 2A	4-Lane UCU	2,250	5,000	30%	75.0%	$ 10,968,750
Womacks Road & CPR Crossing (Including Future Upgrade)	4-Lane UAD	500	13,615	30%	75.0%	$ 6,600,000
				Total		**$ 51,583,250**

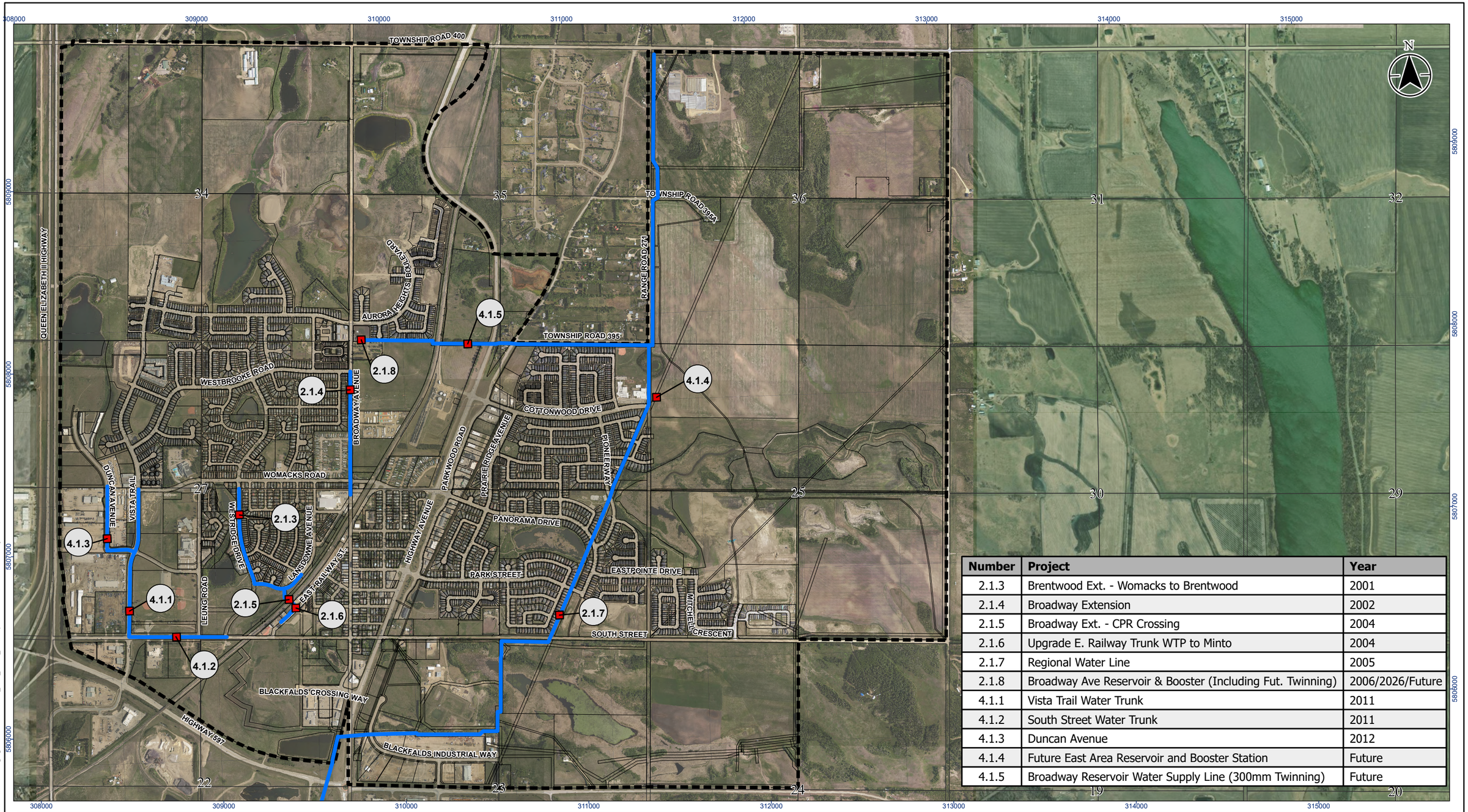
Table B.3
TOWN OF BLACKFALDS
TRANSPORTATION MASTER PLAN GENERAL UPGRADES

FUNDING SOURCE	INTERSECTION	COSTS
Levies	**Vista Trail & Womacks Rd Intersection Upgrade**	
	Construction	$450,000.00
	Administration (5%)	$22,500.00
	Engineering Fee (10%)	$45,000.00
	Contingency (15%)	$67,500.00
	TOTAL	**$585,000.00**
Levies	**Vista Trail & Duncan Ave Intersection Upgrade**	
	Construction	$450,000.00
	Administration (5%)	$22,500.00
	Engineering Fee (10%)	$45,000.00
	Contingency (15%)	$67,500.00
	TOTAL	**$585,000.00**
Levies	**Vista Trail & South St Intersection Upgrade**	
	Construction	$450,000.00
	Administration (5%)	$22,500.00
	Engineering Fee (10%)	$45,000.00
	Contingency (15%)	$67,500.00
	TOTAL	**$585,000.00**
TEC	**Vista Trail & Highway 597 Intersection Upgrade**	
	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**
TEC	**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**
TEC	**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**
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**
~~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)	

FUNDING SOURCE	INTERSECTION	COSTS
Developer	**Broadway Ave & Collector Rd Intersection Upgrade**	
	Construction	$450,000.00
	Administration (5%)	$22,500.00
	Engineering Fee (10%)	$45,000.00
	Contingency (15%)	$67,500.00
	TOTAL	**$585,000.00**
TEC	**Highway 2A & Cottonwood Dr Intersection Update**	
	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**
TEC	**Highway 2A & Panorama Dr Intersection Upgrade**	
	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**
TEC	**Highway 2A & Park St Intersection Upgrade**	
	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**
TEC	**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
TEC	**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
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
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**

CAPITAL IMPROVEMENTS SUMMARY	
Developer Owned	**$2,990,000**
Town Levy Funding	**$2,925,000**
Alberta Transportation	**$16,055,000**
TOTAL	**$21,970,000**

APPENDIX C – PROJECT LOCATIONS



Number	Project	Year
2.1.3	Brentwood Ext. - Womacks to Brentwood	2001
2.1.4	Broadway Extension	2002
2.1.5	Broadway Ext. - CPR Crossing	2004
2.1.6	Upgrade E. Railway Trunk WTP to Minto	2004
2.1.7	Regional Water Line	2005
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	2006/2026/Future
4.1.1	Vista Trail Water Trunk	2011
4.1.2	South Street Water Trunk	2011
4.1.3	Duncan Avenue	2012
4.1.4	Future East Area Reservoir and Booster Station	Future
4.1.5	Broadway Reservoir Water Supply Line (300mm Twinning)	Future

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Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
2. Background: Aerial imagery from The Town of Blackfalds, 2026
3. Thematic Data: Stantec, 2026

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Client/Project
Town of Blackfalds
2026 Off-Site Levies Report

110170040 - REV A
Prepared by AL on 2026-08-25
TR by BVH on 2026-08-25

Figure No.
C-1

Title
WATER OFFSITE LEVY PROJECTS

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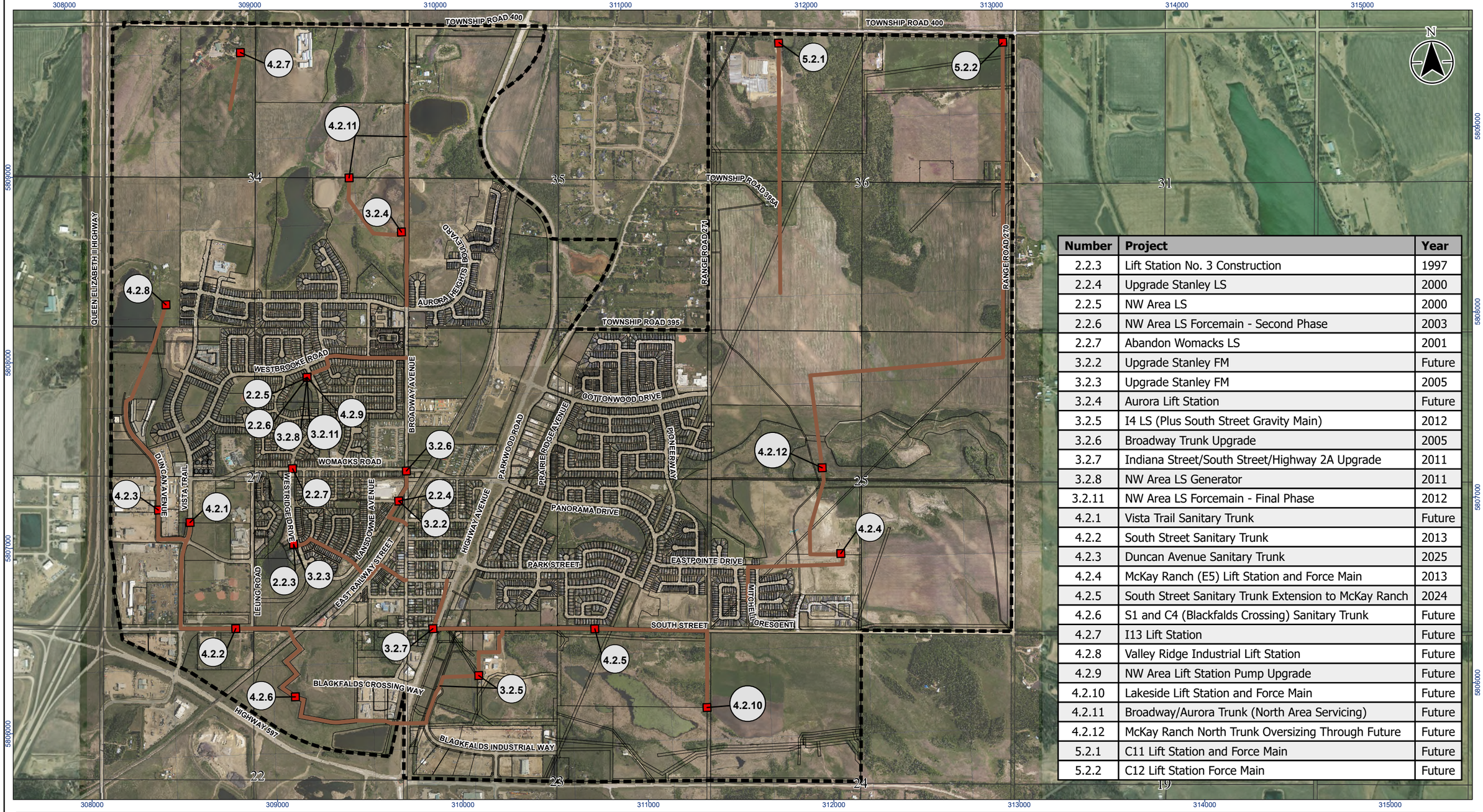

Number	Project	Year
2.2.3	Lift Station No. 3 Construction	1997
2.2.4	Upgrade Stanley LS	2000
2.2.5	NW Area LS	2000
2.2.6	NW Area LS Forcemain - Second Phase	2003
2.2.7	Abandon Womacks LS	2001
3.2.2	Upgrade Stanley FM	Future
3.2.3	Upgrade Stanley FM	2005
3.2.4	Aurora Lift Station	Future
3.2.5	I4 LS (Plus South Street Gravity Main)	2012
3.2.6	Broadway Trunk Upgrade	2005
3.2.7	Indiana Street/South Street/Highway 2A Upgrade	2011
3.2.8	NW Area LS Generator	2011
3.2.11	NW Area LS Forcemain - Final Phase	2012
4.2.1	Vista Trail Sanitary Trunk	Future
4.2.2	South Street Sanitary Trunk	2013
4.2.3	Duncan Avenue Sanitary Trunk	2025
4.2.4	McKay Ranch (E5) Lift Station and Force Main	2013
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	2024
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	Future
4.2.7	I13 Lift Station	Future
4.2.8	Valley Ridge Industrial Lift Station	Future
4.2.9	NW Area Lift Station Pump Upgrade	Future
4.2.10	Lakeside Lift Station and Force Main	Future
4.2.11	Broadway/Aurora Trunk (North Area Servicing)	Future
4.2.12	McKay Ranch North Trunk Oversizing Through Future	Future
5.2.1	C11 Lift Station and Force Main	Future
5.2.2	C12 Lift Station Force Main	Future

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Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
2. Background: Aerial imagery from The Town of Blackfalds, 2026
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Client/Project
Town of Blackfalds
2026 Off-Site Levies Report

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Prepared by AL on 2026-11-10
TR by BVH on 2026-11-10

Figure No.
C-2

Title
SANITARY OFFSITE LEVY PROJECTS

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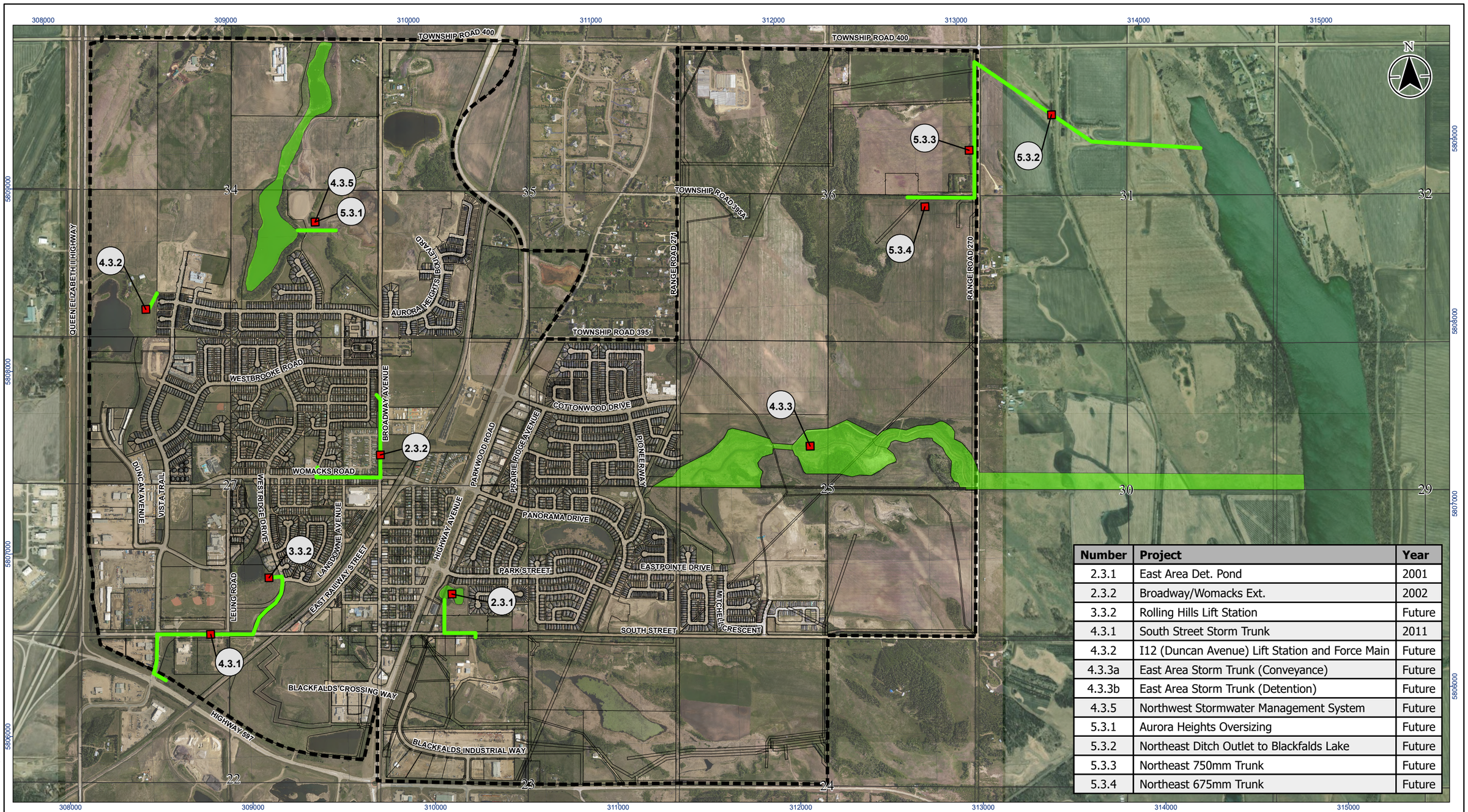

Number	Project	Year
2.3.1	East Area Det. Pond	2001
2.3.2	Broadway/Womacks Ext.	2002
3.3.2	Rolling Hills Lift Station	Future
4.3.1	South Street Storm Trunk	2011
4.3.2	I12 (Duncan Avenue) Lift Station and Force Main	Future
4.3.3a	East Area Storm Trunk (Conveyance)	Future
4.3.3b	East Area Storm Trunk (Detention)	Future
4.3.5	Northwest Stormwater Management System	Future
5.3.1	Aurora Heights Oversizing	Future
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	Future
5.3.3	Northeast 750mm Trunk	Future
5.3.4	Northeast 675mm Trunk	Future

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Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
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Client/Project
Town of Blackfalds
2026 Off-Site Levies Report

110170040 - REV A
Prepared by AL on 2026-08-25
TR by BVH on 2026-08-25

Figure No.
C-3

Title
STORM OFFSITE LEVY PROJECTS

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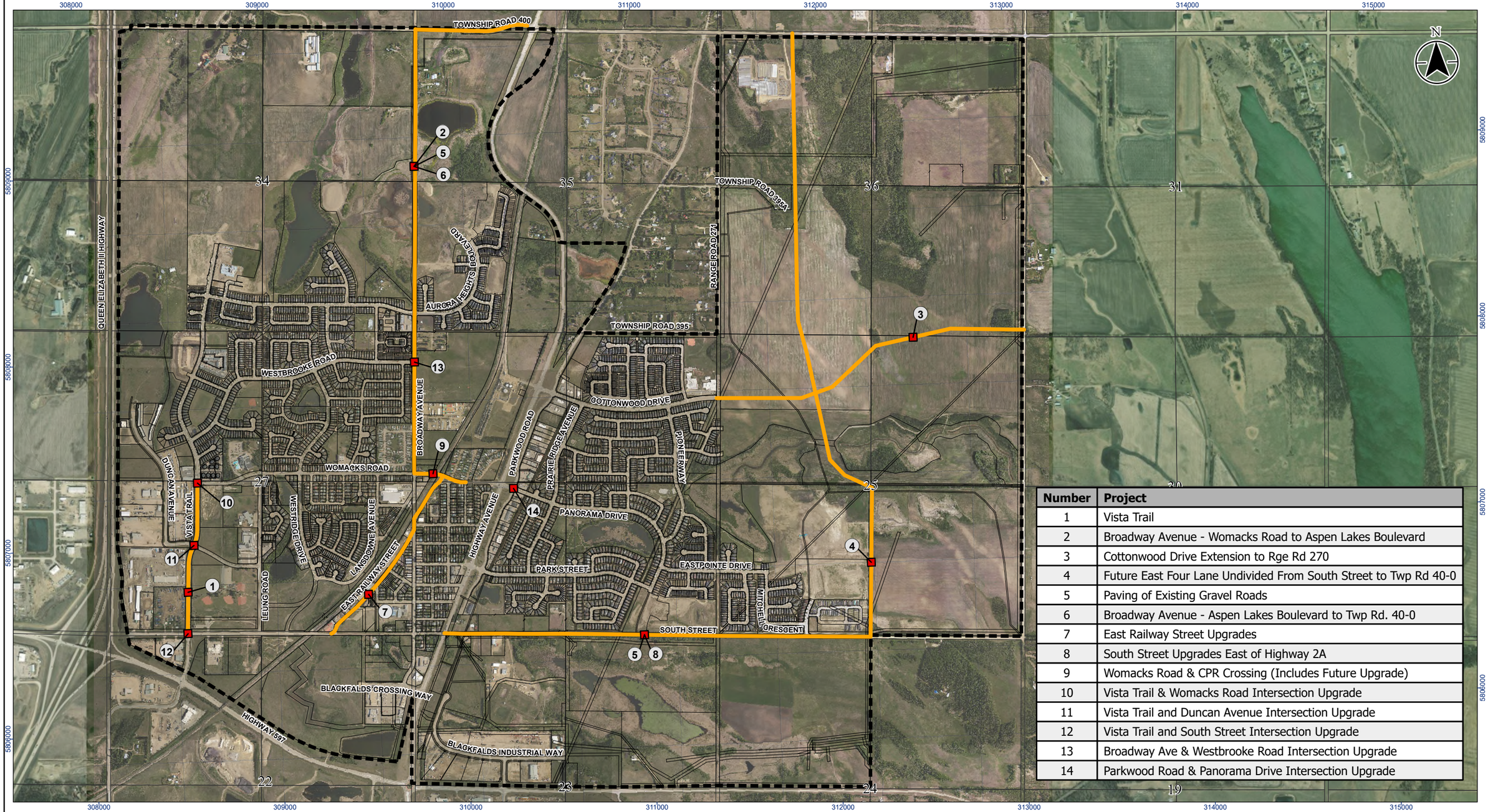

Number	Project
1	Vista Trail
2	Broadway Avenue - Womacks Road to Aspen Lakes Boulevard
3	Cottonwood Drive Extension to Rge Rd 270
4	Future East Four Lane Undivided From South Street to Twp Rd 40-0
5	Paving of Existing Gravel Roads
6	Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0
7	East Railway Street Upgrades
8	South Street Upgrades East of Highway 2A
9	Womacks Road & CPR Crossing (Includes Future Upgrade)
10	Vista Trail & Womacks Road Intersection Upgrade
11	Vista Trail and Duncan Avenue Intersection Upgrade
12	Vista Trail and South Street Intersection Upgrade
13	Broadway Ave & Westbrooke Road Intersection Upgrade
14	Parkwood Road & Panorama Drive Intersection Upgrade

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BLACKFALDS
ALBERTA

Notes
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2. Background: Town of Blackfalds, 2026
3. Thematic Data: Stantec, 2026

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Client/Project
Town of Blackfalds
2026 Off-Site Levies Report

110170040 - REV A
Prepared by AL on 2026-11-10
TR by BVH on 2026-11-10

Figure No.
C-4

Title
TRANSPORTATION OFFSITE LEVY PROJECTS

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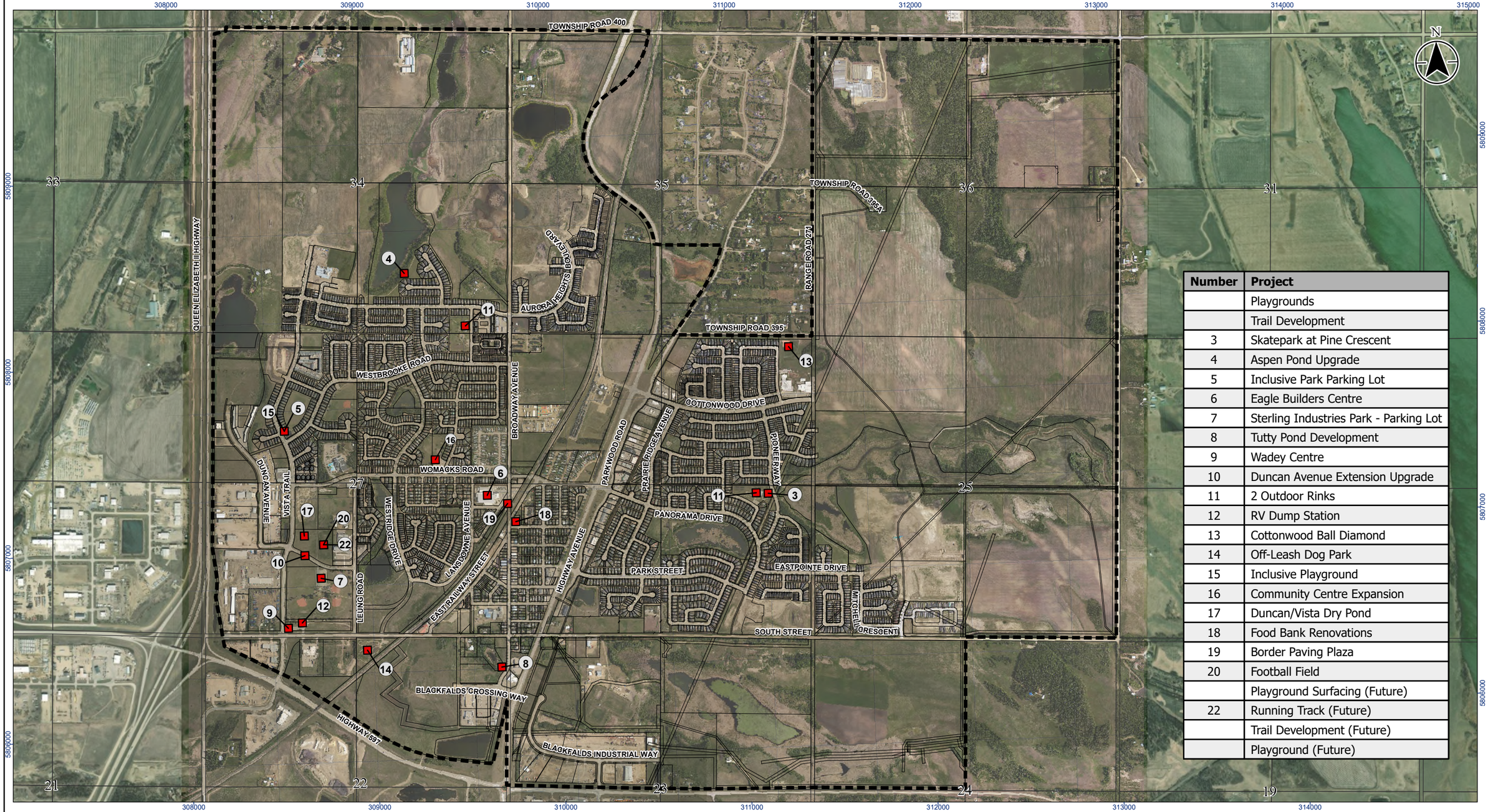

Number	Project
	Playgrounds
	Trail Development
3	Skatepark at Pine Crescent
4	Aspen Pond Upgrade
5	Inclusive Park Parking Lot
6	Eagle Builders Centre
7	Sterling Industries Park - Parking Lot
8	Tutty Pond Development
9	Wadey Centre
10	Duncan Avenue Extension Upgrade
11	2 Outdoor Rinks
12	RV Dump Station
13	Cottonwood Ball Diamond
14	Off-Leash Dog Park
15	Inclusive Playground
16	Community Centre Expansion
17	Duncan/Vista Dry Pond
18	Food Bank Renovations
19	Border Paving Plaza
20	Football Field
	Playground Surfacing (Future)
22	Running Track (Future)
	Trail Development (Future)
	Playground (Future)

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BLACKFALDS ALBERTA

Notes
1. Coordinate System: NAD 1983 UTM Zone 12N
2. Background: Town of Blackfalds, 2026
3. Thematic Data: Stantec, 2026

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Client/Project
Town of Blackfalds
2026 Off-Site Levies Report

110170040 - REV A
Prepared by AL on 2026-11-10
TR by BVH on 2026-11-10

Figure No.
C-5

Title
FACILITIES OFFSITE LEVY PROJECTS

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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.

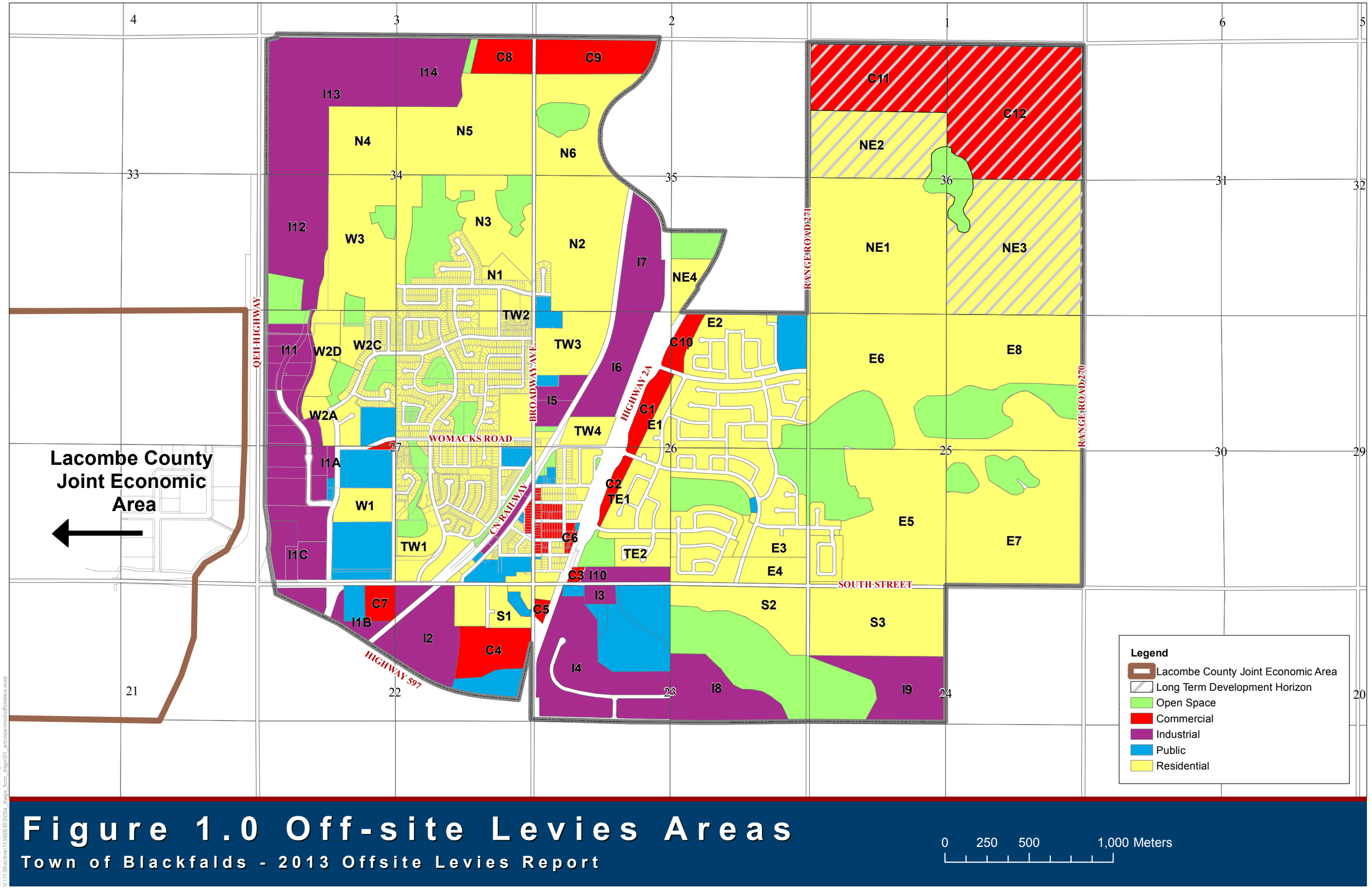

Figure 1.0 Off-site Levies Areas

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 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 (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 ($/Ha)	Development Area (Ha) I13 46.4	I14 16.2	C1 8.3	C2 6.9	C3 0.7	C4 11.8	C5 0.9	C6 0.9	C7 3.8	C8 7.1	C9 14.2	C10 5.1
TOTAL OFF-SITE TRANSPORTATION LEVIES			**Future**	**$ 30,039,750**	**1009.9**	**$ 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: November 24, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule** ***(Second and Third Reading)***

BACKGROUND

Every two years, Administration and the Recreation, Culture and Parks Board (RCP) review the rates and fees for recreation facilities. In 2024, only minor changes were made to the baseball/soccer fees, the definition of non-profit minor sports associations and the damage deposit for alcohol-related events at our facilities. The rates and fees are reviewed by the RCP Board and then approved by Council and take effect January 1, 2027, with the exception of ice rates, which take effect August 1, 2027. Council reviewed the proposed rates and fees at the October 19, 2026, Standing Committee of Council Meeting and First Reading was given to Bylaw 1363.26 at the November 10, 2026 Regular Council Meeting.

DISCUSSION

Administration and the RCP Board reviewed the rates and fees and are proposing changes to our recreation rates and fees. The rates and fees are attached, and all changes are shown in red. There are changes across a majority of rates and fees, as well as definitions. The room rentals would increase by 5% as per the discussions with the RCP Board. Abbey Centre membership and admissions are due for an increase as they have only been increased once since the building opened in 2014. Definitions were updated to include the regional rate and junior rate, as well as to define the weekend rates for each facility. A maximum campground stay was also added to the rates and fees to support the short-term recreational accommodation that the park is intended for. The ball diamond rates are proposed to increase by approximately 33% as they remain far below our comparators. The non-prime ice rental time period would change from 8:00 am – 2:00 pm to 8:00 am – 4:00 pm and Administration is proposing that this revised time period apply to applicable uninvoiced rentals occurring on or after September 1, 2026. The removal of the tournament rate for ice bookings is also being proposed.

Following First Reading, Administration identified the need for additional clarity regarding the effective dates of certain provisions within the bylaw. Amendments have been made to the Date of Force section to:

- Establish January 1, 2027, as the general effective date of the bylaw.
- Apply the revised non-prime ice rental time period to applicable uninvoiced ice rentals occurring on or after September 1, 2026.
- Establish August 1, 2027, as the effective date for amended ice rental rates.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The proposed rates and fees support Council's Strategic Plan by ensuring the long-term financial sustainability of recreation, culture, and parks services while maintaining high-quality programs, facilities and amenities for residents. Regular reviews of rates and fees help balance user affordability with the costs of operating and maintaining Town facilities, ensuring services remain financially responsible and responsive to community needs. The introduction of updated definitions and campground stay limits also supports effective asset management and consistent service delivery across recreation facilities.

FINANCIAL IMPLICATIONS

The proposed rate increases are expected to generate additional revenue to help offset increasing operating costs associated with delivering recreation services and maintaining recreation facilities. Regular reviews of rates and fees help ensure user fees remain aligned with current service levels, operating costs and market conditions while supporting the long-term sustainability of recreation services.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The proposed rates and fees were reviewed by the Recreation, Culture and Parks Board and discussed by Council at the October 19, 2026, Standing Committee of Council Meeting prior to being presented for approval. If approved, the updated Rates and Fees Bylaw and fee schedules will be communicated to user groups and the public through the Town's regular communication channels in advance of implementation. This will provide users with sufficient notice of any changes taking effect in 2027.

Application of the revised non-prime ice rental time period to applicable uninvoiced rentals occurring on or after September 1, 2026, will result in reduced revenue from those bookings compared to the current rate structure. Administration believes the amendment more accurately reflects Council's intended application of the non-prime ice rental time period.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council give Second Reading to Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule.

Before voting on the foregoing, Council introduces an amendment to the Bylaw:

2. That Council amend Bylaw No. 1363.26 by deleting 3.1 in its entirety and replacing it with the following sections:

    3.1 This Bylaw shall come into force on January 1, 2027.

    3.2 The Ice Rates set out in Schedule "A" shall come into force on August 1, 2027.

    3.3 The Ice Rates for Non-Prime Hourly Rental Rate identified in Schedule "A" apply to all ice rentals occurring on or after September 1, 2026.

Council vote on the amended motion pertaining to the Bylaw:

That Council give Second Reading to Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule, as amended.

3. That Council give Third Reading to Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule.

ALTERNATIVES

a) That Council direct Administration to revise Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule and bring it back to a future Regular Council Meeting for consideration.

ATTACHMENTS

- *Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule -Tracked Changes*
- *Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND THE RATE BYLAW 1053/07 TO CHARGE FOR VARIOUS GOODS AND SERVICES PROVIDED BY 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 amending Bylaw 1053/07, known as the Rate Bylaw of the Town of Blackfalds.

WHEREAS the Municipal Council deems it necessary and expedient to amend Bylaw 1053/07.

NOW THEREFORE, the Municipal Council of the Town of Blackfalds, in the Province of Alberta, duly assembled, enacts the amendments to Schedule "C" of Bylaw 1053/07 - Community Services Facilities Fee Schedule.

PART 1 - TITLE

1.1 That this Bylaw shall be cited as the "**Schedule "C" – 2026 Community Services Facilities Fee Schedule**".

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

PART 2 - REPEAL

2.1 That Bylaw 1318.24 is hereby repealed upon this Bylaw coming into effect.

PART 3 - DATE OF FORCE

~~3.1 That this Bylaw shall come into effect upon the date on which it is finally read and passed.~~

3.1 This Bylaw shall come into force on January 1, 2027.

3.2 The Ice Rates set out in Schedule "A" shall come into force on August 1, 2027.

3.3 The Ice Rates for Non-Prime Hourly Rental Rate identified in Schedule "A" apply to all ice rentals occurring on or after September 1, 2026.

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

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND THE RATE BYLAW 1053/07 TO CHARGE FOR VARIOUS GOODS AND SERVICES PROVIDED BY 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 amending Bylaw 1053/07, known as the Rate Bylaw of the Town of Blackfalds.

WHEREAS the Municipal Council deems it necessary and expedient to amend Bylaw 1053/07.

NOW THEREFORE, the Municipal Council of the Town of Blackfalds, in the Province of Alberta, duly assembled, enacts the amendments to Schedule "C" of Bylaw 1053/07 - Community Services Facilities Fee Schedule.

PART 1 - TITLE

1.1 That this Bylaw shall be cited as the "**Schedule "C" – 2026 Community Services Facilities Fee Schedule**".

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

PART 2 - REPEAL

2.1 That Bylaw 1318.24 is hereby repealed upon this Bylaw coming into effect.

PART 3 - DATE OF FORCE

3.1 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 1363.26 - Schedule "A" - Facility Fee Schedule

FACILITY - COMMUNITY CENTRE	Local	Non-local	Local Non-Profit	Notes
Main Hall				
Hourly Rental Rate	$ 68.25	$ 81.90	$ 40.95	More than Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 546.00	$ 655.20	$ 327.60	
Partial Weekend Rental Rate	$ 819.00	$ 982.80	$ 491.40	
Full Weekend Rental Rate	$ 955.50	$ 1,146.60	$ 573.30	
Multipurpose Room				
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	Comparable to Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Partial Weekend Rental Rate	$ 567.00	$ 680.40	$ 340.20	
Full Weekend Rental Rate	$ 661.50	$ 793.80	$ 396.90	
Main Hall & Multipurpose Room				
Hourly Rental Rate	$ 85.25	$ 102.30	$ 51.15	Hourly Rate, Daily Rate and Weekend Rate is 1.25 x Main Hall rates. Non-local = 1.2 x base rate, Local Non-profit = .6 x base rate.
Daily Rental Rate	$ 682.00	$ 818.40	$ 409.20	
Partial Weekend Rental Rate	$ 1,023.00	$ 1,227.60	$ 613.80	
Full Weekend Rental Rate	$ 1,193.50	$ 1,432.20	$ 716.10	
Meeting Room 1				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	

FACILITY - EAGLE BUILDERS CENTRE	Local	Non-local	Local Non-Profit	Notes
Banquet Room				
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	Comparable to Multipurpose Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate. Full Weekend Rate is 1.75 x day rate.
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Partial Weekend Rental Rate	$ 567.00	$ 680.40	$ 340.20	
Full Weekend Rental Rate	$ 661.50	$ 793.80	$ 396.90	
Performance Room				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Community Centre Meeting Room and Fitness Studio 2
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
Ag. Room				
Hourly Rental Rate	$ 27.00	$ 32.40	$ 16.20	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 216.00	$ 259.20	$ 129.60	
Full Weekend Rental Rate	$ 432.00	$ 518.40	$ 259.20	
Ice Rate				Local = Base Rate, Non-local = 1.2 x base rate, Local Non-profit = .6 x base rate.
Hourly Rental Rate	$ 189.00	$ 226.80	$ 113.40	
Junior Hockey Hourly Rental Rate	$ 160.65	n/a	n/a	0.85 x the local base rate
Regional Non-Profit Rental Rate (Hourly)	$ 132.30	n/a	n/a	0.7 x the local base rate
Non-Prime Hourly Rental Rate (Weekdays 8 am to 4 pm)	$ 75.60	n/a	n/a	0.4 x the local base rate, extended non-prime time to 4 pm, was 2 pm
Dry Floor Arena				
Hourly Rental Rate	$ 89.00	$ 106.80	$ 53.40	Comparable to 2/3 of Field House. Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 712.00	$ 854.40	$ 427.20	
Full Weekend Rental Rate	$ 1,424.00	$ 1,708.80	$ 854.40	

FACILITY - STERLING INDUSTRIES SPORTS PARK/COM. GARDEN	Local	Non-local	Local Non-Profit	Notes
Ball Diamonds				
Hourly Rental Rate	$ 20.00	$ 24.00	$ 12.00	
Daily Rental Rate (per Diamond)	$ 160.00	$ 192.00	$ 96.00	Local = Base Rate, Non-local = 1.2 x base rate,
Full Weekend Rental Rate	$ 960.00	$ 1,152.00	$ 576.00	Local Non-profit = .6 x base rate. Regional Rate
Extended Weekend Rental Rate	$ 1,440.00	$ 1,728.00	$ 864.00	= 0.7 x base rate. Day Rate = to 8 x hourly.
Regional Non-Profit Rental Rate (Hourly)	n/a	n/a	n/a	Weekend Rate = 2 x day rate x 3 diamonds.
Concession Day Rate	$ 82.50	$ 99.00	$ 49.50	Extended Weekend Rate = 3 x day rate x 3
Concession Weekend Rate	$ 247.50	$ 297.00	$ 148.50	diamonds.
Campground - Tenting (per night)	$ 15.00			
Campground - Trailer/Motorhome (per night)	$ 25.00			
Soccer Pitches				
Hourly Rental Rate	$ 20.00	$ 24.00	$ 12.00	Day Rate = to 8 x hourly. Weekend Rate = 2 x
Daily Rental Rate	$ 160.00	$ 192.00	$ 96.00	day rate x 1.5 pitches.
Full Weekend Rental Rate	$ 480.00	$ 576.00	$ 288.00	
Community Gardens				
Large Garden (per 5m x 5m garden plot)	$ 35.00			
Small Garden (per 2.5m x 5m garden plot)	$ 17.50			

FACILITY - ABBEY CENTRE	Local	Non-local	Local Non-Profit	Notes
Program Room				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Community Centre Meeting Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
Fitness Studio 1				$5 more than Banquet Rm, $10 more than Fitness Studio 2 & Program Rm.
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Fitness Studio 2				Comparable to Community Centre Meeting Room, Performance Room and Servus Program Room
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
1/3 Field House Gym				
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Full Weekend Rental Rate	$ 756.00	$ 907.20	$ 453.60	
2/3 Field House Gym				
Hourly Rental Rate	$ 89.25	$ 107.10	$ 53.55	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 714.00	$ 856.80	$ 428.40	
Full Weekend Rental Rate	$ 1,428.00	$ 1,713.60	$ 856.80	
Full-use Field House Gym				
Daily Rental Rate	$ 892.50	$ 1,071.00	$ 535.50	Day Rate is based on 1.25 x the 2/3 Field House.
Partial Weekend Rental Rate	$ 1,160.25	$ 1,392.30	$ 696.15	Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 1,785.00	$ 2,142.00	$ 1,071.00	
Amphitheatre				
Hourly Rental Rate	$ 22.00	$ 26.40	$ 13.20	Day Rate is based on 8 x the hourly rate.
Daily Rental Rate	$ 176.00	$ 211.20	$ 105.60	Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 352.00	$ 422.40	$ 211.20	

ABBEY CENTRE MEMBERSHIP/ADMISSIONS

Single Admission	**Rate**	**Notes**
Track	$ 3.00	
Infant	FREE	Under 1
Toddler	$ 2.00	1 and 2
Child	$ 5.50	3 to 7
Youth	$ 6.00	8 to 12
Teen	$ 7.00	13 to 17
Adult	$ 9.50	18 to 59
Senior	$ 7.50	60+
Senior+	FREE	75+
Family	$ 21.00	Max. of 5 family members in household (max 2 ages 18-74)

Punch Passes	**Rate**	**Notes**
Track	$ 30.00	10 Admissions
Toddler	$ 18.00	10 admissions for the price of 9 per age category.
Child	$ 49.50	
Youth	$ 54.00	
Teen	$ 63.00	
Adult	$ 85.50	
Senior	$ 67.50	
Family	$ 189.00	

Monthly Memberships*	**Rate**	**Notes**
Child	$ 28.88	Equal to the price of 5.25 admissions per age category.
Youth	$ 31.50	
Teen	$ 36.75	
Adult	$ 49.88	
Senior	$ 39.38	
Family	$ 110.25	

Annual Memberships*	**Rate**	**Notes**
Child	$ 288.75	10 x the monthly membership rate per age category.
Youth	$ 315.00	
Teen	$ 367.50	
Adult	$ 498.75	
Senior	$ 393.75	
Family	$ 1,102.50	

Child Minding	**Rate**	**Notes**
One Child (per half hour)	$ 3.25	10 hour punch cards are based on 9 hours of use.
Family (per half hour)	$ 5.50	
One Child (10 hour punch pass)	$ 58.50	
Family (10 hour punch pass)	$ 99.00	

*Note: When purchasing a monthly or annual family membership, an additional child, youth or teen can be added to the family at a discount of 50% from a regular, child, youth or teen membership of the same membership type.

DEFINITIONS	
Local	Individuals/businesses who pay their taxes to either the Town of Blackfalds or Lacombe County.
Non-Local	Individuals/businesses who do not pay their taxes to the Town of Blackfalds or Lacombe County.
Local Non-Profit	Registered non-profit organizations based in Blackfalds or Lacombe County with a mailing address in either municipality and where a minimum of 80% of participants reside in Blackfalds or Lacombe County (not including other Towns or Cities in Lacombe County).
Regional Rate	Registered non-profit organizations based within 100 kilometres of Blackfalds where a minimum of 10% of participants reside in Blackfalds or Lacombe County (not including Towns or Cities in Lacombe County). Applies only to ice rates and ball diamonds.
Junior Hockey Rate	Rental rate for use by the Blackfalds Bulldogs Jr. A Hockey Club
Partial Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at Meeting Room 1 (Community Centre)
	Rental period of Friday at 6:00 pm to Saturday at 10:00 pm at the Abbey Centre
	Rental period of Friday at 6:00 pm to Sunday at 12:00 am at the Main Hall and Multipurpose Room at the Community Centre and Banquet Room (EBC)
Full Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 12:00 pm at the Community Centre and Banquet Room (EBC)
	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at the Abbey Centre
	Rental period of Friday at 12:00 pm to Sunday at 6:00 pm at Sterling Industries Sports Park and the Ag Room, Performance Room and Dry Floor Arena at the EBC
Extended Weekend Rate	Rental period of Friday at 12:00 pm to Monday at 6:00 pm at Sterling Industries Sports Park

ADDITIONAL FEES/CHARGES		
Lost Key	cost to re-key the building	
Lost Fob	$25.00	
Damage Fee	$50.00/hour plus supplies	
Clean Up Fee	$75.00/hour	
Late Fee	$50.00/half hour	The addition to this section is the maximum stay per user - 7 nights per user (consecutively) over the course of 30 days
Non-Refundable Booking Fee	$300.00	
Com. Centre Stage Setup Fee	$15/stage panel (max. 6 panels)	
Sound System Fee (Arena, Community Centre, Abbey Centre)	$50.00	
Non-alcohol Event Damage Deposit*	$300.00	
Alcohol Event Damage Deposit	$500 (excl. Abbey Centre)	
Campground Maximum Stay	Maximum stay of 7 nights per user (consecutively) over the course of 30 days	
***Note:** The Non-alcohol Event Damage Deposit applies to all facilities excluding the Abbey Centre except for 2/3 Field House Gym and Full-use Field House Gym rentals.		

MEETING DATE: November 24, 2026

PREPARED BY: Danielle Nealon, Senior Legislative Advisor

PRESENTED BY: Danielle Nealon, Senior Legislative Advisor

SUBJECT: **Council Policy CP- 204.26 - Flags**

BACKGROUND

The current Flag Policy 159.22 was adopted in 2022 and provides direction for the display of flags on municipal sites, including flag precedence and half-masting protocols.

Administration has completed a review of the Policy and proposes a new Council Policy for Flags that aligns with the Town's current governance practices. The proposed Policy maintains many of the existing flag protocols while providing clearer direction regarding display requirements, Council and Administration responsibilities, and half-masting procedures. As the Town only has three flagpoles and does not have a dedicated community or commemorative flagpole, requests for community recognition will be addressed through the process established in the Town's Proclamation Policy rather than through commemorative flag raisings.

Council reviewed the Policy at the Standing Committee of Council on November 16, 2026, and recommended it come forward to a Regular Council Meeting for consideration.

DISCUSSION

The proposed Council Policy - Flags modernizes and consolidates the Town's approach to the display and recognition of flags at municipal sites.

Key updates in the proposed Policy include:

- Clarifying the purpose, scope, and responsibilities related to the display of flags at municipal facilities.
- Establishing clear roles and responsibilities for Council and Administration regarding the display and management of municipal flags.
- Removing provisions related to commemorative flag raisings, recognizing that the Town has only three permanent flagpoles and no dedicated community flagpole. Community recognition requests will instead be considered through the process outlined in the Town's Proclamation Policy.
- Expanding and updating the half-masting provisions, including the addition of Schedule "A" outlining commemorative dates and occasions when flags will be flown at half-mast.
- Clarifying procedures for the maintenance, replacement, and respectful disposal of flags.

Administration believes the proposed Policy provides greater clarity, consistency, and transparency while continuing to recognize significant events, causes, and commemorative occasions that are meaningful to the Blackfalds community.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Economic Vitality and Community Prosperity



Community Life, Safety, and Inclusion



Leadership, Engagement and Advocacy



Sustainable Services and Infrastructure

This Policy supports effective leadership governance by providing a clear, transparent, and consistent approach regarding flags displayed on municipal sites.

FINANCIAL IMPLICATIONS

There are no financial implications to the adoption of the Council Policy for Flags.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

No public engagement is required. The Policy provides administrative and governance direction for the display of flags on municipal sites. Requests for community recognition will be addressed through the process outlined in the Town's Proclamation Policy.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council rescind Flag Policy 159.22 and adopt Council Policy CP-204.26, as presented, effective immediately.

ALTERNATIVES

a) That Council refer the Council Policy CP-204.26 – Flags back to Administration for more information or amendments.

ATTACHMENTS

- *Draft Council Policy CP-204.26 – Flags*
- *Flag Policy 159.22*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

FLAGS

POLICY NO	CP-204.26
DIVISION DEPARTMENT	Administration/Legislative Services
REVIEW PERIOD	Every 4 Years, Upon Legislative Change or As Required

1. POLICY PURPOSE

1.1 The purpose of this Policy is to establish a consistent and transparent framework for the display of Flags on Municipal Sites, including protocols for Flag precedence and disposal, Half-masting notices, while ensuring respectful and non-partisan use of municipal facilities.

2. POLICY STATEMENT

2.1 The Town recognizes that Flags are important symbols of identity, heritage, and civic pride. This Policy provides consistent and transparent direction for the display of Flags on Municipal Sites.

3. DEFINITIONS

3.1 **"Chief Administrative Officer"** (CAO) means the Chief Administrative Officer of the Town of Blackfalds, appointed by Council as per the *Municipal Government Act.*

3.2 **"Council"** means all Elected Officials of the Town of Blackfalds.

3.3 "**Flag**" means a piece of cloth bearing a pattern that represents a government, nation or organization.

3.4 "**Half-mast**" means the position of a flag being flown approximately halfway down a flagpole, as a symbol of respect, commemoration or collective mourning.

3.5 **"Municipal Sites**" means the facilities, properties, buildings and parks managed or owned by the Town of Blackfalds.

3.6 "**Order of Precedence**" means the positioning of flags in priority of importance, order or rank as per protocol established by the Government of Canada and the Province of Alberta; and

3.7 **"Town**" means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy is applicable to all Flags located and displayed on Town Municipal Sites, including the maintenance and disposal of Flags at all Town Municipal Sites.

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5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy by resolution.

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

5.2 Chief Administrative Officer to:

5.2.1 Advise Council on the development and implementation of this Policy.

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

5.2.3 Review and approve Administrative Policies or Procedures related to this Policy.

5.3 Legislative Services to:

5.3.1 Review Half-masting notices and determine Half-masting eligibility.

6. POLICY

6.1 The Town recognizes that Flags are important symbols of honour and pride for nations, communities and groups of people. Flags located on Town Municipal Sites must be treated with respect and in a consistent manner.

6.2 Council supports public awareness campaigns, charitable causes, arts and cultural celebrations and significant events. Requests for recognition of a cause, organization, event, or commemorative occasion may be submitted through the process established in the Town's Proclamation Policy.

6.3 The Town flies and displays Flags permanently and are flown and displayed in the Order of Precedence and according to federal and provincial protocols, where applicable.

6.4 The CAO may direct the display of Flags at an official municipal event.

General

6.5 Displaying the Flag

6.5.1 Flags shall be flown on separate poles.
6.5.2 Flags shall be flown at the same height.
6.5.3 Flags flown in a group shall all be the same size.
6.5.4 Flags may be flown at night.

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6.6 Precedence

6.6.1 The Town, at all Municipal Sites, follows the Order of Precedence established by Canadian Heritage.

6.7 Flags flown Permanently at the Municipal Sites

6.7.1 Canada
6.7.2 Alberta
6.7.3 Town of Blackfalds

6.8 Municipal Sites

6.8.1 The Canada, Alberta and Town of Blackfalds Flags shall be in the Council Chamber, along with any other flags approved by Council.

Half-Masting Flags

6.9 The Town flies Flags at Half-mast:

6.9.1 when a Province of Alberta's Half-masting notice applies to all Government of Alberta buildings across Alberta;

6.9.2 when a Government of Canada's Half-masting notice applies to all Government of Canada buildings across Canada;

6.9.3 on the dates listed in Schedule "A" of this Policy;

6.9.4 by resolution of Council; and

6.9.5 at the discretion of the CAO in the event of the death of a dignitary or Town Employee.

6.10 When the Town follows a Half-Mast notification issued by the Government of Alberta or by the Government of Canada, the Town adheres to the stated protocol and the designated times in that notification.

6.11 The Town of Blackfalds Fire Department may decide to Half-mast the Flags flown at the Town's fire station, to honour the line of duty death of a firefighter, based on the guidelines in the Canadian Association of Fire Chiefs Redbook on Flag Protocol. The Fire Department Fire Chief shall notify Legislative Services, as soon as reasonably possible, once it decides to Half-mast Flags for this reason.

Disposal of Flags

6.12 A Flag is considered to be worn when the colour has faded, it has developed a hole or the outermost seam (fly) of the Flag has become frayed. When a Flag becomes tattered

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and is no longer in a suitable condition for use, it should be disposed of in a dignified manner.

6.13 The disposal of a Flag may be handled in the following manner:

6.13.1 Flags made of natural fibres (wool, cotton, linen) should be burned in a dignified manner, privately, without ceremony or public attention being drawn to the destruction of the material.

6.13.2 Flags made of synthetic material (nylon or polyester) should not be burned due to environmental damage and potential fire hazard. They should be respectfully torn into strips, with each element of the Flag reduced to a single colour, so that the remaining pieces do not resemble a Flag. The individual pieces should then be placed in a bag for disposal and the shreds of fabric should not be reused or fashioned into anything.

7. EXCLUSIONS

7.1. Notwithstanding this Policy, Council may, by resolution, make any other decision it deems necessary in relation to Flags flown or displayed on Town Municipal Sites.

8. SPECIAL SITUATIONS

8.1. In accordance with the rules established by the Government of Canada, if the Canada Flag is Half-mast anywhere in the Town, it must be flown at full mast on Victoria Day and Canada Day, which are holidays under the *Holiday Act.*

9. RELATED DOCUMENTS

9.1. Government of Canada - Order of precedence for flags — Quick Reference
9.2. Government of Alberta – Protocol for Flag Displays
9.3. Government of Alberta – Flag Etiquette
9.4. Governance - Framework

10. END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

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POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

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SCHEDULE "A"
HALF-MASTING FLAGS AT MUNICIPAL SITES

1. Flags are flown at Half-mast, at Municipal Sites determined by the CAO, from the time of notification of death until sunset the day of the funeral or the memorial service for the following individuals:

    i) the Sovereign;
    ii) a Member of the immediate Royal Family;
    iii) current or former Governor General of Canada;
    iv) current or former Prime Minister of Canada;
    v) current or former Lieutenant Governor of Alberta;
    vi) current or former Premier of Alberta; and
    vii) current Town Mayor and Councillors.

2. If the Town is notified of the death of the people listed below, Flags are flown at Half-mast at Municipal Sites on the day of the funeral or the memorial service for a:

    i) former Town Mayor; and
    ii) former Town Councillor.

3. The Town flies Flags at Half-mast at Municipal Sites to commemorate the occasions listed in Table 1.

TABLE 1

	Date	**Occasion**
i)	April 9	National Day of Remembrance of the Battle of Vimy Ridge
ii)	April 28	Day of Mourning for Persons Killed or Injured in the Workplace (also known as National Day of Mourning)
iii)	June 23	National Day of Remembrance for Victims of Terrorism
iv)	Second Sunday in September	Firefighters' National Memorial Day
v)	Last Sunday in September	Police and Peace Officers' National Memorial Day
vi)	September 30	National Day of Truth and Reconciliation
vii)	November 11	Remembrance Day
viii)	December 6	National Day of Remembrance and Action on Violence Against Women

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Policy No.: 159.22 **Policy Title: Flag Policy** **Department: Administration** **Effective Date:** **Revised:** **Supersedes Policy/Bylaw: Flag Policy (2007)** **Review Date:**	**Resolution No. 027/22** **Date: January 25, 2022**

Policy Statement

This Policy is to ensure that all Flags at municipal facilities are flown and displayed in a consistent and appropriate manner in accordance with accepted national and provincial Flag protocols and guidelines. Flags will be flown on a permanent, as well as on a temporary basis, to raise awareness of significant causes or events that benefit, enrich, or honour the community, province or country.

1. Reason for Policy

1.1 To ensure all Flags at municipal sites and facilities are displayed in a respectful, consistent and appropriate manner.

2. Definitions

2.1 **"Municipal Sites"** means the facilities, properties, buildings and parks managed or owned by the Town of Blackfalds.

2.2 **"Flag"** means a piece of cloth (usually rectangular) of distinctive colour, design, emblem or symbol to represent nations, provinces, states or municipalities. "Flag" is also used to describe a banner: which looks like a Flag, bearing a symbol, logo, slogan or other message to represent charitable or non-profit organizations but does not have Flag status.

2.3 **"Half-mast"** means the position of a Flag, approximately halfway up the mast or pole. Flying Flags at half-mast is a symbol of respect or mourning.

3. Responsibilities

3.1 Municipal staff to:

3.1.1 Ensure Flags are in good condition.

3.1.2 Ensure the Flagpoles and equipment at municipal sites are in good operating condition.

3.1.3 Implement this policy at municipal sites.

3.2 Chief Administrative Officer to:

3.2.1 Review and determine the eligibility of lowering Flags to half-mast and the raising of community Flags;

3.2.2 Implement this policy and approve procedures.

3.2.3 Ensure policy and procedure reviews occur and verify the implementation of policies and procedures.

3.3 Municipal Council to:

3.3.1 Approve by resolution this policy, procedure and any amendments.

4. End of Policy

PROCEDURE

Policy No.: **159.22** **Policy Title:** **Flag Policy** **Department:** **Administration**	

1. Preamble

1.1 All Flags, including the national Flag of Canada, the Flag of Alberta, the municipal Flag, the Treaty Six Flag, are symbols of honour and pride, and will be treated with respect and dignity.

2. General

2.1 The following Flags must be flown from flagpoles in the order of precedence, which is as follows:

i. Canada

ii. Alberta

iii. Blackfalds

iv. Treaty Six

2.2 The Town, at all Town sites, will follow the order of precedence established by Canadian Heritage.

2.3 The Town of Blackfalds Flag takes precedence over all charitable and non-profit organization Flags unless overwise established by Canadian Heritage.

2.4 Displaying the Flag:

i. Flags shall be flown on separate poles.

ii. Flags shall be flown at the same height.

iii. Flags flown in a group shall all be the same size.

iv. Flags may be flown at night.

3. Flags of Organizations, Sports Teams, and Dignitaries

3.1 The Town may fly the Flag of a charitable or non-profit organization, sports team, or visiting dignitary to celebrate a special occasion or achievement in Blackfalds.

i. It is the responsibility of the requesting organization or sports team to submit a written or phone request for the Office of the CAO for a Flag to be flown, as well as supplying the Flag to represent the organization or event.

ii. If a Flag raising is requested as part of a larger ceremony, applicants must make appropriate arrangements with Administration.

4. Flags at Half-mast

4.1 The lowering of Flags at half-mast is at the directive of the:

i. Prime Minister’s office acting through Canadian Heritage;

ii. Premier’s Office acting through the Alberta Protocol Office; or

iii. Mayor's Office acting through the CAO's Office.

4.2 Flags will be Lowered at Half-mast for:

i. All occasions prescribed by Canadian Heritage or Alberta Protocol Office; or,

ii. A solemn occasion for the community, applicable only to the lowering of the municipal Flag or the Treaty Six Flag.

5. Special Days

5.1 The Flag will be flown at half-mast at all municipal sites from sunrise to sunset on the following days:

i. Workers' Mourning Day (April 28)

ii. Remembrance Day (November 11)

iii. Police and Peace Officers' National Memorial Day (Last Sunday in September)

iv. National Day of Remembrance and Action on Violence Against Women (December 6)

v. Orange Shirt Day (September 30)

6. Dignitaries (Death)

6.1 Flags will be flown at half-mast at all Town sites from the time of notification of death until sunset the day of the funeral or the memorial service for the following individuals:

i. The Sovereign,

ii. Member of the immediate Royal Family,

iii. Current or former Governor General of Canada,

iv. Current or former Prime Minister of Canada,

v. Current or former Lieutenant Governor of Alberta,

vi. Current or former Premier of Alberta, or

vii. Current Mayor and Councillors.

6.2 Flags will be flown at half-mast at Town sites on the day of the funeral or the memorial service for the following individuals:

i. Federal Cabinet Minister from the constituency currently encompassing the Town of Blackfalds,

ii. Member of Parliament from the constituency encompassing the Town of Blackfalds,

iii. Member of the Legislative Assembly from the constituency encompassing the Town of Blackfalds

iv. Current Treaty Six Chief, or

v. Former Mayors and Councillors.

7. Solemn Occasions

7.1 Solemn occasions may arise not covered within this Council policy. In those cases, Protocol will liaise with the Mayor's Office, CAO's Office, Alberta Protocol, and Canadian Heritage as required. Protocol will recommend whether a half-mast or

another form of recognition is appropriate.

8. Requests to Display Flags or Lower Flags to Half-mast

8.1 All requests to temporarily display a Flag or lower the Flags at half-mast for circumstances outside those prescribed by Canadian Heritage or the Alberta Protocol Office must be sent to the CAO's Office via email or by phone.

8.2 The CAO or designate will review and approve requests to lower Flags at half-mast and for displaying community Flags on Town sites.

8.3 When possible, all requests should be submitted two weeks in advance of the proposed date or event.

9. When a Flag is To Be Lowered

9.1 The Flag shall never touch the ground;

9.2 The Flag shall be folded in accordance with the standard prescribed by Canadian Heritage.

10. Care and Disposal of Flags

10.1 When a Flag becomes worn, noticeably faded or unfit for service it must be disposed of in a respectful manner as prescribed by Canadian Heritage.

11. End of Procedure

REQUEST FOR COUNCIL DECISION

SUBJECT:	**NBR3 Initial Topics Workshop Summary Report**
PREPARED BY:	**Jordan Thompson, City of Lacombe**
PRESENTED BY:	**Kim Isaak, CAO, Town of Blackfalds**
DATE:	**November 24, 2026**

PURPOSE:
To provide Council with an update on the North Blindman River Tri-Municipal Collaborative (NBR3) and present its endorsed Initial Topics Workshop Summary Report for information and public awareness.

RECOMMENDED MOTION(S):

1. THAT Council receive the NBR3 Initial Topics Workshop Summary Report dated June 16, 2026, for information.

RELATED PRIOR MOTION(S):

1. City of Lacombe (September 8, 2025) THAT Council endorses the North Blindman River Tri-Municipal Collaborative Terms of Reference, as presented.
2. City of Lacombe (January 27, 2025) THAT Council directs Administration to prepare and submit an Alberta Community Partnership Grant application:
    - to explore the feasibility of a Regional Recreation Facility,
    - as the managing partner,
    - in collaboration with Lacombe County

EXECUTIVE SUMMARY:
NBR3 brings together the City of Lacombe, Lacombe County and the Town of Blackfalds to explore opportunities for regional collaboration. Its Terms of Reference call for an initial topics workshop to identify and prioritize areas of shared interest.

The workshop was held on June 16, 2026. On November 13, 2026, NBR3 endorsed the resulting summary report and directed administration to bring it to each participating Council for information. The attached report sets out a shared vision and eight ranked priorities to guide the committee's initial work.

ANALYSIS:
NBR3 provides a forum for strategic discussion among elected representatives from the three municipalities, supported by their CAOs. It complements existing intermunicipal arrangements, with decision-making authority remaining with each Council.

Section 6 of the NBR3 Terms of Reference calls for an initial workshop at which municipalities bring forward potential topics and collaboratively prioritize them to guide the committee's

initial workplan. At the June 16 workshop, participants considered regional strengths and challenges, developed a shared vision, and identified opportunities for joint action. The summary report captures those discussions and the resulting priorities.

Shared Regional Vision

Through its endorsement of the workshop report, NBR3 adopted a shared vision for regional collaboration. This vision provides a common reference point for the committee's priorities and ongoing work:

SHARED VISION

By 2040, the NBR3 will be recognized as a resilient and unified regional partnership that supports sustainable growth, protects local identity, and delivers lasting benefits across the City of Lacombe, Lacombe County, and the Town of Blackfalds. The NBR3 municipalities will work together as a connected, collaborative, and forward-looking region that respects each community's identity while advancing shared priorities for residents, businesses, and future generations.

Over the next 10 years, the NBR3's main strategic priority will be to explore collaborative facility planning and land acquisition opportunities. As its first major collaborative initiative, the NBR3 will complete the Regional Recreation Facility Feasibility Study, which will explore a regional approach to the delivery of recreation facilities and services.

The NBR3 will also continue to support conversations around other top-ranked regional priorities, including:

- joint procurement, shared services, and coordinated resource use;
- increasing the diversity and availability of housing options, including seniors and affordable housing; and
- tourism development, regional branding, and investment attraction.

Priorities Arising from the Vision

To advance this vision, participants considered which opportunities would offer the greatest regional value and ranked eight priority areas to guide the committee's initial workplan:

1. **Collaborative Facilities Land Acquisition:** Exploration of strategic land acquisition for regional facilities
2. **Joint Procurement and Shared Services:** Joint procurement, shared services, and coordinated resource use
3. **Diverse Housing:** Increasing diversity and availability of housing options, including seniors and affordable housing
4. **Regional Tourism and Economic Development Opportunities:** Tourism development, regional branding, and investment attraction
5. **Regional Inclusion – Engagement and Collaboration:** Strengthening communication, collaboration, and regional identity

6. **Regional Connective Transportation (Accessible and Diverse Options):** Development of connected, accessible regional transportation options
7. **Regional Standardization (Policies and Plans):** Standardization of policies where appropriate, improved regional coordination and sharing of knowledge
8. **Specialized Education and Workforce Development Opportunities:** Partnerships to support skilled labour development and specialized education opportunities

Regional Recreation Facility Feasibility Study Update

RC Strategies has been retained to lead NBR3's first major collaborative initiative, the Regional Recreation Facility Feasibility Study. On November 13, 2026, the firm presented a project roadmap and led a workshop on the decision-making framework. Building on existing municipal master plans, the study will assess regional recreation needs, facility locations, costs, governance, and cost-sharing. A draft framework will be presented to the committee and then member Councils in the near future, establishing shared criteria to guide project decisions.

The Regional Recreation Facility Feasibility Study is at an early stage, and no conclusions have been reached about potential facilities, locations or investment. The project is expected to continue through 2027, with completion scheduled for the first quarter of 2028. The final report and study conclusions will then be presented to participating Councils.

FINANCIAL IMPLICATIONS

The Regional Recreation Facility Feasibility Study is fully funded through an Alberta Community Partnership (ACP) grant, with the City of Lacombe serving as the managing partner. No additional funding or project approval is requested through this report.

COMMUNICATION AND PUBLIC AWARENESS

Presenting the endorsed report through a public Council agenda will make NBR3's shared vision and initial priorities available to residents and businesses. This will support public awareness of the collaboration and provide a basis for public comment as the work develops.

STRATEGIC ALIGNMENT

City of Lacombe, 2026–2029 Strategic Plan	**SHARED SERVICE DELIVERY THROUGH REGIONAL PARTNERSHIPS:** "Work with regional and community partners to improve shared planning for recreation, infrastructure, emergency services, airport development, and public spaces that serve Lacombe and the surrounding area."
Town of Blackfalds, 2026–2030 Strategic Plan	**Economic Vitality and Community Prosperity:** "Complete strategy session for Tri-Party Municipal Collaborative"
Lacombe County, 2022–2027 Strategic Plan	**our COMMUNITY:** "Foster relationships with other municipalities and levels of government, including the Joint Economic Areas (JEA) partners"

POTENTIAL MOTION(S):

1. ***[Recommended]*** THAT Council receive the NBR3 Initial Topics Workshop Summary Report dated June 16, 2026, for information.

OR

2. *[Alternative]* THAT Council defer consideration of the NBR3 Initial Topics Workshop Summary Report pending additional information from Administration.

OR

3. *[Alternative]* THAT Council direct Administration on how to proceed.

ATTACHMENTS:

- NBR3 Initial Topics Workshop Summary Report dated June 16, 2026.

NORTH BLINDMAN RIVER TRI-MUNICIPAL COLLABORATIVE

Summary Report

INITIAL TOPICS BRAINSTORMING SESSION

DATE: JUNE 16, 2026

Introduction

The North Blindman River Tri-Municipal Collaborative (NBR3) establishes a tri-party partnership focused on strategic regional discussions on matters of shared interest among the City of Lacombe, Lacombe County, and the Town of Blackfalds. The NBR3 builds on a long history of intermunicipal cooperation.

The NBR3 serves as an advisory body to identify regional opportunities, strengthen collaboration, and provide recommendations to participating Councils. It does not replace existing agreements or committees but complements them by focusing on broader, strategic issues.

An initial workshop was convened on June 16, 2026 at Casey's Cabin to:

- Establish a shared understanding of regional strengths and challenges
- Identify opportunities for collaboration
- Develop and prioritize an initial set of topics the committee will focus on.

This summary captures the discussion from the initial brainstorming session held, focused on exploring opportunities for collaboration among three municipalities. The session was intended to surface shared priorities, identify possible areas for joint action, and establish a foundation for continued dialogue.



SWOT Analysis

As part of the workshop, participants completed a facilitated SWOT exercise to examine the regional partnership from four perspectives: strengths, weaknesses, opportunities, and threats. Working collaboratively, participants identified internal factors that currently support or challenge the region, as well as external opportunities and risks that may influence future collaboration. The exercise provided a structured starting point for discussion and helped establish a shared understanding of the region's current position before moving into visioning, brainstorming, and priority setting.

The SWOT exercise identified the following key themes:

STRENGTHS:

- Strong regional connectivity (Highway 2 and Highway 2A) and central location
- Established intermunicipal relationships and history of collaboration
- Complementary community characteristics and assets
- High-quality recreational and cultural amenities, including trail systems
- Demonstrated success in securing grant funding
- Shared economic base and resourcefulness in addressing regional challenges

WEAKNESSES:

- Inconsistent communication and collaboration across municipalities
- Differences in demographics, priorities, and organizational capacity
- Limited shared service integration and coordination
- Resource constraints (staffing, financial, and technical expertise)
- Infrastructure and service pressures tied to growth
- Public resistance to investment and differing regional expectations
- Challenges in areas such as procurement, bylaw enforcement, and staffing recruitment (e.g., healthcare, transit)

OPPORTUNITIES:

- Expansion of shared services (e.g., planning, emergency services, procurement)
- Joint infrastructure planning, including water and wastewater systems
- Regional economic development and tourism initiatives
- Development of a unified regional identity/brand
- Increased collaboration in recreation, culture, and community services
- Leveraging regional scale for grant funding and advocacy
- Improved coordination for specialized equipment and service delivery
- Affordable housing and growth planning opportunities

THREATS:

- Skilled labour shortages and competition for workforce
- Increasing service demands and infrastructure costs
- Risk of fragmented decision-making or inconsistent regional alignment
- Volunteer and organizational capacity constraints
- Uncertainty related to external policy, funding, and governance changes
- Potential erosion of collaboration without deliberate coordination

Shared Vision and Priorities

Following the SWOT discussion, participants took part in a facilitated visioning and brainstorming exercise to explore what successful regional collaboration could look like for the NBR3 over the short and long term. Participants were encouraged to think broadly, identify shared aspirations, and generate practical ideas for joint action across municipal boundaries. The discussion focused on areas where collaboration could improve service delivery, strengthen regional identity, support growth, and create shared benefits for residents and businesses across the three municipalities.

Participants reviewed the ideas individually generated and considered which opportunities would provide the greatest value as initial areas of focus for the NBR3. Through facilitated discussion, participants grouped related ideas, clarified intent, and identified priority areas that reflected shared interests across the three municipalities. The eight topics were prioritized using Mentimeter.

The resulting list is intended to guide the NBR3's initial work plan by focusing early efforts on practical, collaborative opportunities that can build momentum, demonstrate value, and support longer-term regional planning.

SHARED VISION

By 2040, the NBR3 will be recognized as a resilient and unified regional partnership that supports sustainable growth, protects local identity, and delivers lasting benefits across the City of Lacombe, Lacombe County, and the Town of Blackfalds. The NBR3 municipalities will work together as a connected, collaborative, and forward-looking region that respects each community's identity while advancing shared priorities for residents, businesses, and future generations.

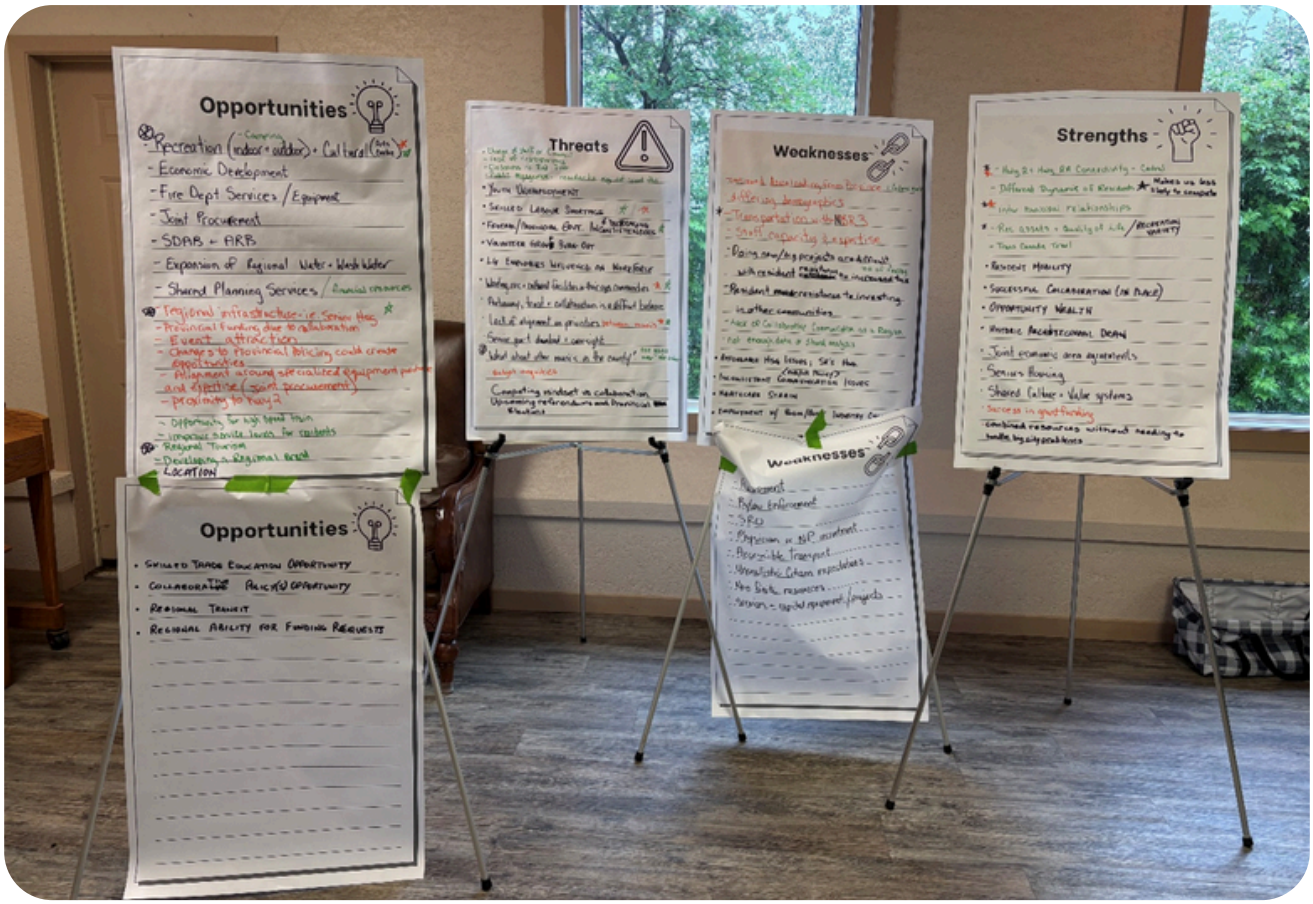
Over the next 10 years, the NBR3's main strategic priority will be to explore collaborative facility planning and land acquisition opportunities. As its first major collaborative initiative, the NBR3 will complete the Regional Recreation Facility Feasibility Study, which will explore a regional approach to the delivery of recreation facilities and services.

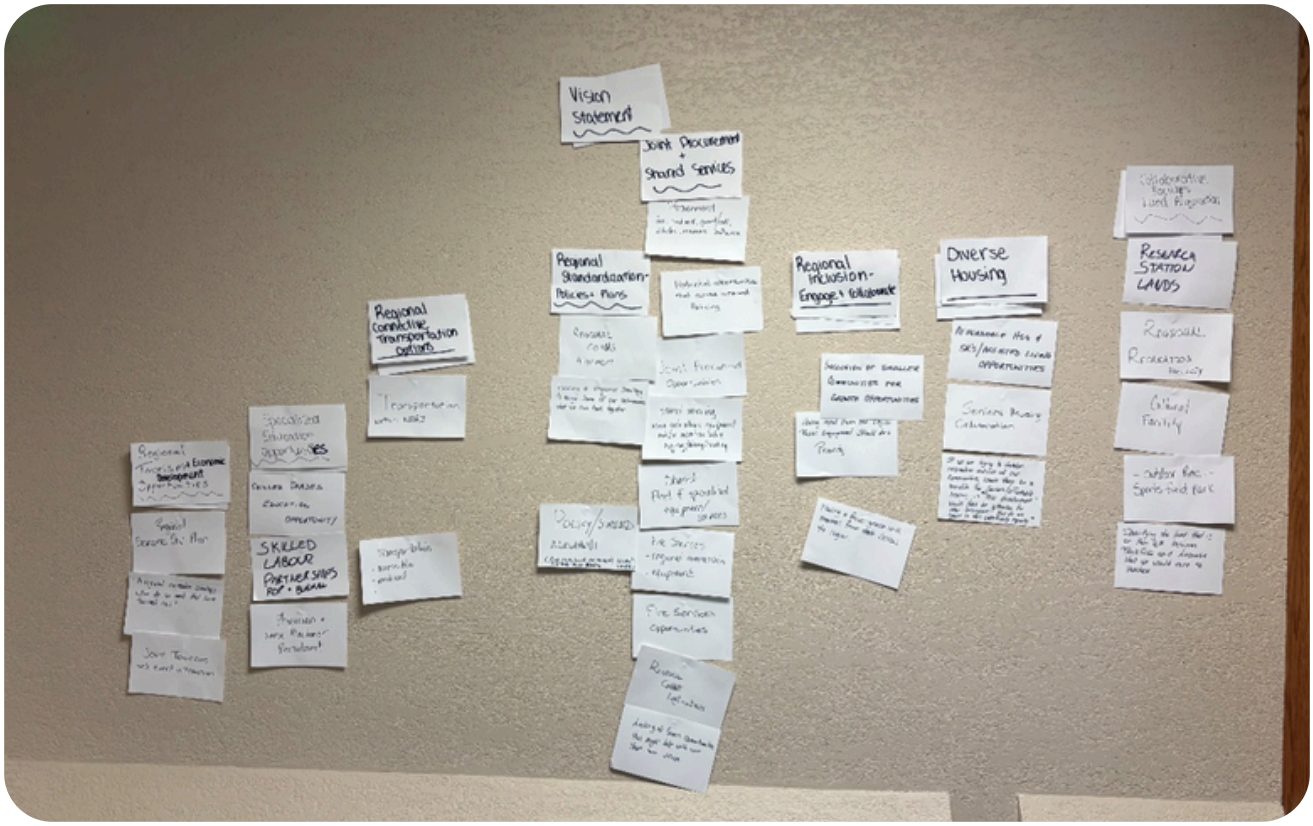
The NBR3 will also continue to support conversations around other top-ranked regional priorities, including:

- joint procurement, shared services, and coordinated resource use;
- increasing the diversity and availability of housing options, including seniors and affordable housing; and
- tourism development, regional branding, and investment attraction.

RANKED PRIORITY AREAS

1. **Collaborative Facilities Land Acquisition:**
   Exploration of strategic land acquisition for regional facilities
2. **Joint Procurement and Shared Services:**
   Joint procurement, shared services, and coordinated resource use
3. **Diverse Housing:**
   Increasing diversity and availability of housing options, including seniors and affordable housing
4. **Regional Tourism and Economic Development Opportunities:**
   Tourism development, regional branding, and investment attraction
5. **Regional Inclusion – Engagement and Collaboration:**
   Strengthening communication, collaboration, and regional identity
6. **Regional Connective Transportation (Accessible and Diverse Options):**
   Development of connected, accessible regional transportation options
7. **Regional Standardization (Policies and Plans):**
   Standardization of policies where appropriate, improved regional coordination and sharing of knowledge
8. **Specialized Education and Workforce Development Opportunities:**
   Partnerships to support skilled labour development and specialized education opportunities


Opportunities
Recreation (indoor + outdoor) + Cultural
Economic Development
Fire Dept Services / Equipment
Joint Procurement
SDAB + ARB
Expansion of Regional Water + Wastewater
Shared Planning Services
Regional Tourism
Location
Threats
Weaknesses
Strengths
Opportunities
Skilled Trade Education Opportunity
Collaborative Policy(s) Opportunity
Regional Transit
Regional Ability for Funding Requests
Weaknesses


Vision Statement
Joint Procurement + Shared Services
Regional Standardization - Policies + Plans
Regional Connective Transportation Options
Regional Inclusion - Engage + Collaborate
Diverse Housing
Research Station Lands
Skilled Labour Partnerships
Transportation











Session Attendees

City of Lacombe

- Mayor Thalia Hibbs
- Councillor Matt Span
- Matthew Goudy, City Manager

Lacombe County

- Deputy Reeve Dwayne West
- Councillor Mark Visscher
- Tim Timmons, County Manager

Town of Blackfalds

- Mayor Laura Svab
- Councillor Cory Twerdoclib
- Kim Isaak, CAO

Session Facilitators:

- Jordan Thompson, City of Lacombe
- Cajun Paradis , Lacombe County
- Danielle Nealon , Town of Blackfalds

TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
NOTICE OF MOTION

MEETING DATE: November 24, 2026

PRESENTED BY: Councillor Shane Hanson

SUBJECT: Installation of Pedestrian Activated Flashing Crossing Lights at Iron Ridge Junior and Senior Campuses

Pedestrian safety around school campuses should be a priority for every municipality. During arrival and dismissal time there are a significant number of students, parents, school staff and other pedestrians crossing roadways. Additionally, with the construction of Iron Ridge Senior Campus (IRSC) next to Iron Ridge Junior Campus (IRJC), there is an influx of new drivers around these two schools.

On February 5, 2026, prior to our February 6th and 7th 2026 Budget Workshop, a resident wrote Council and our CAO requesting action on pedestrian-activated rapid-flashing crossing lights at these school locations. The resident met with some of Council and, as in their email, gave context of the hazards and provided a history of previous conversations with elected officials regarding the installation of pedestrian-activated rapid-flashing crossing lights at these campuses.

As the Town of Blackfalds works toward a standardization of all pedestrian crossings for our community in 2027, the standard of pedestrian-activated rapid-flashing crossing lights in school zones in Blackfalds has already been set. Iron Ridge Elementary Campus (IREC), Iron Ridge Intermediate Campus (IRIC), St. Gregory the Great Catholic School and soon to be St. Veronica Catholic School all have pedestrian-activated rapid-flashing crossing lights in their school zones.

This standard makes good sense given that school zones experience high pedestrian and vehicle activity due to student travel, transportation, and extracurricular activities. Pedestrian-activated rapid-flashing crossing lights provide additional visual warnings for approaching motorists and are an established traffic safety measure used by municipalities throughout Alberta and Canada. The Town of Blackfalds has already implemented pedestrian-activated rapid-flashing crossing lights in other locations, demonstrating our understanding that this technology is practical in our community.

From 2016 – 2024, Strathcona County installed pedestrian-activated rapid-flashing crossing lights at 34 high profile crossings. From 2022 – 2024, the Town of Stony Plain allocated $100,000, including upgrading five locations to flashing solar LED signalized crossings. Alberta Transportation recognizes that pedestrian-activated rapid-flashing crossing lights provide additional protection.

The safety of children travelling to and from school should not be dependent solely on existing pavement markings and conventional pedestrian signage. Pedestrian- activated rapid-flashing crossing lights provide motorists an additional, highly visible warning that pedestrians are using a designated crossing. Investing in these improvements at Iron Ridge Junior and Senior Campuses demonstrates the Town's commitment to proactive pedestrian safety, responsible infrastructure planning and protecting our community's most vulnerable road users.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT


Economic Vitality and Community Prosperity


Community Life, Safety, and Inclusion


Leadership, Engagement and Advocacy


Sustainable Services and Infrastructure

This Notice of Motion is supported by Council's Strategic Plan. Ensuring both home and visiting student athletes can safely travel to and from extracurricular activities contributes to Economic Vitality and Community Prosperity. Additional protection for all students aligns with Community, Life Safety, and Inclusion. Having an established standard in school zones indicates Leadership, Engagement and Advocacy. Investing in upgraded pedestrian crossings is a commitment to Sustainable Services and infrastructure.

Based on the above, I request that the following motion be considered at the December 8, 2026, Regular Council Meeting.

I, Councillor Shane Hanson, move that Council directs Administration to proceed with the installation of pedestrian-activated rapid-flashing crossing beacons at three locations along Leung Rd. and one location on Duncan Ave., within the school zones of IRJC and IRSC, serving both campuses.

Thank you,

Councillor Shane Hanson

Sources:
https://www.strathcona.ca/transportation-roads/traffic/safety-initiatives/
https://www.stonyplain.com/media/rl2lnbr2/corporate-plan-2022-2024.pdf
https://www.transportation.alberta.ca/Content/docType233/Production/104Side-mountedSpecialCrosswalkDesign.pdf