

TOWN OF SUNDRE
BYLAW NO. 04.15

BEING A BYLAW OF THE TOWN OF SUNDRE TO PROVIDE FOR THE IMPOSITION AND PAYMENT OF A LEVY, TO BE KNOWN AS AN OFFSITE LEVY, IN RESPECT OF LAND THAT IS TO BE DEVELOPED OR SUBDIVIDED

WHEREAS pursuant to the Municipal Government Act, RSA 2000, Chapter M---26, with amendments, Section 648 thereto, of the Statutes of Alberta authorizes Council, by a bylaw, to provide for the imposition and payment of a levy to be known as an offsite levy in respect of land that is to be developed or subdivided and to authorize an agreement to be entered into in respect of the payment of the levy.

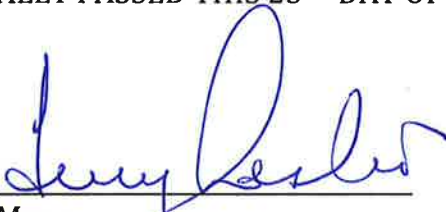
NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta, in open meeting hereby enacts as follows:

1. THAT Bylaw No 03.14 is hereby repealed
2. THAT Bylaw 04.15 is passed as shown in Schedule A
3. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Administrative Officer.

READ A FIRST TIME IN OPEN COUNCIL THIS 26TH DAY OF OCTOBER 2015

READ A SECOND TIME IN OPEN COUNCIL THIS 23RD DAY OF NOVEMBER 2015

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS 23RD DAY OF NOVEMBER 2015

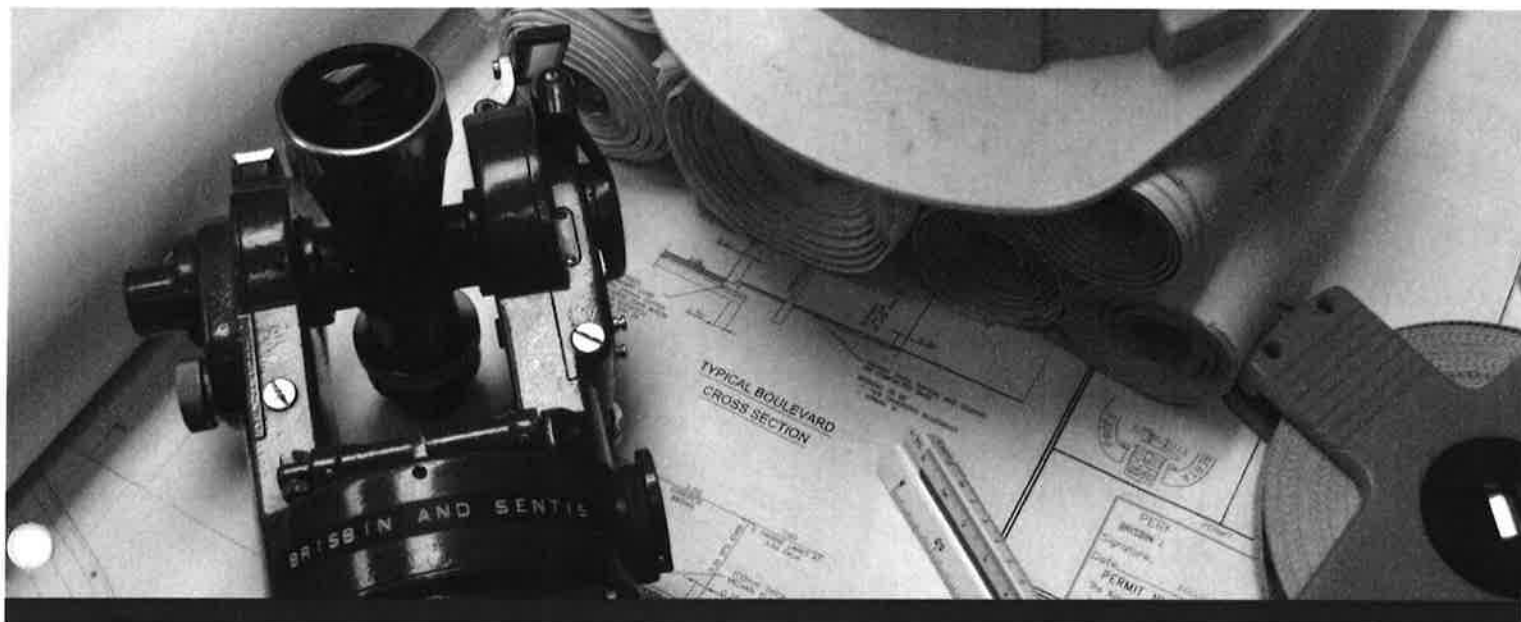


Mayor

Chief Administrative Officer

TOWN OF SUNDRE

2015 OFFSITE LEVY UPDATE



OCTOBER, 2015 | S055-285

BYLAW 04.15

BSEI Since 1977
Municipal Consulting Engineers



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TOWN OF SUNDRE

OFFSITE LEVY BYLAW

INTRODUCTION

In February 2015, the Town of Sundre aware that infrastructure upgrading and offsite levies should be reviewed on a regular basis, commissioned BSEI to provide an Infrastructure and Offsite Levy Update Report to ensure that the following noted items are properly addressed:

- Construction costs based on current market conditions;
- Changes in previously contemplated development patterns;
- Change in the anticipated rate of growth;
- To ensure that the adopted offsite levy approach is equitable between present and future developments;
- To ensure that growth pays for itself;
- To ensure that change to servicing are reflected in the current levies.

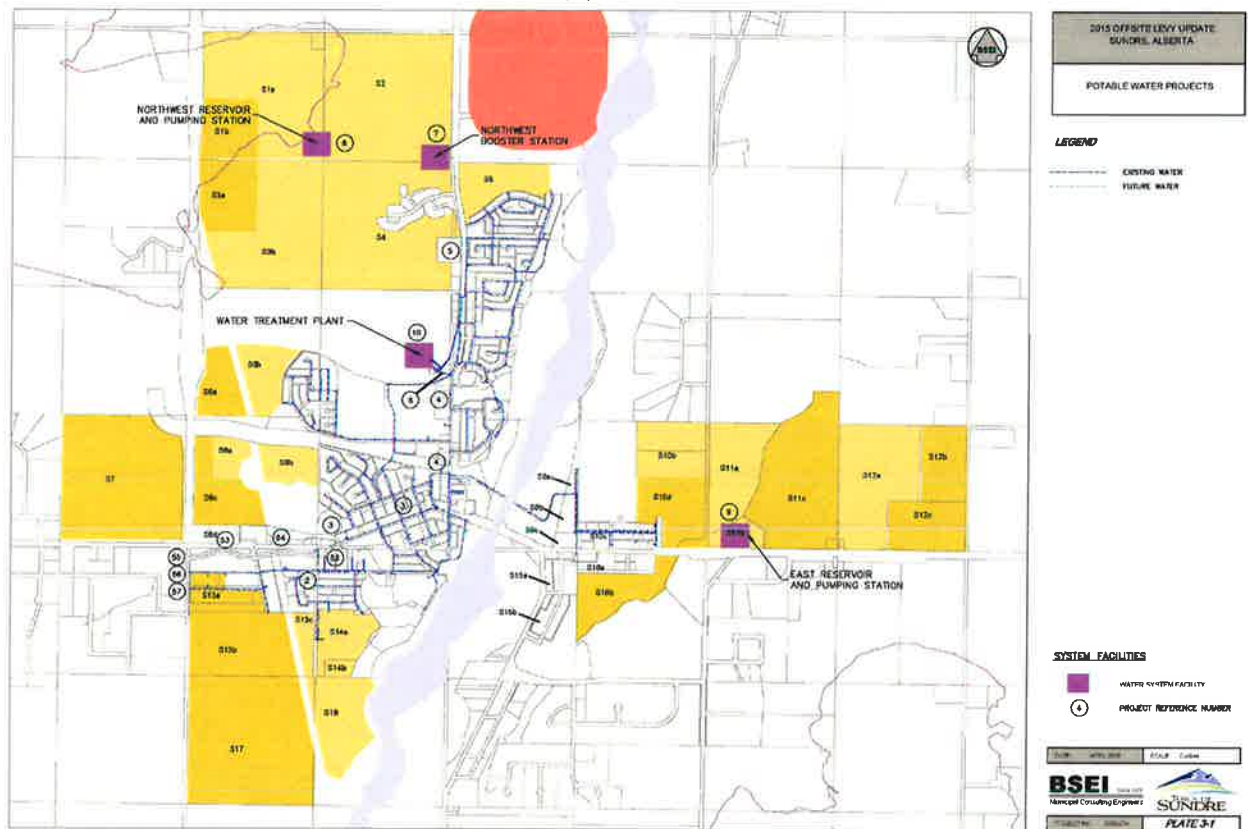
OFFSITE LEVIES – CRITERIA

Financing of Municipal Infrastructure (*FMI*) follows the following principles:

- **Principle I** - Developer contributions and development levies are appropriate only for growth-related capital – these developer charges should be used for infrastructure required for support or is triggered by new development Town-wide. Operational costs should be offset through other revenue sources;
- **Principle II** - Developer contributions are an adequate means of funding on-site infrastructure.
- **Principle III** - Development levies can be used to fund certain infrastructure beyond the boundary of the development area – new development may trigger offsite or downstream infrastructure outside the development area. Developer contributions should be permitted to be used to fund this infrastructure.
- **Principle IV** - The establishment of specific rates for development levies should be based on the actual benefits received by the benefitting residents – developer levies should be collected from lands that benefit from the infrastructure required.
- **Principle V** - Development levies should be structured to reflect as closely as possible the capital costs of constructing the infrastructure – the amount of the developer levies should reflect the accurate costs of infrastructure required.
- **Principle VI** - The establishment of specific rates for development levies should be reduced to reflect other sources of funding to avoid double charging – in the situation where funding sources other than developer levies are received, the developer levies will be adjusted to achieve a balance between total costs and funds collected.

- **Principle VII** - Development levies should not be used to fund infrastructure repairs or services that are appropriately funded through ability-to-pay taxes.
- **Principle VIII** - As new taxation authority that better represent the benefits principle is made available to The Town, and as existing authority is further implemented, development levies that have been used to fund the infrastructure or services in question should be reduced and eliminated.
- **Principle IX** - Potable water (*larger than 300mm Ø oversize*) are allocated equally over the entire Town as these improvements are deemed to benefit development on a Town-wide basis.
- **Principle X** – Wastewater levies are allocated to the catchment area as identified in Plate 1-1 and Table 5.0 as improvements are deemed to benefit development in those areas.
- **Principle XI** – Levies will be reviewed to update costs and projects as required, generally between 3 – 5 year

PLATE 1 (3-1) - POTABLE WATER PROJECTS



Following are the factors considered in the development of offsite levies.

THAT GROWTH PAYS FOR ITSELF

That all the costs required for growth be included in the offsite levy bylaw. Projects or portions of projects that are required for maintenance reasons or for increased environmental standards should be paid for either through the potable water and wastewater utility rates or through the tax levy. This will ensure that the offsite levy bylaw is equitable between existing and future residents.

RECOVERY AREAS

These areas were established to achieve equitable distribution of costs for wastewater projects that benefit specific areas as opposed to the Town at large. Refer to Update Plates 1-1 and 4-1.

FINANCING

The Town includes the cost of financing the infrastructure in its offsite levies. The financing factors were provided by a financial accounting firm.

RECOVERY UNITS

The study examined alternative recovery units and it was determined that the Town's new offsite levy bylaw would:

Retain land area as a basis for recovering transportation, potable water, wastewater and engineering.

POTABLE WATER AND WASTEWATER LEVIES

Potable water (larger than 300mm Ø oversize) levies are allocated equally over the entire Town as these improvements are deemed to be of benefit on a Town-wide basis. Wastewater levies are allocated to the catchments areas identified in Plate 4-1 and Table 5.0 as improvements are deemed to benefit development in those areas.

POPULATION HORIZONS

The Town directed that the 2015 update consider population horizons of 5,500 (forecasted to be met in 2037) and 10,500 which is based on complete development of all lands within the existing Town limits (forecasted to be met in 2044).

Census data for the last 25 years has been summarized in Table 1.0 below. Analysis of this data shows an average population increase rate of 1.76% over that time. Population and associated growth rates for periods between censuses are summarized in Table 1.0.

TABLE 1.0 - HISTORICAL POPULATION & GROWTH RATES

Year	Population (<i>people</i>)	Annual Rate of Growth (%)	Notes
1986	1712	1.33	Based on 1986 census
1991	1834	1.91	Based on 1991 census
1996	2028	2.09	Based on 1996 census
2001	2277	1.99	Based on 2001 census
2002	2326	2.16	
2003	2376	2.16	
2004	2428	2.16	
2005	2480	2.16	
2006	2523	2.16	Based on 2006 census
2007	2540	2.16	
2008	2558	0.69	
2009	2576	0.69	
2010	2593	0.69	
2011	2610	0.69	Based on 2011 census
2012	2695	3.25	Based on 2012 municipal census
Net Growth Rate		1.76%	Based on 26 years of data

This study assumes a service population at a rate of 2.75%, which is higher than average historical growth rate of 1.76 %. This was decided after discussions with Town administrators for the following reasons:

- The service population is anticipated to grow from two sources: The Town and development in the MVC service area
- Sundre is a local urban center for a thriving agriculture and oil & gas corridor and is well positioned to experience future growth;

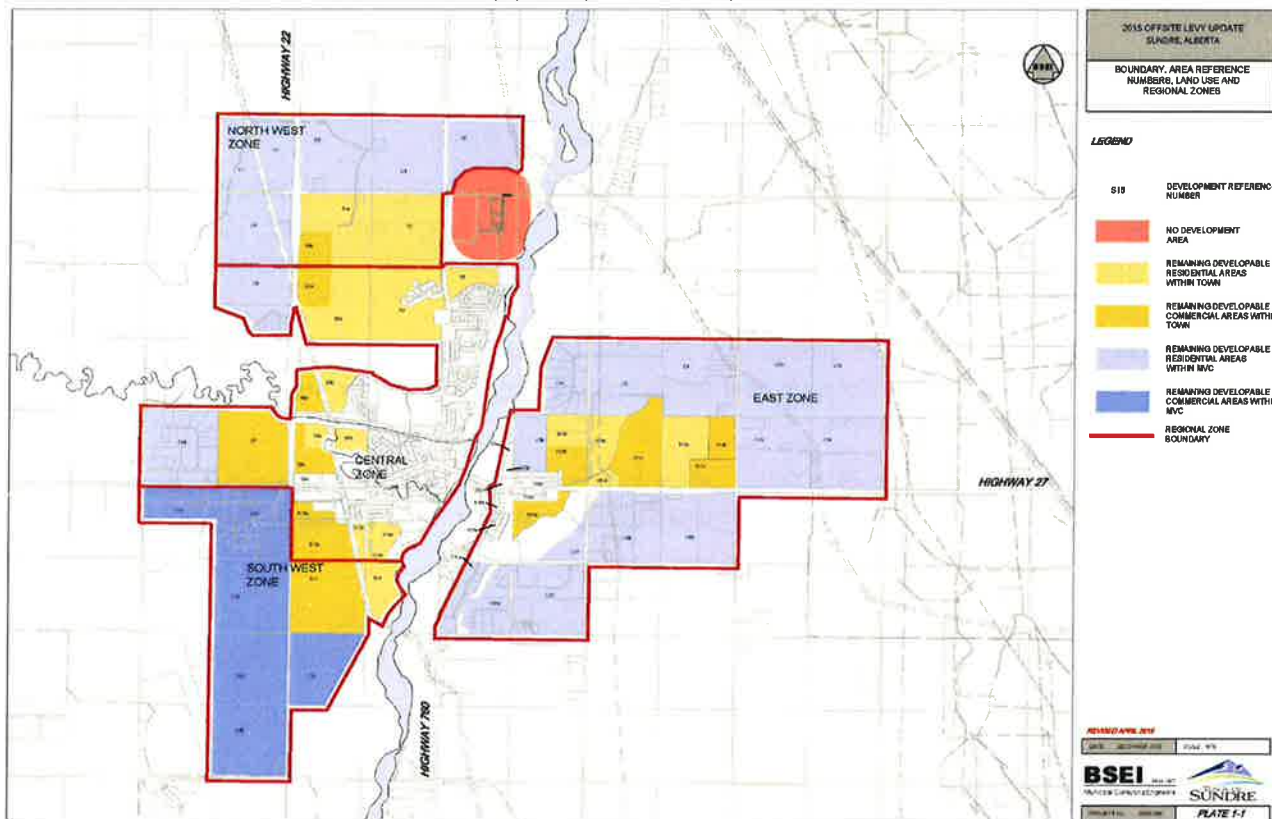
Table 2.0 summarizes service area population projections for the next 25 years.

TABLE 2.0 - POPULATION PROJECTIONS WITH GROWTH RATE OF 2.75%

Year	Projected Population
2012	2695
2015	2923
2020	3348
2025	3835
2030	4392
2035	5030
2037	5310

As shown in Table 2.0, this study anticipates that the Town will grow to a population of approximately 5,200 over a 25-year time period.

PLATE 2 (1-1) - BOUNDARY, AREA REFERENCE NUMBERS, LAND USE AND REGIONAL ZONES



COSTS

Construction costs for transportation, water and wastewater infrastructure not yet completed were costed at 2015 dollars.

The costs have been updated based on the following inflationary increases for construction:

- 3% in 2015 – 2016;
- 3% in 2017 – 2023;
- Resulting in an average inflation rate of 3.0%.

INFRASTRUCTURE IMPROVEMENTS—TRANSPORTATION COMPONENT

Monitoring of traffic volumes on existing arterial roadways within the Town indicates that these roadways are operating within their designed environmental capacity thresholds. Similarly, existing arterial roadway intersections within the Town currently operate at acceptable levels of service.

It is the addition of traffic volumes related to growth and development occurring in many parts of the Town that drives the need to upgrade the arterial roadway network. The origin-destination patterns indicate transportation linkages between residential development, commercial/industrial development and regional transportation corridors.

As such, the cost of transportation improvements to identified arterial roadways are allocated equally over all developing lands within the Town as they are deemed to be necessary to create the additional transportation capacity necessary to support new growth.

Total construction costs are based on 2015 dollars. Also illustrated is the portion of cost used to calculate the offsite levies for these projects to reflect the anticipated grants that have been applied to each project. See Plate 2-1 and Table 3.0 for project information.

TABLE 3.0 - TRANSPORTATION PROJECTS

Project	Description	Construction Budget	Developer Contribution	Estimated/ Actual Construction Date
T1	Highway 27 and Highway 22 – Signalization	\$ 382,454	\$ 382,454	2019
T2	Highway 27 and Highway 22 – increased turn lanes	\$ 2,152,672	\$ 2,152,672	2019
T3	Intersection #3 - Signalization	\$ 382,454	\$ 382,454	2019
T4	Intersection #3 - increased turn lanes	\$ 2,152,672	\$ 2,152,672	2019
T5	Intersection #4 - Signalization	\$ 382,454	\$ 382,454	2019
T6	Highway 22 (between Intersection 2 and Highway 27)	\$ 2,010,618	\$ 2,010,618	2019
TOTAL		\$ 7,463,324	\$ 7,463,324	
<i>Note:</i>	<ul style="list-style-type: none"> Projects Identified but not Levied 			

INFRASTRUCTURE IMPROVEMENTS – POTABLE WATER COMPONENT

The current potable water system will adequately supply the present population of the Town. With growth, there is a fundamental need to expand the system for additional storage, distribution and strengthening of the grid for domestic, commercial, industrial and fire protection needs. The levies are allocated equally over the benefitting areas as these improvements are deemed to be a benefit for the area.

Table 4.0 provides a summary of projects together with estimated total construction or oversize costs (*based on 2015 dollars*). Refer to Plate 3-1 for project locations

TABLE 4.0 - POTABLE WATER PROJECTS

Project	Description	Construction / Oversize Budget	Estimated / Actual Construction Date
1	400mm Main improve flows to the Central and South West zones	2019	\$ 2,257,459
2	400mm Main improve flows to the Central and South West zones	2019	\$ 653,126
3	400mm Main - Improve flows to the Downtown and South West	2019	\$ 2,007,636
4	400mm Main - Upgrade supply to East side and South West	2019	\$ 2,439,489
5	400mm Main - dedicated feeder main to North West Reservoir	2017	\$ 2,975,824
6	400mm Main - Increase capacity from main reservoir to all zones	2019	\$ 277,134
7	Inline Booster Pump	2017	\$ 800,000
8	1.70 ML Storage Reservoir in NW	2019	\$ 2,000,000
8	9,000 L/min - Pump Station in NW	2019	\$ 1,400,000
9	1.5 ML East Side Storage Reservoir		\$ 2,000,000
9	5,500 (LE)/11,000 (UE) L/min East Side Pump Station		\$ 1,400,000
10	Water Treatment Plant	2009	\$ 7,177,310
10	Upgrade of Water Treatment Plant	2025	\$ 5,000,000
52	400mm Main - Upgrade and crossing of creek	2019	\$ 526,671
53	400mm Main - Main Avenue Phase 1	2018	\$ 1,222,816
54	400mm Main - Main Avenue Phase 2	2017	\$ 918,280
55	400mm Main - 10th Street SW Phase 1	2015	\$ 441,407
56	400mm Main - 10th Street SW Phase 2	2015	\$ 373,019
57	400mm Main - 10th Street SW Phase 3	2015	\$ 568,944
Total			\$ 34,839,115
Note:	• Projects Identified but not Levied		

INFRASTRUCTURE IMPROVEMENTS – WASTEWATER COMPONENT

Wastewater infrastructure improvements are required as development occurs in the Town of Sundre. Catchment areas have been identified for wastewater improvements that will benefit these proposed developments within the catchment boundaries. Therefore, wastewater levies are allocated accordingly to development within those catchment areas.

Completed and proposed improvements to the wastewater collection system are summarized in Table 5.0. It includes the estimated or actual construction or oversize cost and estimated or actual year of construction. Project locations and main drainage areas are shown on Plate 4-1.

TABLE 5.0 - WASTEWATER PROJECTS

Project	Description	Construction / Oversize Budget	Estimated / Actual Construction Date
20	Lift Station 1 upgrade from 50 L/s to 115 L/s)	2017	\$ 2,850,000
21	Upgrade Forcemain 1 from 200mm to 400mm	2017	\$ 102,000
22	Upgrade of Outfall, S 525mm to S 750mm	2018	\$ 800,000
23	Upgrade of existing Wastewater Treatment System for treatment and	2018	\$ 11,500,000
23A	Phase 2 Upgrade of existing Wastewater Treatment System to 10,500 population	2018	\$ 5,536,905
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11	Upgrade of Main 8-6a, S 300mm to S 375mm	2018	\$ 575,722
12	Upgrade of Main 8-6b, S 300mm to S 450mm	2018	\$ 1,681,432
13	Upgrade of Main 8-7a, S 300mm to S 525mm equivalent	2015	\$ 382,364
14	Upgrade of Main 9-1, S 300mm to S 450mm	2019	\$ 1,287,048
15	Upgrade of Main 9-2, S 300mm to S 600mm	2015	\$ 604,317
16	Upgrade of Main 9-3, S 300mm to S 600mm	2019	\$ 583,019
17	Upgrade of Main 9-4, S 300mm to S 750mm	2019	\$ 969,633
19	Lift Station 5 upgrade from 55 L/s to 180 L/s	2019	\$ 2,125,000
50	Install Main 8-8a, S375	2014	\$ 757,735
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30	Lift Station 6 upgrade from 67 L/s to 125 L/s	2019	\$ 2,125,000
31	Extend Forcemain 6 to Main 9-2	2019	\$ 1,074,385
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44 Oversize	Upgrade of Main 3-3, S 300mm to S 450mm	2019	\$ 24,000
45 Oversize	Upgrade of Main 3-4, S 300mm to S 525mm	2019	\$ 36,000
46 Oversize	Upgrade of Main 3-5, S 300mm to S 525mm	2019	\$ 54,000
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40	Forcemain 7 twining of 250mm forcemain	2019	\$ 1,857,961
TOTAL			\$ 34,926,521
Note:	• Projects Identified but not Levied		

INFRASTRUCTURE IMPROVEMENTS – SURFACE WATER DRAINAGE COMPONENT

The Town continues to support the concept of regional stormwater facilities entirely developer funded. The Town will endeavor to assist the Developer in recovering applicable oversize costs, as levies are not being collected for these projects. This will be done by inserting the requirement that the other developers who directly benefit from the improvement or oversize reimburse the Developer for such costs when the Town enters into development agreements with the other developers.

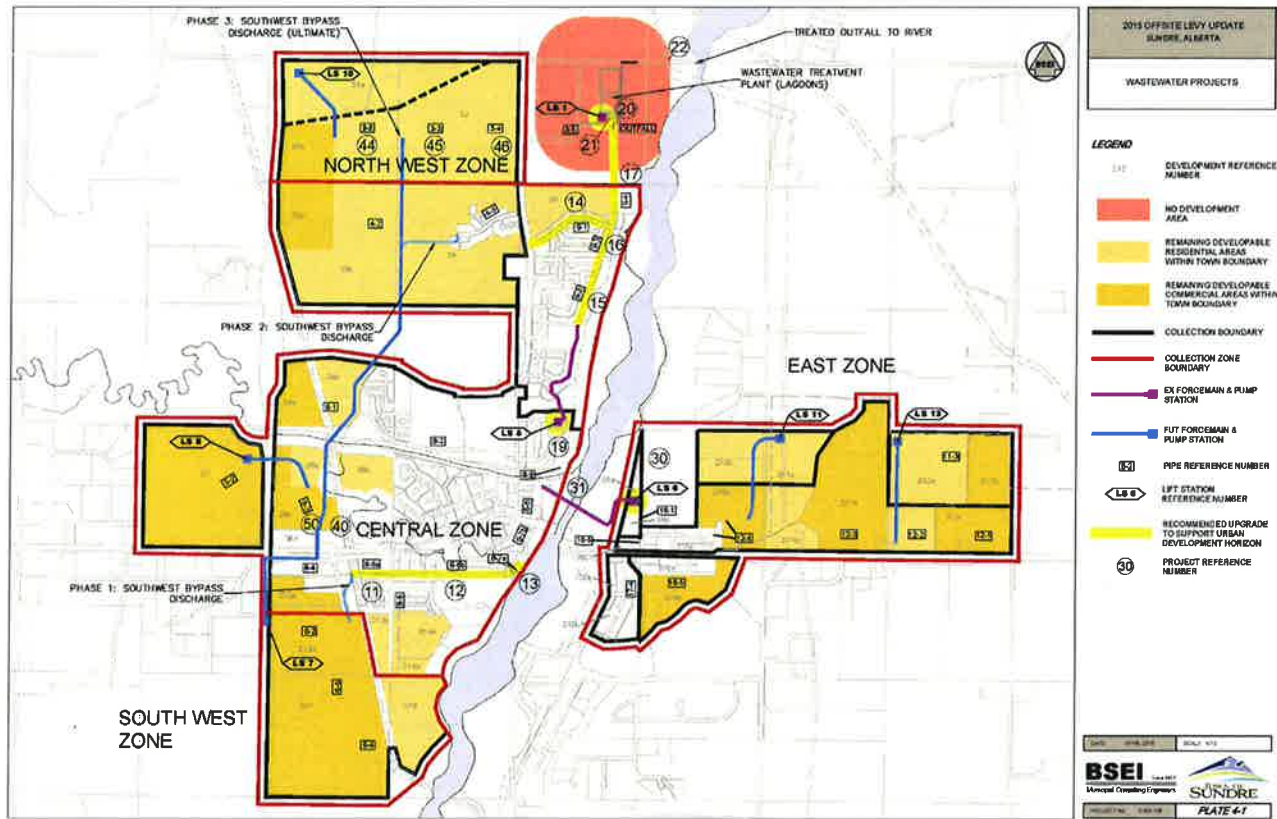
TOTAL LEVIED (*CURRENT METHOD*) DEVELOPABLE AREA

The Town of Sundre uses a total less environmental reserve Developable area to calculate offsite levies and assessments.

DEVELOPER FUNDED PROJECT

If a developer proceeds with a project outlined in the offsite levy bylaw, that project will be removed from the levies and an endeavor to assist will be undertaken to help secure the funds from contributing areas other than the developer lands.

PLATE 3 (4-1) - WASTEWATER PROJECTS



LEVY SCHEDULE

TABLE 6.0 - LEVY SCHEDULE

Prime Recovery Area	Sub-Recovery Area	Schedule L		Schedule M					Total Charge per Acre	Total Charge per Hectare
		Transportation Levy Per Acre	Schedule L Total Levy Per Acre	Potable Water Levy Per Acre		Wastewater Levy Per Acre		Schedule M Total Levy Per Acre		
				Prime Recovery Zone	Sub-Recovery Zone	Prime Recovery Zone	Sub-Recovery Zone			
North West Zone	S1a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 1,229	\$ 22,651	\$ 24,618	\$ 60,807
	S1b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 1,229	\$ 22,651	\$ 24,618	\$ 60,807
	S2	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 947	\$ 22,370	\$ 24,337	\$ 60,112
Central Zone	S3a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 6,644	\$ 28,066	\$ 30,033	\$ 74,182
	S3b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 6,644	\$ 28,066	\$ 30,033	\$ 74,182
	S4	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 6,644	\$ 28,066	\$ 30,033	\$ 74,182
	S5	\$ 1,967	\$ 1,967	\$ 2,532	\$ 15,724	\$ 3,167	\$ 6,644	\$ 28,066	\$ 30,033	\$ 74,182
	S6a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S6b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S7	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S8a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S8b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S8c	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 13,412	\$ 33,446	\$ 35,413	\$ 87,469
	S13a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 8,903	\$ 28,937	\$ 30,904	\$ 76,332
	S13b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 8,903	\$ 28,937	\$ 30,904	\$ 76,332
	S13c	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 7,520	\$ 27,554	\$ 29,521	\$ 72,916
	S14a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 7,520	\$ 27,554	\$ 29,521	\$ 72,916
	S14b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 7,520	\$ 27,554	\$ 29,521	\$ 72,916
East Zone	S10b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S10d	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S11a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S11b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S11c	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S12a	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S12b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S12c	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
	S16b	\$ 1,967	\$ 1,967	\$ 2,532	\$ 8,294	\$ 3,167	\$ 14,281	\$ 28,273	\$ 30,240	\$ 74,694
South West Zone	S17	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 5,204	\$ 25,237	\$ 27,204	\$ 67,195
	S18	\$ 1,967	\$ 1,967	\$ 2,532	\$ 14,335	\$ 3,167	\$ 5,204	\$ 25,237	\$ 27,204	\$ 67,195

APPENDIX A

PROJECT PROFILE SHEETS

Transportation Projects

Project T1: Highway 27 and Highway 22 – Signalization

Project Description

The Highway 27 & Highway 22 interchange is one of the primary interchanges and transportation corridors in the Town. This project provides for signalization of the intersection that will be necessary for the intersection to function properly. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 382,454
Municipal Contribution to Construction Cost (25%)	\$ 95,613
Developer Contribution to Construction Cost (75%)	\$ 286,841
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 286,841
Remaining Developer Contribution with Finance Factor	\$ 472,428
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 472,428
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 296.75

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Transportation Projects

Project T2: Highway 27 and Highway 22 – Construction of Turn Lanes

Project Description

The Highway 27 & Highway 22 interchange is one of the primary interchanges and transportation corridors in the Town. This project provides for right and left hand turn lanes for the intersection that will be necessary for the intersection to function properly. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,152,672
Municipal Contribution to Construction Cost (25%)	\$ 538,168
Developer Contribution to Construction Cost (75%)	\$ 1,614,504
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 1,614,504
Remaining Developer Contribution with Finance Factor	\$ 2,659,096
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 2,659,096
Benefitting Area (acres)	1,5928
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 11,670.29

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Transportation Projects (NOT LEVIED AT THIS TIME)

Project T3: Intersection 3 – Signalization

Project Description

The Intersection 3 & Highway 22 interchange will be one of the primary interchanges and transportation corridors in the Town. This project provides for signalization of the intersection that will be necessary for the intersection to function properly. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 382,454
Developer Contribution to Construction Cost	\$ 382,454
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 382,454
Remaining Developer Contribution with Finance Factor	\$ 629,904
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 629,604
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 399.18

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Transportation Projects (NOT LEVIED AT THIS TIME)

Project T4: Intersection 3 – Construction of Turn Lanes

Project Description

The Intersection 3 & Highway 22 interchange will be one of the primary interchanges and transportation corridors in the Town. This project provides for right and left hand turn lanes for the intersection that will be necessary for the intersection to function properly. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,152,672
Developer Contribution to Construction Cost	\$ 2,152,672
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,152,672
Remaining Developer Contribution with Finance Factor	\$ 3,545,462
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,545,462
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,246.81

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Transportation Projects (NOT LEVIED AT THIS TIME)

Project T5: Intersection 4 – Signalization

Project Description

The Intersection 4 & Highway 22 interchange will be one of the primary interchanges and transportation corridors in the Town. This project provides for signalization of the intersection that will be necessary for the intersection to function properly. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 382,454
Developer Contribution to Construction Cost	\$ 382,454
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 382,454
Remaining Developer Contribution with Finance Factor	\$ 629,904
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 629,604
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 399.18

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Transportation Projects (NOT LEVIED AT THIS TIME)

Project T6: Intersection 2 – Widening from 2 to 4 lanes from Highway 27 to Intersection 2

Project Description

The widening of Highway 22 from Highway 27 to intersection 2, this will be one of the primary transportation corridors in the Town. This project provides for widening of the Highway from 2 to 4 lanes to improve traffic flow. This project was identified as being required at the 5,500 population.

Source Documents

Bunt and Associates Transportation Master Plan

Benefitting Areas

Offsite levies have not been collected from any areas to present to pay for this project. The levies to be collected are from non-developed areas that will have future residents utilizing this transportation corridor. The beneficiaries of this transportation project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central, South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,010,618
Developer Contribution to Construction Cost	\$ 2,010,618
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,010,618
Remaining Developer Contribution with Finance Factor	\$ 3,311,498
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,311,498
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,098.54

Rationale for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Wastewater Project Profile

Project 11: Existing 300 mm Collector Main 8-6a – Upgrade to 375mm. This project is required for the development of S7, S8a-d and S13a.

Project Description

Upgrade of the sanitary main to 375mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include S7, S8a-d & S13a (457 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2016
Construction Cost (estimate)	\$ 575,722
Municipal Contribution to Construction Cost (28.7%)	\$ 165,232
Developer Contribution to Construction Cost (71.3)	\$ 410,490
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 410,490
Remaining Developer Contribution with Finance Factor	\$ 631,917
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 631,917
Benefitting Area (<i>acres</i>)	457
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 1,382.75

Rational for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 12: Existing 300 mm Collector Main 8-6b – Upgrade to 450mm. This project is required for the development of S7, S8a-d, S13a, and S14a-b.

Project Description

Upgrade of the sanitary main to 450mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include S7, S8a-d, S13a, and S14a-b (488 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2016
Construction Cost (estimate)	\$ 1,681,432
Municipal Contribution to Construction Cost (35%)	\$ 588,501
Developer Contribution to Construction Cost (65%)	\$ 1,092,931
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 1,092,931
Remaining Developer Contribution with Finance Factor	\$ 1,923,207
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,682,483
Benefitting Area (acres)	488
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 3,447.71

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 13: Existing 300 mm Collector Main 8-6c – Upgrade to 525mm equivalent. This project is required for the development of S7, S8a-d, S13a, and S14a-b.

Project Description

Upgrade of the sanitary main to 525mm equivalent diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include S7, S8a-d, S13a, and S14a-b (488 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2015
Construction Cost (estimate)	\$ 382,364
Municipal Contribution to Construction Cost (25.7%)	\$ 98,268
Developer Contribution to Construction Cost (74.3%)	\$ 284,096
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 284,096
Remaining Developer Contribution with Finance Factor	\$ 427,607
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 427,607
Benefitting Area (acres)	488
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 876.24

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 14: Existing 300 mm Collector Main 9-1 – Upgrade to 450mm. This project is required for the development of S3a, S3b, and S4.

Project Description

Upgrade of the sanitary main to 450mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include S3a, S3b, and S4 (339 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 1,287,048
Municipal Contribution to Construction Cost (6.1%)	\$ 78,510
Developer Contribution to Construction Cost (93.9)	\$ 1,208,538
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 1,208,538
Remaining Developer Contribution with Finance Factor	\$ 1,990,468
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,990,468
Benefitting Area (acres)	339
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 5,871.59

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 15: Existing 300 mm Collector Main 9-2 – Upgrade to 600mm. This project is required for the development of Central and East Zones.

Project Description

Upgrade of the sanitary main to 600mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include Central and East Zones (1,083 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 604,317
Municipal Contribution to Construction Cost (29.5%)	\$ 178,274
Developer Contribution to Construction Cost (70.5%)	\$ 426,043
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 426,043
Remaining Developer Contribution with Finance Factor	\$ 701,696
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 701,696
Benefitting Area (<i>acres</i>)	1,083
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 647.92

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 16: Existing 300 mm Collector Main 9-3 – Upgrade to 600mm. This project is required for the development of Central and East Zones.

Project Description

Upgrade of the sanitary main to 600mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include Central and East Zones (1,083 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 583,019
Municipal Contribution to Construction Cost (29.5%)	\$ 171,991
Developer Contribution to Construction Cost (70.5%)	\$ 411,028
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 411,028
Remaining Developer Contribution with Finance Factor	\$ 676,966
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 676,966
Benefitting Area (<i>acres</i>)	1,083
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 625.08

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 17: Existing 300 mm Collector Main 9-3 – Upgrade to 750mm. This project is required for the development of Central, East Zones, S3a, S3b and S4.

Project Description

Upgrade of the sanitary main to 750mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include Central, East Zones, S3a, S3b, and S4 (1,592 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 969,633
Municipal Contribution to Construction Cost (23.0%)	\$ 223,016
Developer Contribution to Construction Cost (77.0%)	\$ 746,617
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 746,617
Remaining Developer Contribution with Finance Factor	\$ 1,229,683
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 1,229,683
Benefitting Area (<i>acres</i>)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 772.41

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 19: Upgrade of existing Lift Station 5, 55 L/s – Upgrade to 180 L/s. This project is required for the development of Central and East Zones.

Project Description

Upgrade of Lift Station 5 from 55 L/s to 180 L/s.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include Central and East Zones (1,283 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,125,000
Municipal Contribution to Construction Cost (29.5%)	\$ 635,875
Developer Contribution to Construction Cost (70.5%)	\$ 1,489,125
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 1,489,125
Remaining Developer Contribution with Finance Factor	\$ 2,467,419
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 2,467,419
Benefitting Area (acres)	1,283
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 1,923.16

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile (PROJECT REMOVED NOT LEVIED AT THIS TIME)

Project 20: Upgrade Lift Station – Wastewater Lift Station (115 L/s)

Project Description

The Main (115L/s) lift station provides service to the Town's entire population. The lift station was designed to convey the wastewater to treatment lagoons for the Town. This project was identified as being required at the 3,000 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2017
Construction Cost (estimate)	\$ 2,850,000
Municipal Contribution to Construction Cost (25%)	\$ 712,500
Developer Contribution to Construction Cost (75%)	\$ 2,137,500
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 2,137,500
Remaining Developer Contribution with Finance Factor	\$ 3,365,449
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,365,449
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,132.73

Rational for Cost Recovery

The remaining project cost after subtraction of the contributions from levies collected prior to construction and the addition of the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years.

Wastewater Project Profile (PROJECT REMOVED NOT LEVIED AT THIS TIME)

Project 21: Upgrade Forcemain 1 from 200mm to 400mm

Project Description

Upgrade of existing forcemain to improve flow from Main Lift Station to treatment lagoons. This project was required at the 3,000 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2017
Construction Cost (estimate)	\$ 102,000
Municipal Contribution to Construction Cost (16%)	\$ 16,320
Developer Contribution to Construction Cost (84%)	\$ 85,680
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 85,680
Remaining Developer Contribution with Finance Factor	\$ 134,901
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 134,901
Benefitting Area (remaining acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 85.49

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 22: Upgrade of Outfall from S 450mm to S 750mm

Project Description

Upgrade of the outfall from the storage lagoon from 450mm to 750mm . This project was required at the 3,000 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies not been collected to the present for this project. The remaining levies to be collected are from non-developed areas that will convey wastewater to the Town's wastewater treatment facility. The beneficiaries of this sanitary project can be defined on a specific area basis. The development zones that benefit from this project include areas East, Central South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2017
Construction Cost (estimate)	\$ 800,000
Municipal Contribution to Construction Cost (16%)	\$ 128,000
Developer Contribution to Construction Cost (84%)	\$ 672,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 672,000
Remaining Developer Contribution with Finance Factor	\$ 1,058,050
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,058,050
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 664.60

Rational for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 23: Upgrade Wastewater Treatment System

Project Description

Upgrade of existing wastewater treatment system to improve treatment and capacity of existing lagoons. This project was required at the 3,000 population horizon.

Source Document

Master Infrastructure Study 2013

Alberta Environment and Parks Approval June 2015

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to the existing lagoons. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2018
Construction Cost (estimate)	\$ 11,500,000
Municipal Contribution to Construction Cost (78%)	\$ 8,970,000
Developer Contribution to Construction Cost (32%)	\$ 2,530,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 2,530,000
Remaining Developer Contribution with Finance Factor	\$ 3,983,432
Total Developer Contribution <i>(Levies collected prior to debenture plus debenture with finance factor)</i>	\$ 3,983,432
Benefitting Area <i>(remaining acres)</i>	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,502.16

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile(NOT LEVIED AT THIS TIME)

Project 23A: Upgrade Wastewater Treatment System Phase 2

Project Description

Upgrade of existing wastewater treatment system to improve treatment and capacity of existing lagoons. This project was required at the 7,500 population horizon.

Source Document

Master Infrastructure Study 2013

Alberta Environment and Parks Approval June 2015

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to the existing lagoons. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas East, Central South-West and North-West zones (1,592 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2018
Construction Cost (estimate)	\$ 5,536,905
Municipal Contribution to Construction Cost (0%)	\$ 0
Developer Contribution to Construction Cost (100%)	\$ 5,536,905
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 5,536,905
Remaining Developer Contribution with Finance Factor	\$ 8,717,741
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 8,717,741
Benefitting Area (remaining acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 5,475.97

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 30 years or 10,500 population horizon.

Wastewater Project Profile

Project 30: Upgrade of existing Lift Station 6, 67 L/s – Upgrade to 125 L/s. This project is required for the development of Central and East Zones.

Project Description

Upgrade of Lift Station 6 from 67 L/s to 125 L/s.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include East Zones (422 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,125,000
Developer Contribution to Construction Cost	\$ 2,125,000
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,125,000
Remaining Developer Contribution with Finance Factor	\$ 3,499,886
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 3,499,886
Benefitting Area (<i>acres</i>)	422
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 8,293.57

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 31: Extend Forcemain 6 to Sanitary Main 9-2

Project Description

Extending the existing forcemain to bypass Lift Station 5 and remove daisy chaining of lift stations. This project was required at the 3,000 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas in East zones (422 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 1,074,385
Municipal Contribution to Construction Cost (25%)	\$ 268,596
Developer Contribution to Construction Cost (75%)	\$ 805,789
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 805,789
Remaining Developer Contribution with Finance Factor	\$ 1,327,138
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,327,138
Benefitting Area (remaining acres)	422
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 3,144.88

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 40: Twinning of Forcemain 7, 250mm

Project Description

Twinning of existing forcemain to improve flow from Lift Station 7 to treatment lagoons. This project was required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas South-West zone (1,063 acres). The development areas are shown on plate 1-1.

Project Cost

Year of Construction	2017
Construction Cost (estimate)	\$ 1,857,961
Municipal Contribution to Construction Cost (69%)	\$ 1,281,993
Developer Contribution to Construction Cost (31%)	\$ 575,968
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 575,968
Remaining Developer Contribution with Finance Factor	\$ 948,622
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 948,622
Benefitting Area (remaining acres)	199
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 4,766.94

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the City boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 44: Oversizing 300 mm Collector Main 3-3 – oversize to 450mm. This project is required for the development of North-West Zones.

Project Description

Oversizing of the sanitary main from 300mm to 450mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas S1a-b, S13b, S17, and S18 (351 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 24,000
Developer Contribution to Construction Cost	\$ 24,000
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 24,000
Remaining Developer Contribution with Finance Factor	\$ 39,528
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 39,528
Benefitting Area (<i>acres</i>)	351
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 112.62

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 45: Oversizing 300 mm Collector Main 3-4 – oversize to 525mm. This project is required for the development of North-West Zones.

Project Description

Oversizing of the sanitary main from 300mm to 525mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas S1a-b, S13b, S17, and S18 (351 *acres*). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 36,000
Developer Contribution to Construction Cost	\$ 36,000
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 36,000
Remaining Developer Contribution with Finance Factor	\$ 59,292
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 59,292
Benefitting Area (<i>acres</i>)	351
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 168.92

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 46: Oversizing 300 mm Collector Main 3-5 – oversize to 525mm. This project is required for the development of North-West Zones.

Project Description

Oversizing of the sanitary main from 300mm to 525mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this lift station. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas S1a-b, S13b, S17, and S18 (508 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 54,000
Developer Contribution to Construction Cost	\$ 54,000
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 54,000
Remaining Developer Contribution with Finance Factor	\$ 88,938
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 88,938
Benefitting Area (acres)	508
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 175.08

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Wastewater Project Profile

Project 50: Install 375 mm Collector Main 8-8a. This project is required for the development of Central Zones S7 to S8a-d.

Project Description

Installation of the sanitary main 375mm diameter pipe.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The levies to be collected are from non-developed areas that will convey wastewater to this collector main. The beneficiaries of this sanitary project can be defined on an area specific basis. The development zones that benefit from this project include areas S7, and S8a-d (265 acres). The development areas are shown on plate 4-1.

Project Cost

Year of Construction	2015
Construction Cost (estimate)	\$ 757,735
Developer Contribution to Construction Cost	\$ 757,735
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 757,735
Remaining Developer Contribution with Finance Factor	\$ 1,194,848
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,194,848
Benefitting Area (acres)	265
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 4,508.86

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 1: Existing Water Mains – Upgrade to 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Upgrade of existing 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, South-West Zones and Regional Central, South-West Zones (1,283 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,257,459
Municipal Contribution to Construction Cost (0%)	\$ 0
Developer Contribution to Construction Cost (100%)	\$ 2,257,459
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,257,459
Remaining Developer Contribution with Finance Factor	\$ 3,559,715
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,559,715
Benefitting Area (acres)	1,283
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,774.52

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 2: Existing Water Mains – Upgrade to 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Upgrade of existing 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, South-West Zones and Regional Central, South-West Zones (1,283 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 653,126
Municipal Contribution to Construction Cost (15.7%)	\$ 102,541
Developer Contribution to Construction Cost (84.3%)	\$ 550,585
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 550,585
Remaining Developer Contribution with Finance Factor	\$ 906,817
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 906,817
Benefitting Area (acres)	1,283
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 706.79

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 3: Existing Water Mains – Upgrade to 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Upgrade of existing 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones (1,283 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,007,636
Municipal Contribution to Construction Cost (15.7%)	\$ 315,199
Developer Contribution to Construction Cost (84.3%)	\$ 1,692,437
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 1,692,437
Remaining Developer Contribution with Finance Factor	\$ 3,749,316
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,749,316
Benefitting Area (acres)	1,283
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,172.61

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 4: Existing Water Mains – Upgrade to 400mm. This project is required for the development of Central, East & South-West Zones.

Project Description

Upgrade of existing 300mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis.. The development zones that benefit from this project include Central, East, South-West Zones (1,283 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,439,489
Municipal Contribution to Construction Cost (15.7%)	\$ 383,000
Developer Contribution to Construction Cost (84.3%)	\$ 2,056,489
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,056,489
Remaining Developer Contribution with Finance Factor	\$ 3,387,048
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,387,048
Benefitting Area (acres)	1,283
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,639.94

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 5: Existing 300 mm Water Main – Upgrade to 400mm. This project is required for the development of North-West Zones.

Project Description

Upgrade of existing 300mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis.. The development zones that benefit from this project include North-West Zones (699 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,975,824
Municipal Contribution to Construction Cost (15.7%)	\$ 467,204
Developer Contribution to Construction Cost (84.3%)	\$ 2,508,620
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,508,620
Remaining Developer Contribution with Finance Factor	\$ 4,131,709
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 4,131,709
Benefitting Area (<i>acres</i>)	699
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 5,910.89

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 6: Existing 300 mm Water Main – Upgrade to 400mm. This project is required for the development of All Zones.

Project Description

Upgrade of existing 300mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include all Zones (1,592 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 277,134
Municipal Contribution to Construction Cost (15.7%)	\$ 43,510
Developer Contribution to Construction Cost (84.3%)	\$ 233,624
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 233,624
Remaining Developer Contribution with Finance Factor	\$ 384,780
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 384,780
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 241.70

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 7: Inline Booster Pump Station in the North-West Zone

Project Description

Construction of a new inline booster pump station to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from inline booster pump. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include North-West Zones (699 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 800,000
Developer Contribution to Construction Cost	\$ 800,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 800,000
Remaining Developer Contribution with Finance Factor	\$ 1,259,583
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,259,583
Benefitting Area (acres)	699
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 1,801.98

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 8: 1.70 ML Storage Reservoir in North-West Zone

Project Description

Construction of new 1.70 ML storage reservoir to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include North-West Zones and Regional North-West Zones (699 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,000,000
Developer Contribution to Construction Cost	\$ 2,000,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 2,000,000
Remaining Developer Contribution with Finance Factor	\$ 3,294,010
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 3,294,010
Benefitting Area (acres)	699
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 4,712.46

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 8: 5,500 L/min Pump Station in the North-West Zone

Project Description

Construction of a new 5,500 L/min pump station to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include North-West Zones and Regional North-West Zones (699 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 1,400,000
Developer Contribution to Construction Cost	\$ 1,400,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 1,400,000
Remaining Developer Contribution with Finance Factor	\$ 2,305,807
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 2,305,807
Benefitting Area (<i>acres</i>)	699
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 3,298.72

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 9: 1.50 ML Storage Reservoir in East Zone (NOT LEVIED AT THIS TIME)

Project Description

Construction of new 3.00 ML storage reservoir to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis.. The development zones that benefit from this project include East Zones (1,352 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 2,000,000
Developer Contribution to Construction Cost	\$ 1,686,000
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 1,686,000
Remaining Developer Contribution with Finance Factor	\$ 2,776,850
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 2,776,850
Benefitting Area (<i>acres</i>)	352
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 7,888.78

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 9: 5,500 L/min Pump Station in the East Zone (NOT LEVIED AT THIS TIME)

Project Description

Construction of a new 10,500 L/min pump station to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include East Zones (352 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 1,400,000
Developer Contribution to Construction Cost	\$ 1,180,200
Levies Collected to Year of Construction	\$ 0
Remaining Developer Contribution	\$ 1,180,200
Remaining Developer Contribution with Finance Factor	\$ 1,943,795
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 1,943,795
Benefitting Area (acres)	352
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 5,522.14

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 10: Construction of Water Treatment Plant

Project Description

Construction of new water treatment plant to supply potable water to meet the needs of the Town of Sundre to a population of 5,500 (1,592 acres). This project was identified as being required at the 2,300 population horizon.

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the water treatment plant. The beneficiaries of this water project can be defined on a specific area basis.. The development zones that benefit from this project include all Zones (1,592 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2009
Construction Cost (estimate)	\$ 7,177,310
Municipal Contribution to Construction Cost (67.8%)	\$ 4,865,498
Developer Contribution to Construction Cost (32.2 %)	\$ 2,311,812
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 2,311,812
Remaining Developer Contribution with Finance Factor	\$ 3,645,422
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 3,645,422
Benefitting Area (<i>acres</i>)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 2,289.84

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile (NOT LEVIED AT THIS TIME)

Project 10: Upgrade of Water Treatment Plant

Project Description

Upgrade of existing water treatment plant to supply potable water to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the water treatment plant. The beneficiaries of this water project can be defined on a specific area basis.. The development zones that benefit from this project include all Zones (1,592 acres). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 5,000,000
Municipal Contribution to Construction Cost	\$ 0
Developer Contribution to Construction Cost (100 %)	\$ 5,000,000
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 5,000,000
Remaining Developer Contribution with Finance Factor	\$ 8,235,025
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 8,235,025
Benefitting Area (acres)	1,592
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 5,172.75

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 52 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931*acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 526,671
Municipal Contribution to Construction Cost (15.7%)	\$ 82,687
Developer Contribution to Construction Cost (84.3%)	\$ 443,984
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 443,984
Remaining Developer Contribution with Finance Factor	\$ 731,243
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 731,243
Benefitting Area (<i>acres</i>)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 785.44

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town and County Regional boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 53 Main Avenue Phase 1 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2018
Construction Cost (estimate)	\$ 1,222,816
Municipal Contribution to Construction Cost (15.7%)	\$ 191,982
Developer Contribution to Construction Cost (84.3%)	\$ 1,030,834
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 1,030,834
Remaining Developer Contribution with Finance Factor	\$ 1,697,789
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 1,697,789
Benefitting Area (<i>acres</i>)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 1,823.62

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 54 Main Avenue Phase 2 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre and Municipal District of Mountain View to a population of 18,500 (1,391 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2017
Construction Cost (estimate)	\$ 918,280
Municipal Contribution to Construction Cost (15.7%)	\$ 144,170
Developer Contribution to Construction Cost (84.3%)	\$ 774,110
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 774,110
Remaining Developer Contribution with Finance Factor	\$ 1,274,963
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 1,274,963
Benefitting Area (<i>acres</i>)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 1,369.46

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 55 10th Street SW Phase 1 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre and Municipal District of Mountain View to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2015
Construction Cost (estimate)	\$ 441,407
Municipal Contribution to Construction Cost (15.7%)	\$ 69,301
Developer Contribution to Construction Cost (84.3%)	\$ 372,106
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 372,106
Remaining Developer Contribution with Finance Factor	\$ 612,861
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 612,861
Benefitting Area (<i>acres</i>)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 658.28

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 56 10th Street SW Phase 2 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2016
Construction Cost (estimate)	\$ 373,019
Municipal Contribution to Construction Cost (15.7%)	\$ 58,564
Developer Contribution to Construction Cost (84.3%)	\$ 314,455
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 314,455
Remaining Developer Contribution with Finance Factor	\$ 517,909
Total Developer Contribution (<i>Levies collected prior to debenture plus debenture with finance factor</i>)	\$ 517,909
Benefitting Area (<i>acres</i>)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 556.29

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

Water Project Profile

Project 57 10th Street SW Phase 3 Water Mains – Installation of 400mm. This project is required for the development of Central & South-West Zones.

Project Description

Installation of 400mm water main to improve flows and fireflows to meet the needs of the Town of Sundre to a population of 10,500 (1,592 acres). This project was identified as being required at the 5,500 population horizon.

Source Document

Master Infrastructure Study 2013

Benefitting Areas

Offsite levies have not been collected from any to present to pay for this project. The remaining levies to be collected are from non-developed areas that will receive potable water from the reservoir. The beneficiaries of this water project can be defined on a specific area basis. The development zones that benefit from this project include Central, and South-West Zones, (931 *acres*). The development areas are shown on plate 3-1.

Project Cost

Year of Construction	2019
Construction Cost (estimate)	\$ 568,944
Municipal Contribution to Construction Cost (15.7%)	\$ 89,324
Developer Contribution to Construction Cost (84.3%)	\$ 479,620
Levies Collected to 2013	\$ 0
Remaining Developer Contribution	\$ 479,620
Remaining Developer Contribution with Finance Factor	\$ 789,936
Total Developer Contribution (Levies collected prior to debenture plus debenture with finance factor)	\$ 789,936
Benefitting Area (acres)	931
Levy/acre (\$/acre) $\frac{\text{Debenture c/w Finance Factor}}{\text{Benefitting Area}}$	\$ 848.48

Rationale for Cost Recovery

The project cost and the financing factor are being allocated to the benefitting areas within the Town boundaries that are anticipated to develop within 20 years or 5,500 population horizon.

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