

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW NO. 2015-07

**BEING A BYLAW TO PROVIDE FOR OFF-SITE LEVIES WITHIN PARKLAND COUNTY, IN THE
PROVINCE OF ALBERTA**

WHEREAS the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, grants a municipality the authority to pass an Off-Site Levy Bylaw; and

WHEREAS Council deems it necessary to establish an Off-Site Levy to pay for the capital costs of new and expanded roads, water, sanitary sewer, and storm drainage facilities, and the land required in connection with this infrastructure within certain parts of the County (Benefitting Areas); and

WHEREAS Council deems it necessary to require agreements to be entered into with owners of lands within the boundaries of the Benefitting Areas that are to be subdivided or developed in respect of the payment of the Off-Site Levy; and

WHEREAS Section 648 (1) of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, authorizes a Council to pass a bylaw to provide for the imposition of an Off-site Levy in respect of land that is to be subdivided or developed and to authorize agreements to be entered into in respect of the payment of the Off-site Levy; and

WHEREAS Parkland County has prepared a Transportation Master Plan, Master Drainage Plan, Sanitary Servicing Studies and Water Servicing Studies, and has carried out an Off-Site Levy Rate Study; and

WHEREAS notice of intention to pass this Bylaw has been given in accordance with the Act; and,

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the *Municipal Government Act*, as amended, hereby enacts the following:

TITLE

1. This bylaw shall be known as the “Off-Site Levy Bylaw” and will be referred to herein as “this Bylaw”.

DEFINITIONS

2. The following definitions will apply to the corresponding words in this bylaw:

- (1) “Benefitting Areas” means those areas within Parkland County identified in Schedules “A”, and “B” to this Bylaw, that will benefit from Off-Site Infrastructure as more specifically identified in Section 2(4) of this Bylaw.
- (2) “County” means the municipality of Parkland County in the Province of Alberta.
- (3) “Net Developable Area” means the area of a parcel subject to Off-Site Levies and defined as follows:
 - a. The area in hectares of the subject lands to be developed;
 - b. Less any areas, in the subject lands, for which an Off-Site Levy has previously been paid; and
 - c. Less any environmental reserves and environmental reserve easements contained within the subject lands; and
 - d. Less an allowance equal to 10 percent of the area of the Subject Lands, for Municipal Reserve; and
 - e. Less any area dedicated to or to be dedicated from the Subject Lands for arterial road right-of-way; and
 - f. If applicable, less the buffer area around Osborne Acres as identified by the Acheson Industrial Area Structure Plan; and
 - g. Less any other land, at the discretion of Council, dedicated for environmental and/or conservation purposes.
- (4) “Off-Site Infrastructure” means the projects listed in Schedules “C”, “D”, “E” and “F” of this Bylaw, for:
 - a. new or expanded facilities for the storage, transmission or supplying of water; and
 - b. new or expanded facilities for the movement or disposal of sanitary sewage; and
 - c. new or expanded facilities for the management of storm water drainage; and
 - d. new or expanded facilities for transportation; and
 - e. any land required in connection with the facilities described in clauses 2(d)(i) to 2(d)(iii).

(5) "Off-Site Levy" means the Off-Site Levy imposed pursuant to this Bylaw under the authority of the Municipal Government Act RSA 2000 ch. M-26, S. 648.

(6) "Subject Lands" means:

- a. A parcel or parcels of land that are the subject of a development permit application; or
- b. A parcel or parcels of land that are created through subdivision application and may include any un-subdivided remnant which, in the opinion of the Subdivision Authority, is unlikely to be subdivided further.

APPLICATION

3. The Benefitting Areas for which the Off-Site Levy shall be payable are identified on Schedules "A" and "B" attached hereto and forming part of this Bylaw. The Benefitting Areas are further identified by area reference numbers in these Schedules.
4. The Off-Site Levy Report contains the supporting technical information identifying the impact of proposed development within the Benefitting Areas and is used to determine projects and estimated costs of those projects listed in Schedules "C", "D", "E" and "F".
5. The Off-Site Levy Rate payable in respect to the Net Developable Area of the Subject Lands to be subdivided or developed within the "Benefitting Areas" shown on Schedule "A" and Schedule "B" hereof, shall be in accordance with Schedule "G" attached hereto and forming part of this Bylaw. The Off-Site Levies are payable in relation to those projects listed in Schedules "C", "D", "E" and "F", attached hereto and forming part of this Bylaw.
6. Council may from time to time adopt policies or guidelines for the assistance and direction of Parkland County Administration in determining which development and subdivision applications shall require a development agreement, and when an applicant or owner may be required to front end costs of one or more Projects listed in Schedules "C", "D", "E" and "F".
7. Where it is determined that a development agreement is appropriate for an application for development or subdivision, the applicant or owner, as the case may be, shall enter into a development agreement with Parkland County and such development agreement shall ensure:
 - (1) that provision be made for the payment of the Off-Site Levies as specified in this Bylaw and reasonable interest on the cost of improvements paid for in whole or in part by the municipality as established under the conditions of approval of the development permit or subdivision approval in question, or
 - (2) that provision may be made for the deferring of payment of the Off-Site Levies to future time certain or uncertain; and
 - (3) that no further Off-Site Levies shall be required to be paid under development agreements where Off-Site Levies have been previously collected in full in respect to all of the lands which are the subject of development or subdivision application.
8. Except as otherwise provided herein, each development agreement entered into by Parkland County with respect to any development or subdivision application shall make provision for payment of all Off-Site Levies imposed by this Bylaw within the times specified by Parkland County policy or guideline, as amended from time to time.
9. In the event that any of the Off-Site Levies imposed by this Bylaw are not paid at the time specified in the development agreement, the County's Chief Administrative Officer is hereby authorized to impose the unpaid sums of money on the lands that are the subject of the development agreement, and thereafter collect the same as unpaid taxes in accordance with the provisions of the Act.

SEVERABILITY

10. If at any time any provision of this Bylaw is declared or held to be illegal, invalid or ultra vires, in whole or in part, then that provision shall not apply and the remainder of this Bylaw shall continue in full force and effect and shall be construed as if it had been enacted without the illegal, invalid or ultra vires provision.

REPORTING

11. On or before April 30 in each calendar year the Chief Administrative Officer, or assigned designate, shall submit to Council, an annual Off-Site Levy Report pursuant to this bylaw identifying:
 - (1) Projects constructed during the previous calendar year;
 - (2) Construction costs of projects constructed in the previous calendar year;
 - (3) Estimated construction costs for projects yet to be constructed and an explanation of adjustments to the estimates since the previous annual report;
 - (4) Amount collected in Off-Site Levy Fees;

- (5) Specifics of the total value of Off-Site Levy Fees being held by Parkland County and yet to be expended on projects, interest earned and commitments for future expenditures of such monies; and
- (6) Updated Schedules “C”, “D”, “E”, “F” and “G” to be approved by Council resolution on an annual basis.

ENACTMENT/TRANSITION

- 12. Schedules “A”, “B”, “C”, “D”, “E”, “F”, and “G” form part of this bylaw.
- 13. Bylaws No. 10-2010 and No. 2013-03 are hereby repealed. (Repeal Clause)
- 14. This Bylaw shall come into force and take effect on the day of third and final reading thereof.

READ A FIRST TIME this 24th day of March, 2015.

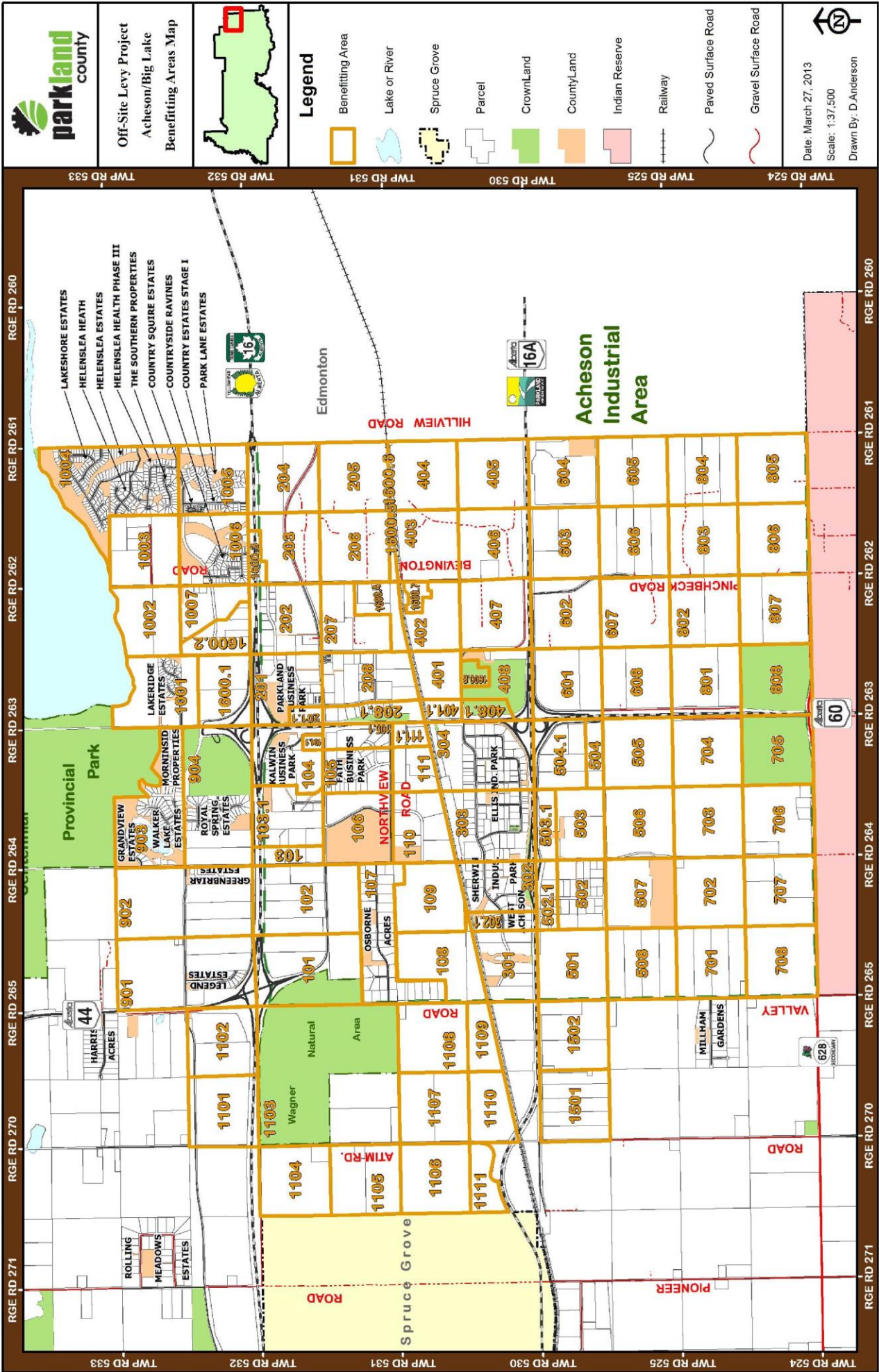
READ A SECOND TIME this _____ day of _____, 2015.

READ A THIRD TIME and finally passed this _____ day of _____, 2015.

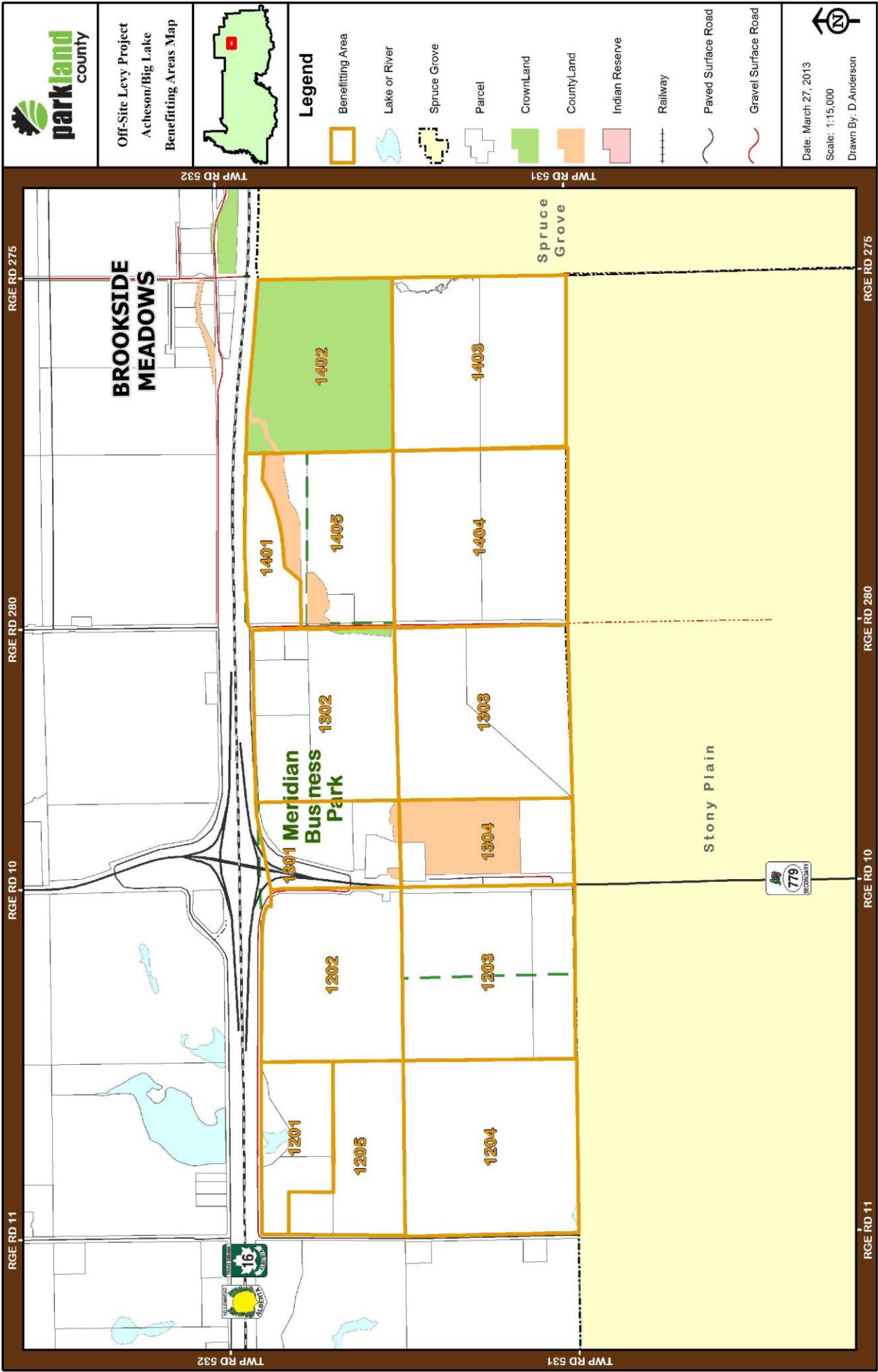
Mayor

Manager, Legislative and Administrative Services

Schedule "A"
Acheson / Big Lake Benefitting Areas



Schedule “B”
Fifth Meridian Benefitting Areas



Schedule “C”
Water Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Zone 4 Reservoir Expansion	\$ 2,100,000		64.0%	36.0%
Zone 3 Pump Upgrade	\$ 70,000		0.0%	100.0%
Zone 3 Pump Upgrade	\$ 70,000		0.0%	100.0%
Zone 3 New Reservoir	\$ 18,900,000		80.0%	20.0%
Zone 3 (Existing) Rervoir Expansion	\$ 2,400,000		24.0%	76.0%
Zone 1 Water Mains	\$ 680,316		64.0%	36.0%
Zone 2 Water Mains	\$ 2,745,275		44.0%	56.0%
Big Lakes East Water Mains	\$ 3,077,800		24.0%	76.0%
Big Lakes West Water Mains	\$ 2,794,550		44.0%	56.0%
Zone 3 Water Mains	\$ 544,000		0.0%	100.0%
5th Meridian - Supply Line From Regional Line	\$ 3,240,100		24.0%	76.0%
5th Meridian - Water Reservoir	\$ 7,800,000		24.0%	76.0%
5th Meridian (Area A) - Water Mains	\$ 2,496,100		24.0%	76.0%
5th Meridian (Area B) - Water Mains	\$ 4,069,000		44.0%	56.0%
5th Meridian (Area C) - Water Mains	\$ 6,429,900		64.0%	36.0%
Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 347,683	6.6%	0.0%	93.4%
Zone 4 Water Mains	\$ 1,056,700		44.0%	56.0%
Zone 5 Water Mains	\$ 2,801,742		0.0%	100.0%
Zone 6 Water Mains	\$ 208,200		64.0%	36.0%
	\$ 61,831,366			

Schedule “D”
Sanitary Sewer Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
5th Meridian (Area A) Gravity Main	\$ 742,000		28.0%	72.0%
5th Meridian (Area B) Gravity Main	\$ 2,326,600		48.0%	52.0%
5th Meridian (Area C) Gravity Main	\$ 1,932,700		68.0%	32.0%
Parkland Business Park (Sewer Main Upsizing, etc)	\$ 1,935,808		28.0%	72.0%
Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ 349,092		28.0%	72.0%
Kalwin Business Park (Sewer Main Upsizing, etc)	\$ (49,762)		0.0%	100.0%
Acheson Road (Sewer Main Upsizing, etc)	\$ 377,893		28.0%	72.0%
Glowing Embers (Sewer Main Upsizing, etc)	\$ 735,890		28.0%	72.0%
Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 597,408		28.0%	72.0%
Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939		0.0%	100.0%
Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 411,841	2.8%	0.0%	97.2%
Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 270,165	8.7%	0.0%	91.3%
Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 458,109	8.0%	0.0%	92.0%
Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873		0.0%	100.0%
	\$ 13,747,557			

Schedule “E”
Stormwater Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Outfall	\$ 25,794,893		0.0%	100.0%
Collector Stage 1, Zone 5 N-111 to N-112	\$ 270,000		0.0%	100.0%
Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,498,419		0.0%	100.0%
Collector Stage 1, Zone 5 N-113 to N-114	\$ 225,763		0.0%	100.0%
Collector Stage 1, Zone 5 N-114 to N-115	\$ 393,703		0.0%	100.0%
Collector Stage 1, Zone 5 N-115 to N-116	\$ 269,201		0.0%	100.0%
Collector Stage 1, Zone 5 N-116 to N-117	\$ 264,473		0.0%	100.0%
Collector Stage 1, Zone 5 N-117 to N-118	\$ 916,533		0.0%	100.0%
Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,117,749		0.0%	100.0%
Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 2,272,091		0.0%	100.0%
Collector Stage 2, Zone 4 N-200 to N-201	\$ 619,623		0.0%	100.0%
Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 64,609		0.0%	100.0%
Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,765,641		0.0%	100.0%
Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 945,451		0.0%	100.0%
Collector Stage 2, Zone 4&6 N-204 to N-118	\$ 1,582,791		0.0%	100.0%
Collector Stage 3, Zone 7 N-300 to N-301	\$ 96,235		100.0%	0.0%
Collector Stage 3, Zone 7 N-301 to N-302	\$ 810,101		100.0%	0.0%
Collector Stage 3, Zone 7 N-302 to N-303	\$ 60,804		100.0%	0.0%
Collector Stage 3, Zone 7 N-303 to N-304	\$ 536,345		100.0%	0.0%
Collector Stage 3, Zone 7 N-304 to N-305	\$ 558,710		100.0%	0.0%
Collector Stage 3, Zone 7 N-305 to N-306	\$ 1,365,144		100.0%	0.0%
Collector Stage 3, Zone 7 N-306 to N-307	\$ 293,576		100.0%	0.0%
Collector Stage 3, Zone 7&8 N-307 to N-204	\$ 949,158		100.0%	0.0%
Collector Stage 3, Zone 8 N-308 to N-307	\$ 738,824		100.0%	0.0%
Collector Stage 3, Zone 8 N-309 to N-310	\$ 528,051		100.0%	0.0%
Collector Stage 3, Zone 8 N-310 to N-311	\$ 300,802		100.0%	0.0%
Collector Stage 3, Zone 8 N-311 to N-312	\$ 372,003		100.0%	0.0%
Collector Stage 3, Zone 6 N-312 to N-313	\$ 366,778		100.0%	0.0%
Collector Stage 3, Zone 6 N-313 to N-314	\$ 353,167		100.0%	0.0%
Collector Stage 3, Zone 6 N-314 to N-315	\$ 94,576		100.0%	0.0%
Collector Stage 3, Zone 6 N-315 to N-316	\$ 239,090		100.0%	0.0%
Collector Stage 3, Zone 6 N-316 to N-317	\$ 540,421		100.0%	0.0%
Collector Stage 3, Zone 6 N-317 to N-318	\$ 686,632		100.0%	0.0%
Collector Stage 3, Zone 6 N-318 to N-319	\$ 557,280		100.0%	0.0%
Collector Stage 3, Zone 6 N-319 tp N-320	\$ 735,853		100.0%	0.0%
Collector Stage 3, Zone 6 N-320 to N-201	\$ 103,752		100.0%	0.0%
	\$ 48,288,241			

Schedule “F”
Transportation Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Twp 531A - Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 8,794,769		0.0%	100.0%
Twp 531/Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 3,438,931		4.0%	96.0%
RR 263A - Twp 531A to Spruce Valley Road (Acheson Zone 1)	\$ 3,787,813		8.0%	92.0%
Spruce Valley Road - Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 1,071,656		20.0%	80.0%
Spruce Valley Road/Hwy 16A Intersection (Acheson Zone 1)	\$ 1,596,631		40.0%	60.0%
Twp 531A - Bevington Ave to Hillview Road (Acheson Zone 2)	\$ 3,259,122		4.0%	96.0%
Bevington Road - Twp 531A to CN crossing (Acheson Zone 2)	\$ 2,024,719		20.0%	80.0%
Twp 531A/Hillview Road Intersection	\$ 1,078,125		36.0%	64.0%
Acheson Road - Spruce Valley Road - Hwy 60 (Acheson Zone 3)	\$ 1,114,063		16.0%	84.0%
Acheson Road/Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,593,750		48.0%	52.0%
Acheson Road - Hwy 60 to Hillview Road (Acheson Zone 4)	\$ 7,130,000		48.0%	52.0%
Bevington Road - CN crossing TO Hwy 16A (Acheson Zone 4)	\$ 3,342,188		48.0%	52.0%
Acheson Road/Bevington Road Intesection (Acheson Zone 4)	\$ 1,078,125		48.0%	52.0%
Acheson Road/Hillview Road Intersection (Acheson Zone 4)	\$ 1,078,125		48.0%	52.0%
Twp 525 - Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 10,730,937		0.0%	100.0%
Twp 525/Hwy 60 Intersection (Acheson Zone 5)	\$ 3,745,953		0.0%	100.0%
Spruce Valley Road - Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 1,380,000		100.0%	0.0%
Spruce Valley Road/Twp 525 Intersection	\$ 986,125		100.0%	0.0%
Twp 525/RR 264 Intersection	\$ 503,125		60.0%	40.0%
Twp 532A - Hwy 60 to Hillview Road (Big Lake East)	\$ 4,723,684		0.0%	100.0%
Twp 532A/Hwy 60 Intersection	\$ 1,246,744		16.0%	84.0%
Twp 532A/Hillview Road Intersection	\$ 589,734		40.0%	60.0%
Twp 532A - Hwy 44 to Hwy 60 (Big Lake West)	\$ 2,415,359		16.0%	84.0%
Twp 532A/Hwy 44 Intersection	\$ 1,924,453		16.0%	84.0%
Twp 532A/RR264 Intersection	\$ 756,844		16.0%	84.0%
Hwy 779/New Service Road Intersection	\$ 27,227,616		64.0%	36.0%
Hwy 779/Proposed Road	\$ 5,415,998		100.0%	0.0%
Golf Course Road	\$ 3,342,188		64.0%	36.0%
New Proposed Road - 5th Meridian	\$ 2,673,750		100.0%	0.0%
Twp 531A - Hwy 60 to Bevington Ave (Acheson Zone 2)	\$ 3,655,102		36.0%	64.0%
Twp 531A - Bevington Ave to Hillview Road (Acheson Zone 2)	\$ 3,559,678		100.0%	0.0%
	\$ 117,265,305			

Schedule “G”
Off-Site Levy Rates – Page 1 of 2

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
101.0	\$ 62,778	\$ 5,456	\$ 779	\$ -	\$ 69,013
102.0	\$ 62,778	\$ 5,456	\$ 779	\$ -	\$ 69,013
103.0	\$ 62,778	\$ 5,456	\$ 42,296	\$ -	\$ 110,530
103.1	\$ 62,778	\$ 5,456	\$ 44,064	\$ -	\$ 112,298
104.0					
104.1	\$ 62,778	\$ 5,456	\$ 42,296	\$ -	\$ 110,530
105.0	\$ 62,778	\$ 5,456	\$ 779	\$ -	\$ 69,013
105.1	\$ 62,778	\$ 13,861	\$ 46,993	\$ -	\$ 123,632
106.0					
107.0					
108.0	\$ 62,778	\$ 4,272	\$ -	\$ -	\$ 67,050
109.0	\$ 62,778	\$ 4,272	\$ -	\$ -	\$ 67,050
110.0					
111.0	\$ 62,778	\$ 5,456	\$ 779	\$ -	\$ 69,013
111.1	\$ 62,778	\$ 13,861	\$ 5,476	\$ -	\$ 82,115
201.0					
201.1					
202.0					
203.0	\$ 61,404	\$ 20,001	\$ -	\$ -	\$ 81,406
204.0	\$ 61,404	\$ 18,817	\$ 17,264	\$ -	\$ 97,485
205.0					
206.0					
207.0	\$ 61,404	\$ 20,001	\$ -	\$ -	\$ 81,406
208.0	\$ 61,404	\$ 20,001	\$ 79,785	\$ -	\$ 161,191
208.1	\$ 61,404	\$ 28,406	\$ 84,482	\$ -	\$ 174,293
301.0	\$ 114,745	\$ 81,183	\$ -	\$ -	\$ 195,928
302.0					
302.1					
303.0					
304.0					
401.0					
401.1					
402.0	\$ 37,344	\$ 8,101	\$ -	\$ -	\$ 45,445
403.0					
404.0	\$ 37,344	\$ 6,917	\$ 17,264	\$ -	\$ 61,525
405.0	\$ 37,344	\$ 6,917	\$ 17,264	\$ -	\$ 61,525
406.0					
407.0	\$ 37,344	\$ 8,101	\$ -	\$ 88,621	\$ 134,066
408.0	\$ 37,344	\$ 8,101	\$ 31,179	\$ 54,759	\$ 131,383
408.1					
501.0	\$ 67,461	\$ 22,931	\$ 779	\$ 106,363	\$ 197,535
502.0	\$ 67,461	\$ 22,931	\$ 779	\$ 103,825	\$ 194,997
502.1	\$ 67,461	\$ 22,931	\$ 10,795	\$ 103,825	\$ 205,012
503.0	\$ 67,461	\$ 22,931	\$ 779	\$ 90,700	\$ 181,872
503.1					
504.0	\$ 67,461	\$ 22,931	\$ 23,496	\$ 82,202	\$ 196,091
504.1	\$ 67,461	\$ 22,931	\$ 33,511	\$ 85,724	\$ 209,628
505.0	\$ 67,461	\$ 22,931	\$ -	\$ 83,730	\$ 174,123
506.0					
507.0					
508.0	\$ 65,104	\$ 21,747	\$ -	\$ 106,363	\$ 193,214
601.0	\$ 9,021	\$ 4,054	\$ 4,816	\$ 59,264	\$ 77,154
602.0	\$ 9,021	\$ 4,054	\$ 4,816	\$ 75,701	\$ 93,592
603.0					
604.0	\$ 9,021	\$ 4,054	\$ 4,816	\$ 54,759	\$ 72,650
605.0					
606.0					
607.0					
608.0	\$ 9,021	\$ 4,054	\$ 4,816	\$ 59,264	\$ 77,154

Legend:

Residential

Commercial / Industrial

No Development Area Avail

Development >25 Years

Schedule “G”
Off-Site Levy Rates Page 2 of 2

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
701.0					
702.0					
703.0					
704.0					
705.0					
706.0					
707.0					
708.0					
801.0					
802.0					
803.0					
804.0					
805.0					
806.0					
807.0					
808.0					
901.0	\$ 17,226	\$ 15,165	\$ -	\$ -	\$ 32,391
902.0	\$ 17,226	\$ 15,165	\$ -	\$ -	\$ 32,391
903.0	\$ 17,226	\$ 15,165	\$ -	\$ -	\$ 32,391
904.0	\$ 17,226	\$ 15,165	\$ -	\$ -	\$ 32,391
1001.0	\$ 30,252	\$ 19,033	\$ -	\$ -	\$ 49,285
1002.0	\$ 30,252	\$ 19,033	\$ -	\$ -	\$ 49,285
1003.0	\$ 30,252	\$ 19,033	\$ -	\$ -	\$ 49,285
1004.0					
1005.0	\$ 30,252	\$ 19,033	\$ -	\$ -	\$ 49,285
1006.0	\$ 30,252	\$ 19,033	\$ 23,876	\$ -	\$ 73,161
1007.0					
1101.0	\$ 5,398	\$ 3,619	\$ -	\$ -	\$ 9,017
1102.0	\$ 5,398	\$ 4,803	\$ -	\$ -	\$ 10,201
1103.0					
1104.0					
1105.0					
1106.0					
1107.0					
1108.0					
1109.0					
1110.0					
1111.0					
1112.0					
1113.0					
1201.0					
1202.0	\$ 55,959	\$ 101,193	\$ 24,954	\$ -	\$ 182,105
1203.0	\$ 55,959	\$ 86,727	\$ 8,176	\$ -	\$ 150,862
1204.0					
1205.0					
1301.0	\$ 79,581	\$ 101,193	\$ 24,954	\$ -	\$ 205,728
1302.0					
1303.0					
1304.0	\$ 79,581	\$ 86,727	\$ 8,176	\$ -	\$ 174,484
1401.0					
1402.0					
1403.0					
1404.0					
1405.0					
1501.0					
1502.0					
1600.1	\$ 30,252	\$ 19,033	\$ 17,264	\$ -	\$ 66,549
1600.2					
1600.3	\$ -	\$ 20,001	\$ 17,264	\$ -	\$ 37,265
1600.4	\$ -	\$ 20,001	\$ 17,264	\$ -	\$ 37,265
1600.5					
1600.6					
1600.7	\$ -	\$ 8,101	\$ 17,264	\$ -	\$ 25,365
1600.8					

Legend:

Residential

Commercial / Industrial

No Development Area Avail

Development >25 Years