

# 2020 OFF-SITE LEVY ANNUAL REPORT

AS DEFINED IN OFF-SITE LEVY BYLAW NO. 2015-07

FOR THE YEAR ENDED DECEMBER 31, 2020

One Parkland: Powerfully Connected.

**April 2021** 





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### 2 INTRODUCTION

# 2.1 Introduction

Parkland County enacted Bylaw 2015-07 on April 28, 2015 ("Off-Site Levy Bylaw"). The Bylaw defines offsite levy charges pertaining to water, sanitary, transportation, and stormwater offsite infrastructure for the Big Lake, Acheson and Fifth Meridian Area Structure Plan areas of the County.

The Off-Site Levy Bylaw stipulates that on or before April 30<sup>th</sup> of each year, an annual Off-Site Levy Report is to be provided to Council regarding off-site levies imposed and collected by the County in the previous year and the off-site levy rates to be imposed in the current year. The County wishes to update the offsite infrastructure included in the Bylaw in alignment with the County's latest capital/master plans, and ensuring updated costs and development forecasts are reflected fairly and equitably in new rates, thereby ensuring a financially sustainable community. This report outlines the methodology and information used in establishing offsite levy rates for the County, as well as other key findings and recommendations.

# 2.2 Methodology

Parkland County has various infrastructure capital/master plans, and these plans have been used by County staff as a start point for developing key information for this offsite levy rate review. County staff reviewed existing plans and identified offsite projects for water, sanitary, transportation, and stormwater infrastructure. The County's assessment also included determination of benefits to existing development, future development, and benefiting areas.

During this review, offsite levy information and rates were updated to December 31<sup>st</sup>, 2020, the most current completed year-end. Information pertaining to 2020 and prior is treated as an "actual". Information pertaining to 2021 and beyond is treated as an "estimate". When the next update is completed in 2022, 2021 information will be converted from "estimates" to "actuals".

Offsite levy rates are not intended to stay static; they are based upon assumptions and the best available data of the day. Planning assumptions, cost estimates, infrastructure staging etc. can change each year. Accordingly, the *Municipal Government Act* requires that offsite levy rates be updated with the most available information on a regular basis. Should information change, it will be reflected in a future update, and rates adjusted accordingly.

The County utilizes the CORVUS offsite levy model to manage rates. This model is in use in dozens of Alberta municipalities. The model utilizes a "full cost" methodology where by the infrastructure costs, inflation, construction staging, development staging, financing costs, and reserve interest earning and charging impacts are all used to determine rates that allocate all costs to developers on an equitable basis, based on degree of benefit. With the CORVUS model in place, the County is in a position to quickly and efficiently update offsite levy rates each year upon completion of year-end finance activities.

### 2.3 Definitions

Parkland County defines offsite levy infrastructure as follows:

#### 2.3.1 Road Offsite Infrastructure

Parkland County maintains a roadway classification system consistent with the definition of arterial, collector, and local roads as outlined within Parkland County's Engineering Design Standards, which are consistent with the Transportation Association of Canada's Manual of Geometric Design Standards for



Canadian Roads. Local roads within new development areas are constructed by developers, at 100% their cost. These roadways provide direct access to the business locations.

Arterial and Collector roadways are typically designed and constructed to accommodate through traffic, with controlled intersection spacing and are considered a benefit to the County at large. Therefore, new developments should contribute their proportionate share of the cost of these arterial and collector roads. Costs associated with development of any of the arterial and collector roads within Parkland County will also include overland drainage directly associated with roadway drainage (ditches) as well as any transit, sidewalk, street and traffic control light infrastructure.

### 2.3.2 Water Offsite Infrastructure

Parkland County's water supply is purchased from EPCOR through the Capital Region Parkland Water Services Commission (CRPWSC). The treated water is distributed by Parkland County to its customers through its waterworks system consisting of water storage reservoirs and pumping facilities, primary supply mains from the regional line and distribution mains. Parkland County's philosophy regarding its waterworks system improvements is that all distribution mains which serve more than the local development by looping identified in the Acheson Big Lake Water Servicing Study, treated water storage reservoirs, pumping facilities, pressure reducing valves, and water quality monitoring stations will provide benefit to the entire water distribution system and thus the cost of such facilities is then assessed proportionately against all benefiting lands through a Water Offsite Levy Charge. The County will commit to front-ending infrastructure as funds are available and will pursue the design and construction of large scale water infrastructure projects such as water reservoirs and pumphouses. Any infrastructure expenditures by the County will be incurred with expectations of full cost recovery. Capital improvements to the regional water supply system are the responsibility of the CRPWSC of which Parkland County is a member. The costs of such improvements are assessed proportionately against Parkland County through the Commission's water utility rate structure and hence these costs are not included in the Parkland County's Water Offsite Levy Charge.

### 2.3.3 Sanitary Offsite Infrastructure

The sanitary sewerage collection system in Parkland County is comprised of a series of underground local, collector and trunk mains intercepting wastewater from the various individual contributors and conveying this wastewater to a point(s) of discharge for treatment and ultimate disposal. The point(s) of discharge for Parkland County sanitary sewer is the Alberta Capital Region Wastewater Commission (ACRWC) Transmission Line, which conveys the wastewater to the Region Wastewater Treatment Plant, located south east of the City of Fort Saskatchewan. The ACRWC treats the sewage to the required standards and the effluent discharges to the North Saskatchewan River. Capital improvements to the Regional Treatment Plant and Transmission Line are the responsibility of the ACRWC of which Parkland County is a member. The costs of such capital improvements are assessed proportionately against Parkland County through the Commission's sewage utility rate structure and hence are not included in the Parkland County's Sanitary Sewer Offsite Levy calculations. Should ACRWC, at a future date, implement a charge for infrastructure for developing areas, Parkland County will adjust the levy charges accordingly.

Parkland County's existing sanitary sewer systems have generally been developed as gravity systems. With the exception of a few localized low areas identified in the Acheson and Big Lake Area Sanitary Servicing Update 2016, which may require a sewage lift station servicing one or more benefitting areas, the majority of Parkland County's sanitary sewer systems can continue to be developed as gravity systems. Sanitary sewer systems typically have a hierarchical classification based primarily upon the size of diameter of pipe and the area they serve. In the case of the sanitary sewer system in Parkland County, developments are 100% responsible for the costs of all local and collector sanitary mains serving the



development. Collector mains and lift stations with forcemains serving more than one benefitting area as well as all trunks, as identified in the Acheson and Big Lake Area Sanitary Servicing Update 2016, benefit the entire wastewater distribution basin they collect from and thus the cost of such facilities is then assessed proportionately against all benefiting lands through a Sewer Offsite Levy Charge.

### 2.3.4 Storm Offsite Infrastructure

Parkland County's storm infrastructure is generally categorized as either overland drainage or underground storm infrastructure. Overland drainage includes drainage ditches, storm water management facilities (SWMFs), flow control infrastructure such as berms and weirs, road ditches, and culverts. Road ditches and culverts are included in the road offsite infrastructure. SWMFs, flow control infrastructure and local overland drainage ditches are considered local and the developments are 100% responsible for the costs.

The underground Acheson storm system servicing Zones 4, 5, 6, 7 & 8 with a large diameter outfall trunk and associated collector mains carrying the stormwater from these zones to a constructed wetland in Lois Hole Provincial Park at Big Lake. The storm outfall and collector trunks benefits the entire storm basin of Zones 4, 5, 6, 7 & 8 thus the cost of the trunk and construction is then assessed proportionately against all benefitting lands through a Storm Offsite Levy Charge.

## 3 KEY FINDINGS

Key findings pertaining to the establishment of County offsite levy rates for this review are as follows:

### 3.1 Offsite Infrastructure Costs

Offsite infrastructure costs to be included in the offsite levy bylaw total approximately **\$448.30 million**. An overview of offsite infrastructure costs and maps is provided in Appendices B1 (Water), C1 (Sanitary), D1 (Transportation), and E1 (Stormwater).

Before determining how the infrastructure costs will be allocated to parties that benefit (e.g., existing/residual development, new development, other municipalities etc.), financing provided by way of special ear-marked grants and other contributions are deducted from offsite infrastructure costs. For this review, the County has identified approximately \$15.08 million in grants and contributions. An overview of grants and contributions and resulting net costs is provided in Appendices B2, C2, D2, and E2.

The share of costs which benefits existing/residual development (the County's share) is \$0.09 million; and, the share of costs which benefits other stakeholders (e.g., neighbouring municipalities) is \$0.00.

The share of costs which benefits future development to ultimate build-out totals approximately \$433.13 million and is based on the allocations shown in Appendices B4, C4, D4, and E4. However, \$162.03 million of the cost which benefits future development is beyond the 25-year review period (called "financial oversizing"). Financial oversizing is determined based on the anticipated year of construction (construction staging) which is provided in Appendices B3, C3, D3, and E3.

Of the \$433.13 million in total offsite infrastructure costs which benefits future development, the portion that is within the 25-year review period and included in rates today (the offsite levy share) is approximately 271.11 million, as shown in the table below. A complete summary of offsite infrastructure net cost "flow-thru" is provided in Appendices B6, C6, D6, and E6.



### Summary of Infrastructure Costs & Allocations

Infrastructure	 ecial Grants Contributions	uni Share of Costs	I Stakeholders' I		Beyond 25 Yrs (Financial Oversizing)		Developer Costs (In Rates)	Total Costs	
Transportation	\$ 7,953,986	\$ -	\$	- '	\$	60,924,715	\$	128,174,641	\$ 197,053,342
Water	\$ 2,893,178	\$ 21,527	\$	-	\$	66,422,879	\$	70,491,850	\$ 139,829,434
Sanitary	\$ 2,952,690	\$ 68,822	\$	-	\$	29,473,580	\$	32,994,377	\$ 65,489,468
Stormwater	\$ 1,280,311	\$ -	\$	-	\$	5,207,805	\$	39,444,554	\$ 45,932,671
Total	\$ 15,080,165	\$ 90,349	\$	-	\$	162,028,978	\$	271,105,423	\$ 448,304,915

# 3.2 Offsite Levy Collections

Before allocating infrastructure costs to benefitting lands, offsite levy costs must be reduced by the total levies collected to date. Up to December 31, 2020, the County has collected **\$28.84 million** as summarized in the table below. Details associated with levy collections are shown in Appendices B5, C5, D5, and E5.

Summary of Levies Collected to Date

Levies Collected T	o Date	
Transportation	\$	15,499,827
Water	\$	2,916,798
Sanitary	\$	1,343,590
Stormwater	\$	9,080,141
Total	\$	28,840,356

# 3.3 Offsite Levy Areas and Forecast Development

To facilitate the allocation of infrastructure costs to those lands that benefit from the infrastructure, the County is parsed into 123 offsite levy areas. The area boundaries, numbering schema, and area measurements are described in Appendix A along with Offsite Benefitting Areas Maps. An overview of offsite infrastructure allocations to each benefitting area is provided in Appendices B7, C7, D7, and E7.

To calculate offsite levy rates, it is necessary to forecast the amount of land that will develop during the next 25-year review period. Land development forms the denominator of the rate calculation. A larger denominator reduces rates but could potentially result in under-collection thereby placing an increased burden on tax payers. A smaller denominator increases rates but could potentially result in over-collection thereby placing an increased burden on future development. Accordingly, land development forecasts need to be: (a) reasonable and reflect current planning assumptions including the current pace of development in the community, and (b) updated regularly.

For this review, the County is forecasting development of approximately **1,926 hectares** over the 25-year review period. The land development forecast is shown in Appendix A2.

# 3. 4 Offsite Levy Reserves

The County is currently managing offsite levy receipts and withdrawals via four reserves/accounts (i.e., one reserve/account for each infrastructure type), and this is in alignment with Municipal Government Act (MGA) requirements. The reason the MGA stipulates the requirement for separate accounts is because offsite levies can only be used for the type of infrastructure for which they were collected (e.g., water levies can only be used to construct water offsite infrastructure, not sanitary infrastructure etc.). Offsite levy reserves/accounts (both actual and forecast) are impacted by interest. Actual reserve inflows and forecast reserve balances that are in a positive/surplus position earn interest (as required by the



MGA). Actual reserve outflows and forecast reserve balances that are in a negative/deficit position are charged interest (forecast balances that are negative indicate the requirement for front-ending).

At end 2020 the water deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately \$3.34 million.

At end 2020, the sanitary deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately \$0.92 million.

At end 2020, the transportation deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately \$15.74 million.

At end 2020, the stormwater deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately **\$4.06 million**.

# 3.5 Tracking and Responsibility of Front-ending

Because front-ending balances represent debts owed to front-ending parties (including the County), they need to be tracked separately and properly documented. This documentation ensures debts will be repaid as future development occurs and offsite levies are collected.

Parkland County (Finance department) utilizes deferred revenue accounts to manage offsite levy account balances. The Finance department tracks offsite levy receipts and accrues monthly interest on offsite levies collected.

Finance and Engineering track levy-funded project expenditures. In addition to tracking project expenditures, Finance also tracks the financing sources for the project expenditures to determine the front-ending parties and the front-ending balances. Developers may also construct infrastructure and provide the County with a finished or "contributed" asset, when this occurs, Finance and Planning track the front-ending amounts once project completion certificates are received from developers. Interest are accrued at the end of the year on front-ending balances.

As part of the Offsite Levy update process, Finance is responsible for updating the offsite levy balance which captures; offsite levies collected and associated accrued interest, offsite levy project expenditures, and interest accrued on front-ending balances based on information received from other departments. Based on the amount available in the offsite levy deferred revenue account, the Offsite Levy Committee makes a recommendation on payments of front-ending balances.



### 4 RATES

For future development to pay for its share of the \$448.30 million offsite infrastructure costs contained in the County's capital/master plans, rates are approximately \$107,495 per net hectare on a weighted average basis, as shown in the tables below.

Since the last update, rates have slightly increased from \$107,495 per net hectare to \$109,555 per net hectare on a weighted average basis, a 1.9% increase over the previous year. While the weighted average shows an overall increase in rates, each off-site levy basin experienced adjustments in rates differently as some basins experienced an increase in rates while others decreased. The model update based on 2020 information included; adjustments to project cost estimates, changes in developed areas in the County based on 2020 development, changes in available net developable lands, and updates to projects based on planning documents, project costs, and projects benefitting the lands identified within the Off-Site Levy Bylaw.

### Offsite Levy Rates: Highs, Lows, and Weighted Averages

	Tra	ansportation Charges	Wa	ater Charges	Sanitary Charges	St	orm Charges	Total
High	\$	159,865	\$	68,757	\$ 57,140	\$	102,553	\$ 221,433
Low	\$	2,920	\$	13,113	\$ -	\$	-	\$ 19,044
Weighted Average	\$	48,610	\$	31,078	\$ 15,319	\$	14,548	\$ 109,555

<sup>\*</sup>Highs, Lows, and Averages are shown for information purposes only. Developers pay the actual rate applicable to their specific development area and development type.

### Summary of Offsite Levies by Benefitting Area

Area #	Levies Levies Levies		Stormwater Levies	Total	
101.0	\$68,482	\$19,893	\$565	\$102	\$89,042
102.0	\$68,482	\$19,893	\$565	\$102	\$89,042
103.0	\$68,482	\$19,893	\$4,644	\$102	\$93,122
103.1	\$68,482	\$19,893	\$8,136	\$102	\$96,613
104.0	\$68,482	\$19,893	\$4,644	\$102	\$93,122
104.1	\$68,482	\$19,893	\$4,644	\$102	\$93,122
105.0	\$68,482	\$19,893	\$37,079	\$102	\$125,556
105.1	\$68,482	\$26,091	\$8,136	\$102	\$102,811
106.0	\$68,482	\$19,893	\$37,079	\$102	\$125,556
107.0	\$68,482	\$19,894	\$88	\$102	\$88,566
108.0	\$68,482	\$19,894	\$2,517	\$102	\$90,995
109.0	\$68,482	\$19,894	\$88	\$102	\$88,566
110.0	\$68,482	\$19,893	\$37,079	\$102	\$125,556
111.0	\$68,482	\$19,893	\$37,079	\$102	\$125,556
111.1	\$68,482	\$26,091	\$4,056	\$102	\$98,732
201.0	\$31,240	\$17,856	\$4,644	\$102	\$53,843
201.1	\$31,240	\$24,054	\$8,136	\$102	\$63,532
202.0	\$31,240	\$17,856	\$88	\$102	\$49,286
203.0	\$31,240	\$17,856	\$88	\$102	\$49,286
204.0	\$31,240	\$17,857	\$10,138	\$102	\$59,337
205.0	\$31,240	\$17,857	\$8,190	\$102	\$57,390
			•	1	



206.0	\$31,240	\$17,856	\$6,582	\$102	\$55,780
207.0	\$31,240	\$17,856	\$88	\$102	\$49,286
208.0	\$31,240	\$17,856	\$4,644	\$102	\$53,843
208.1	\$31,240	\$24,054	\$8,136	\$102	\$63,532
•					
301.0	\$159,865	\$19,103	\$350	\$102	\$179,420
302.0	\$159,865	\$19,103	\$350	\$102	\$179,420
302.1	\$159,865	\$19,103	\$6,897	\$102	\$185,967
303.0	\$159,865	\$19,103	\$350	\$102	\$179,420
304.0	\$159,865	\$19,103	\$42,363	\$102	\$221,433
404.0	627.402	617.534	T	446.255	6110.000
401.0	\$37,492	\$17,534	\$48,699	\$16,255	\$119,980
401.1	\$37,492 \$37,492	\$17,534	\$54,769	\$16,255	\$126,050 \$61,076
402.0 403.0	\$37,492	\$17,534 \$17,535	\$5,948 \$21,628	\$102 \$102	\$76,757
404.0	\$37,492	\$17,535	\$21,628	\$102	\$76,757
405.0	\$37,492	\$17,535	\$21,628	\$102	\$77,736
406.0	\$37,492	\$17,535	\$22,607	\$102	\$77,736
407.0	\$37,492	\$17,534	\$5,948	\$28,138	\$89,112
408.0	\$37,492	\$17,534	\$48,699	\$16,255	\$119,980
408.1	\$37,492	\$17,534	\$54,769	\$16,255	\$126,050
504.0	¢60.477	¢20.104	400.000	¢40.704	¢170.447
501.0	\$68,477 \$68,477	\$38,194 \$38,193	\$22,982	\$48,794 \$48,794	\$178,447 \$158,124
502.0	\$68,477	\$38,193	\$2,660	\$48,794	\$156,124
502.1	\$68,477		\$8,730	·	
503.0	\$68,477	\$38,193 \$38,193	\$1,799	\$34,669	\$143,138 \$149,209
503.1			\$7,869	\$34,669	
504.0	\$68,477	\$38,193	\$15,622	\$29,057	\$151,350
504.1	\$68,477	\$38,193	\$21,693	\$29,057	\$157,420
505.0	\$68,477	\$38,193	\$1,322	\$26,896	\$134,888
506.0	\$68,477	\$38,193	\$39,057	\$32,762	\$178,489
507.0	\$68,477	\$38,193	\$1,322	\$48,794	\$156,786
508.0	\$68,477	\$38,194	\$1,322	\$48,794	\$156,787
601.0	\$51,791	\$36,853	\$19,570	\$19,229	\$127,442
602.0	\$51,791	\$36,853	\$19,570	\$28,037	\$136,250
			+	·	
603.0	\$51,791	\$36,853	\$8,971	\$65,739	\$163,353
604.0	\$51,791	\$36,853	\$8,971	\$102,553	\$200,168
605.0	\$51,791	\$36,853	\$628	\$102,553	\$191,825
606.0	\$51,791	\$36,853	\$628	\$102,553	\$191,825
607.0	\$51,791	\$36,853	\$628	\$102	\$89,375
608.0	\$51,791	\$36,853	\$40,248	\$19,229	\$148,120
1	404.635	422.212			A045 = 05
701.0	\$91,623	\$33,213	\$42,084	\$48,877	\$215,797
702.0	\$91,623	\$33,213	\$42,084	\$48,877	\$215,797
703.0	\$91,623	\$33,213	\$39,057	\$47,428	\$211,321
704.0	\$91,623	\$33,213	\$1,322	\$39,212	\$165,371
705.0	\$91,623	\$33,213	\$42,350	\$30,863	\$198,049
706.0	\$91,623	\$33,213	\$42,350	\$47,428	\$214,614
707.0	\$91,623	\$33,213	\$44,875	\$48,523	\$218,234



801.0         \$62,375         \$43,805         \$41,655         \$30,863         \$178,698           802.0         \$62,375         \$43,805         \$2,035         \$30,863         \$139,079           803.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           804.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           805.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           806.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           807.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           807.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           808.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           808.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0	708.0	\$91,623	\$33,213	\$44,875	\$48,877	\$218,588
802.0 \$62,375 \$43,805 \$2,035 \$30,863 \$139,079 803.0 \$62,375 \$43,805 \$2,035 \$102,553 \$210,769 804.0 \$62,375 \$43,805 \$2,035 \$102,553 \$210,769 805.0 \$62,375 \$43,805 \$2,035 \$102,553 \$210,769 806.0 \$62,375 \$43,805 \$2,035 \$102,553 \$210,769 807.0 \$62,375 \$43,805 \$2,035 \$102,553 \$210,769 808.0 \$62,375 \$43,805 \$2,035 \$42,746 \$150,962 808.0 \$62,375 \$43,805 \$2,035 \$42,746 \$150,962 808.0 \$62,375 \$43,805 \$2,035 \$42,746 \$150,962 901.0 \$25,972 \$60,713 \$88 \$102 \$86,875 902.0 \$25,972 \$60,713 \$88 \$102 \$86,875 903.0 \$25,972 \$60,713 \$88 \$102 \$86,875 904.0 \$25,972 \$60,713 \$88 \$102 \$49,109 1002.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1004.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1004.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1005.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1006.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1100.0 \$2,920 \$13,114 \$2,909 \$102 \$19,045 1100.0 \$2,920 \$13,114 \$2,909 \$102 \$19,045 1100.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1108.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$48,93		¢62.275	\$42.00E	¢41.655	¢20.962	¢179.609
803.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           804.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           805.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           806.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           807.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$49,109           1001.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905			• •			,
804.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           805.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           806.0         \$62,375         \$43,805         \$2,035         \$12,553         \$210,769           807.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$48,6875           903.0         \$25,972         \$60,713         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905		. ,		. ,	•	
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806.0         \$62,375         \$43,805         \$2,035         \$102,553         \$210,769           807.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905         \$88 <td>804.0</td> <td></td> <td>\$43,805</td> <td></td> <td></td> <td>*</td>	804.0		\$43,805			*
807.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$849,109           1002.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1004.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1005.0         \$15,014         \$33,905         \$88	805.0	\$62,375	\$43,805	\$2,035	\$102,553	\$210,769
808.0         \$62,375         \$43,805         \$2,035         \$42,746         \$150,962           901.0         \$25,972         \$60,713         \$88         \$102         \$86,875           902.0         \$25,972         \$60,713         \$88         \$102         \$86,875           903.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$86,875           904.0         \$25,972         \$60,713         \$88         \$102         \$49,109           1001.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1002.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1004.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1005.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1006.0         \$15,014         \$33,905         \$88         \$102         \$49,109           1006.0         \$15,014         \$33,905         \$88,05	806.0	\$62,375	\$43,805	\$2,035	\$102,553	\$210,769
\$88.0   \$62,375   \$43,805   \$2,035   \$42,746   \$150,962	807.0	\$62,375	\$43,805	\$2,035	\$42,746	\$150,962
901.0   \$25,972   \$60,713   \$88   \$102   \$86,875     902.0   \$25,972   \$60,713   \$88   \$102   \$86,875     903.0   \$25,972   \$60,713   \$88   \$102   \$86,875     904.0   \$25,972   \$60,713   \$88   \$102   \$86,875     904.0   \$25,972   \$60,713   \$88   \$102   \$86,875     904.0   \$25,972   \$60,713   \$88   \$102   \$86,875     1001.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1002.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1003.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1004.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1005.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1006.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1006.0   \$15,014   \$33,905   \$88   \$102   \$49,109     1006.0   \$15,014   \$33,905   \$88,705   \$102   \$57,726     1007.0   \$15,014   \$33,905   \$87,705   \$102   \$57,726     1007.0   \$15,014   \$33,905   \$88,705   \$102   \$57,726     1007.0   \$15,014   \$33,905   \$88,705   \$102   \$57,726     1101.0   \$2,920   \$13,114   \$2,909   \$102   \$19,045     1102.0   \$2,920   \$13,114   \$1,701   \$102   \$48,937     1104.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1105.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1106.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1107.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1108.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1109.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1109.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1100.0   \$34,019   \$13,114   \$1,701   \$102   \$48,937     1110.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1111.0   \$34,019   \$13,114   \$2,517   \$102   \$48,937     1120.0   \$68,059   \$37,004   \$-\$   \$-\$   \$105,063     1201.0   \$68,059   \$37,004   \$-\$   \$-\$   \$105,063     1201.0   \$68,059   \$37,004   \$-\$   \$-\$		\$62,375	\$43,805	\$2,035	\$42,746	\$150,962
902.0 \$25,972 \$60,713 \$88 \$102 \$86,875  903.0 \$25,972 \$60,713 \$88 \$102 \$86,875  904.0 \$25,972 \$60,713 \$88 \$102 \$86,875  904.0 \$25,972 \$60,713 \$88 \$102 \$86,875  1001.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1002.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1003.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1004.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1005.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1005.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1006.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1006.0 \$15,014 \$33,905 \$88 \$102 \$49,109  1006.0 \$15,014 \$33,905 \$8,705 \$102 \$57,726  1007.0 \$15,014 \$33,905 \$8,705 \$102 \$57,726  1101.0 \$2,920 \$13,114 \$2,909 \$102 \$19,045  1102.0 \$2,920 \$13,113 \$2,909 \$102 \$19,045  1103.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1104.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1105.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1108.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937  1110.0 \$34,019 \$13,104 \$1,701 \$102 \$48,937  1100.0 \$68,059 \$68,757 \$25,093 \$- \$105,063  1201.0 \$68,059 \$37,004 \$- \$- \$- \$105,063  1202.0 \$68,059 \$37,004 \$- \$- \$- \$105,063  1203.0 \$68,059 \$37,004 \$- \$- \$- \$105,063  1204.0 \$68,059 \$37,004 \$- \$- \$- \$105,063  1205.0 \$68,059 \$37,004 \$- \$- \$- \$105,063	000.0	·	· ·	·	·	· · · · · · · · · · · · · · · · · · ·
903.0 \$25,972 \$60,713 \$88 \$102 \$86,875  904.0 \$25,972 \$60,713 \$88 \$102 \$86,875  1001.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1002.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1003.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1004.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1005.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1005.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1006.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1006.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1007.0 \$15,014 \$33,905 \$88 \$102 \$49,109 1006.0 \$15,014 \$33,905 \$8,705 \$102 \$57,726 1007.0 \$15,014 \$33,905 \$8,705 \$102 \$57,726 1101.0 \$2,920 \$13,114 \$2,909 \$102 \$19,044 1103.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1104.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1105.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1106.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1108.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$1,701 \$102 \$48,937 1109.0 \$34,019 \$13,114 \$2,517 \$102 \$49,753 1110.0 \$34,019 \$13,114 \$2,517 \$102 \$49,753 1111.0 \$34,019 \$13,294 \$88 \$102 \$47,504 1113.0 \$34,019 \$13,294 \$88 \$102 \$47,504 1120.0 \$68,059 \$37,004 \$5 \$5. \$105,063 1202.0 \$68,059 \$37,004 \$5 \$5. \$105,063 1202.0 \$68,059 \$37,004 \$5 \$5. \$105,063 1203.0 \$68,059 \$37,004 \$5 \$5. \$105,063 1204.0 \$68,059 \$37,004 \$5 \$5. \$105,063	901.0	\$25,972	\$60,713	\$88	\$102	\$86,875
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904.0   \$25,972   \$60,713   \$88   \$102   \$86,875			•		\$102	
1001.0	903.0					
1002.0	904.0	\$25,972	\$60,713	\$88	\$102	\$86,875
1002.0						
1003.0		· · · · · · · · · · · · · · · · · · ·				· ·
1004.0		· · · · · · · · · · · · · · · · · · ·	-		•	
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1007.0		· · · · · · · · · · · · · · · · · · ·	·		•	· ·
1101.0         \$2,920         \$13,114         \$2,909         \$102         \$19,045           1102.0         \$2,920         \$13,113         \$2,909         \$102         \$19,044           1103.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1104.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$2,517         \$102         \$48,937           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,14 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
1102.0         \$2,920         \$13,113         \$2,909         \$102         \$19,044           1103.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1104.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           111.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           111.0         \$34,019         \$13,114	1007.0	\$15,014	\$33,903	\$8,705	\$102	\$57,720
1102.0         \$2,920         \$13,113         \$2,909         \$102         \$19,044           1103.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1104.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           111.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           111.0         \$34,019         \$13,114	1101.0	\$2,920	\$13,114	\$2,909	\$102	\$19,045
1103.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1104.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           111.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,114         \$1,701         \$102         \$49,753           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004 <td></td> <td>\$2,920</td> <td>\$13,113</td> <td>\$2,909</td> <td>\$102</td> <td>\$19,044</td>		\$2,920	\$13,113	\$2,909	\$102	\$19,044
1104.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$48,286		\$34,019	\$13,114	\$1,701	\$102	\$48,937
1105.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004		\$34,019	\$13,114	\$1,701	\$102	\$48,937
1106.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1107.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$		\$34,019	\$13,114	\$1,701	\$102	\$48,937
1108.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1109.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,09		\$34,019	\$13,114	\$1,701	\$102	\$48,937
1109.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259		\$34,019	\$13,114	\$1,701		\$48,937
1110.0         \$34,019         \$13,114         \$2,517         \$102         \$49,753           1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1108.0		\$13,114	·		,
1111.0         \$34,019         \$13,114         \$1,701         \$102         \$48,937           1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1109.0		\$13,114		\$102	,
1112.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1110.0					
1113.0         \$34,019         \$13,294         \$88         \$102         \$47,504           1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1111.0					
1201.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1202.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1112.0					· ·
1201.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1113.0	\$34,019	\$13,294	\$88	\$102	\$47,504
1201.0         \$68,059         \$68,757         \$25,093         \$-         \$161,908           1203.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259		110.000				
1202.0         \$68,059         \$48,286         \$6,026         \$-         \$122,370           1204.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1205.0         \$68,059         \$37,004         \$-         \$-         \$105,063           1301.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259           1302.0         \$81,409         \$68,757         \$25,093         \$-         \$175,259	1201.0			•		
1203.0     \$68,059     \$37,004     \$-     \$-     \$105,063       1205.0     \$68,059     \$37,004     \$-     \$-     \$105,063       1301.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259       1302.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259	1202.0		· ·			· ·
1204.0     \$68,059     \$37,004     \$-     \$105,063       1301.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259       1302.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259	1203.0		· ·	· ·		· ·
1205.0     \$68,059     \$37,004     \$-     \$-     \$105,063       1301.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259       1302.0     \$81,409     \$68,757     \$25,093     \$-     \$175,259	1204.0	\$68,059	\$37,004	· · · · · · · · · · · · · · · · · · ·	\$-	\$105,063
1301.0 \$81,409 \$68,757 \$25,093 \$- \$175,259		\$68,059	\$37,004	\$-	\$-	\$105,063
1301.0 \$81,409 \$68,757 \$25,093 \$- \$175,259						
1302.0 \$81,409 \$68,757 \$25,093 \$- \$175,259	1301.0	\$81,409	\$68,757	\$25,093	\$-	\$175,259
1 404 400 1 107 501		\$81,409	\$68,757	\$25,093	\$-	· ·
1303.0 \$81,409 \$37,004 \$- \$- \$118,414	i	\$81,409	\$37,004	\$-	\$-	\$118,414



1304.0	\$81,409	\$48,286	\$6,026	\$-	\$135,721
<u>.</u>			<u>.                                      </u>		
1401.0	\$81,409	\$68,757	\$25,093	\$-	\$175,259
1402.0	\$81,409	\$37,004	\$-	\$-	\$118,414
1403.0	\$81,409	\$37,004	\$-	\$-	\$118,414
1404.0	\$81,409	\$37,004	\$-	\$-	\$118,414
1405.0	\$81,409	\$37,004	\$-	\$-	\$118,414
<u>.</u>			<u>.                                      </u>		
1501.0	\$27,412	\$13,294	\$29,394	\$102	\$70,203
1502.0	\$27,412	\$13,294	\$29,394	\$102	\$70,203
1600.1	\$15,014	\$33,905	\$8,529	\$102	\$57,550
1600.2	\$15,014	\$33,905	\$17,146	\$102	\$66,167
1600.3	\$31,240	\$17,856	\$8,529	\$102	\$57,727
1600.4	\$31,240	\$17,856	\$8,529	\$102	\$57,727
1600.5	\$31,240	\$17,856	\$8,529	\$102	\$57,727
1600.6	\$31,240	\$17,857	\$8,529	\$102	\$57,728
1600.7	\$37,492	\$17,534	\$8,529	\$102	\$63,657
1600.8	\$37,492	\$17,534	\$57,140	\$16,255	\$128,421

<sup>\*</sup> The levy amounts represent the rate per hectare.



# **APPENDIX A: OFFSITE LEVY AREAS AND STAGING**

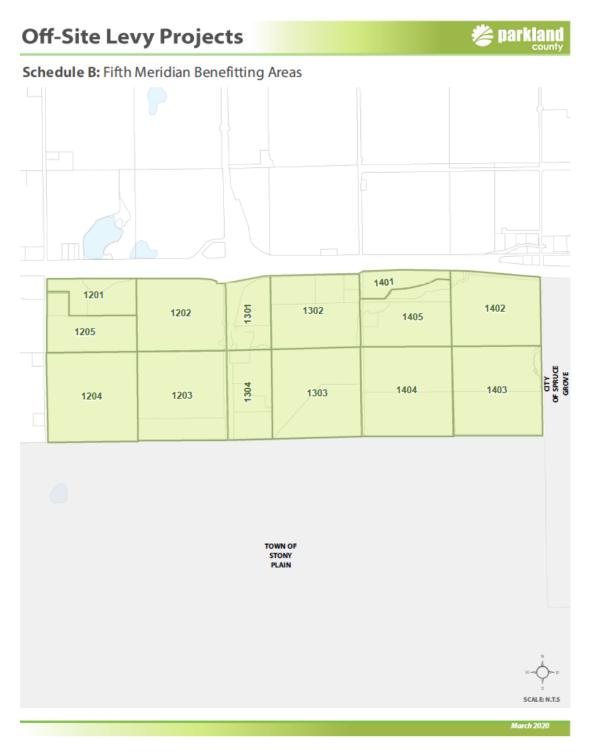
# A1. Offsite Levy Areas

The County is parsed into 123 offsite levy areas, as shown in the maps below The offsite levy areas take into consideration existing/planned infrastructure basins (i.e., transportation, water, sanitary, and stormwater basins) as well as natural and man-made barriers (e.g., rivers, highways, railways, etc.). All offsite levy infrastructure costs are allocated to one or more areas.

Offsite Levy Areas







Total net development area, the amount of land available for development across all offsite levy areas, is approximately **4095 net hectares.** In calculating net development area, only those lands remaining to be developed that have not previously paid offsite levies have been considered (as required by legislation/regulation). Further, allowances have been made to net development area calculations for environmental reserves, municipal reserves, and road right of way (highway/arterial/collector).



# Offsite Levy Net Development Area

Area Ref. #	Development Area Location	Land Use	Gross Area (ha.)	Environmental Reserves (ha.)	Sub-total	Municipal Reserves	Arterial Right of Way	Net Development Area (ha.)
101.0	Acheson Zone 1 (W1/2 of 8-53-26)	Commercial / Industrial	16.08	-	16.08	-		16.08
102.0	Acheson Zone 1 (E1/2 of 8-53-26)	Commercial / Industrial	54.86	-	54.86	=	0.70	54.16
103.0	Acheson Zone 1 (NW9-53-26)	Commercial / Industrial	8.11	-	8.11	-	0.10	8.01
103.1	Acheson Zone 1 (NW9-53-26)	Commercial / Industrial	22.04	-	22.04	-	0.20	21.84
104.0	Acheson Zone 1 (NE9-53-26)	Commercial / Industrial	-	-	-	-	-	-
104.1	Acheson Zone 1 (NE9-53-26)	Commercial / Industrial	4.05	-	4.05	=	-	4.05
105.0	Acheson Zone 1 (SE9-53-26)	Commercial / Industrial	12.70	-	12.70	=	0.12	12.58
105.1	Acheson Zone 1 (SE9-53-26)	Commercial / Industrial	2.67	-	2.67	-	0.12	2.55
106.0	Acheson Zone 1 (SW9-53-26)	Commercial / Industrial	-	-	-	-	-	-
107.0	Acheson Zone 1 Osborne Acres et al	Residential	68.59	-	68.59	-	-	68.59
108.0	Acheson Zone 1 (W1/2 of 5-53-26) - North of Railway	Commercial / Industrial	65.08	29.15	35.93	=	0.94	34.99
109.0	Acheson Zone 1 (NE5-53-26)	Commercial / Industrial	59.41	22.89	36.52	=	-	36.52
110.0	Acheson Zone 1 (SW4-53-26)	Commercial / Industrial	-	-	-	-	-	-
111.0	Acheson Zone 1 (SE4-53-26)	Commercial / Industrial	15.65	-	15.65	-	-	15.65
111.1	Acheson Zone 1 (SE4-53-26)	Commercial / Industrial	8.51	-	8.51	-	0.55	7.97
201.0	Acheson Zone 2 (NW10-53-26)	Commercial / Industrial	-	-	-	-	-	-
201.1	Acheson Zone 2 (NW10-53-26)	Commercial / Industrial	-	-	-	-	-	-
202.0	Acheson Zone 2 (NE10-53-26)	Commercial / Industrial	-	-	-	-	-	-
203.0	Acheson Zone 2 (Pt. NW11-53-26)	Commercial / Industrial	51.12	-	51.12	-	0.56	50.56
204.0	Acheson Zone 2 (NE11-53-26)	Commercial / Industrial	52.89	-	52.89	-	0.56	52.33
205.0	Acheson Zone 2 (SE11-53-26)	Commercial / Industrial	64.00	1.20	62.80	-	-	62.80
206.0	Acheson Zone 2 (SW11-53-26)	Commercial / Industrial	64.60	-	64.60	-	-	64.60
207.0	Acheson Zone 2 (Pt. SE10-53-26)	Commercial / Industrial	23.02	-	23.02	-	-	23.02
208.0	Acheson Zone 2 (SW10-53-26)	Commercial / Industrial	4.00	-	4.00	-	-	4.00
208.1	Acheson Zone 2 (SW10-53-26)	Commercial / Industrial	7.30	-	7.30	-	1.99	5.31
301.0	Acheson Zone 3 (SW5-53-26) - South of Railway	Commercial / Industrial	8.20	-	8.20	-	1.51	6.69
302.0	Acheson Zone 3 (SE5-53-26)	Commercial / Industrial	-	-	-	-	-	-
302.1	Acheson Zone 3 (SE5-53-26)	Commercial / Industrial	-	-	-	-	-	-
303.0	Acheson Zone 3 (SW4-53-26)	Commercial / Industrial	-	-	-	-	-	-
304.0	Acheson Zone 3 (SE4-53-26)	Commercial / Industrial	-	-	-	-	-	-
401.0	Acheson Zone 4 (NW3-53-26) - South of Railway	Commercial / Industrial	-	-	-	-	_	-
401.1	Acheson Zone 4 (NW3-53-26) - South of Railway	Commercial / Industrial	-	-	-	-	_	
402.0	Acheson Zone 4 (NE3-53-26) - South of Railway	Commercial / Industrial	41.64	-	41.64	-	1.61	40.03
403.0	Acheson Zone 4 (NW2-53-26) - South of Railway	Commercial / Industrial	59.54	-	59.54	_	3.22	56.32
404.0	Acheson Zone 4 (NE2-53-26) - South of Railway	Commercial / Industrial	60.27	-	60.27	=	3.22	57.05
405.0	Acheson Zone 4 (SE2-53-26)	Commercial / Industrial	61.70	-	61.70	=	24.28	37.42
406.0	Acheson Zone 4 (SW2-53-26)	Commercial / Industrial	59.26	0.50	58.76	=	-	58.76
407.0	Acheson Zone 4 (SE3-53-26)	Commercial / Industrial	56.89	-	56.89	-	1.61	55.28
408.0	Acheson Zone 4 (SW3-53-26)	Commercial / Industrial	30.13	-	30.13	-	16.20	13.93
408.1	Acheson Zone 4 (SW3-53-26)	Commercial / Industrial	-	-	-	-	-	-



Area Ref. #	Development Area Location	Land Use	Gross Area (ha.)	Environmental Reserves (ha.)	Sub-total	Municipal Reserves	Arterial Right of Way	Net Development Area (ha.)
501.0	Acheson Zone 5 (NW32-52-26)	Commercial / Industrial	63.26	-	63.26	-	1.57	61.69
502.0	Acheson Zone 5 (NE32-52-26)	Commercial / Industrial	4.04	-	4.04	-	-	4.04
502.1	Acheson Zone 5 (NE32-52-26)	Commercial / Industrial	4.05	-	4.05	-	-	4.05
503.0	Acheson Zone 5 (NW33-52-26)	Commercial / Industrial	34.17	-	34.17	-	-	34.17
503.1	Acheson Zone 5 (NW33-52-26)	Commercial / Industrial	-	-	-	-	-	-
504.0	Acheson Zone 5 (NE33-52-26)	Commercial / Industrial	18.65	-	18.65	-	-	18.65
504.1	Acheson Zone 5 (NE33-52-26)	Commercial / Industrial	33.42	-	33.42	-	-	33.42
505.0	Acheson Zone 5 (SE33-52-26)	Commercial / Industrial	64.14	-	64.14	-	9.75	54.39
506.0	Acheson Zone 5 (SW33-52-26)	Commercial / Industrial	61.97	-	61.97	-	1.09	60.88
507.0	Acheson Zone 5 (SE32-52-26)	Commercial / Industrial	-	-	-	-	-	-
508.0	Acheson Zone 5 (SW32-52-26)	Commercial / Industrial	64.70	-	64.70	-	0.40	64.30
601.0	Acheson Zone 6 (NW34-52-26)	Commercial / Industrial	53.54	-	53.54	-	-	53.54
602.0	Acheson Zone 6 (NE34-52-26)	Commercial / Industrial	60.23	-	60.23	-	4.89	55.34
603.0	Acheson Zone 6 (NW35-52-26)	Commercial / Industrial	62.30	3.70	58.60	-	3.22	55.38
604.0	Acheson Zone 6 (NE35-52-26)	Commercial / Industrial	53.11	-	53.11	-	0.56	52.55
605.0	Acheson Zone 6 (SE35-52-26)	Commercial / Industrial	64.75	-	64.75	1	1.40	63.35
606.0	Acheson Zone 6 (SW35-52-26)	Commercial / Industrial	63.88	-	63.88	1	0.16	63.72
607.0	Acheson Zone 6 (SE34-52-26)	Commercial / Industrial	64.72	-	64.72	1	1.11	63.61
608.0	Acheson Zone 6 (SW34-52-26)	Commercial / Industrial	57.14	5.03	52.11	-	3.58	48.53
701.0	Acheson Zone 7 (NW29-52-26)	Commercial / Industrial	64.75	12.88	51.87	-	2.54	49.33
702.0	Acheson Zone 7 (NE29-52-26)	Commercial / Industrial	64.34	-	64.34	-	4.56	59.78
703.0	Acheson Zone 7 (NW28-52-26)	Commercial / Industrial	64.68	-	64.68	-	0.20	64.48
704.0	Acheson Zone 7 (NE28-52-26)	Commercial / Industrial	61.73	-	61.73	-	3.71	58.02
705.0	Acheson Zone 7 (SE28-52-26)	Commercial / Industrial	61.46	-	61.46	-	61.46	-
706.0	Acheson Zone 7 (SW28-52-26)	Commercial / Industrial	64.01	-	64.01	-	17.79	46.22
707.0	Acheson Zone 7 (SE29-52-26)	Commercial / Industrial	64.23	-	64.23	-	1.54	62.69
708.0	Acheson Zone 7 (SW29-52-26)	Commercial / Industrial	64.79	-	64.79	-	2.42	62.37
801.0	Acheson Zone 8 (NW27-52-26)	Commercial / Industrial	56.85	-	56.85	-	3.13	53.72
802.0	Acheson Zone 8 (NE27-52-26)	Commercial / Industrial	63.95	-	63.95	-	4.60	59.35
803.0	Acheson Zone 8 (NW26-52-26)	Commercial / Industrial	64.75	-	64.75	-	3.23	61.52
804.0	Acheson Zone 8 (NE26-52-26)	Commercial / Industrial	64.90	-	64.90		3.29	61.61
805.0	Acheson Zone 8 (SE26-52-26)	Commercial / Industrial	64.02	-	64.02	-	32.38	31.64
806.0	Acheson Zone 8 (SW26-52-26)	Commercial / Industrial	64.35	-	64.35	1	0.04	64.31
807.0	Acheson Zone 8 (SE27-52-26)	Commercial / Industrial	63.62	-	63.62	-	1.27	62.35
808.0	Acheson Zone 8 (SW27-52-26)	Commercial / Industrial	59.82	-	59.82	-	59.82	-
901.0	Big Lake West (W1/2 of 17-53-26)	Residential	93.56	18.40	75.16	7.52	-	67.64
902.0	Big Lake West (E1/2 of 17-53-26)	Residential	69.47	52.19	17.28	1.73	-	15.55
903.0	Big Lake West (N1/2 of 16-53-26)	Residential	8.41	-	8.41	0.84	-	7.57
904.0	Big Lake West (S1/2 of 16-53-26)	Residential	78.77	-	78.77	7.88	-	70.89



Area Ref. #	Development Area Location	Land Use	Gross Area (ha.)	Environmental Reserves (ha.)	Sub-total	Municipal Reserves	Arterial Right of Way	Net Development Area (ha.)
1001.0	Big Lake East (Pt. W1/2 of 15-53-26)	Residential	36.60	11.09	25.51	2.55	-	22.96
1002.0	Big Lake East (NE15-53-26)	Residential	55.69	19.19	36.50	3.65	-	32.85
1003.0	Big Lake East (NW14-53-26)	Residential	62.17	4.71	57.46	5.75	-	51.71
1004.0	Big Lake East (S1/2 of 23 & NE14-53-26)	Residential	-	-	-	-	-	-
1005.0	Big Lake East (SE14-53-26)	Residential	22.50	4.40	18.10	1.81	-	16.29
1006.0	Big Lake East (SW16-53-26)	Residential	24.42	0.58	23.84	2.38	-	21.46
1007.0	Big Lake East (Pt. SE15-53-26)	Residential	30.76	3.51	27.25	2.73	-	24.53
1101.0	Acheson West (SW18-53-26)	Commercial / Industrial	48.16	-	48.16	-	-	48.16
1102.0	Acheson West (SE18-53-26)	Commercial / Industrial	44.17	-	44.17	-	-	44.17
1103.0	Acheson West (Sec.7-53-26)	Commercial / Industrial	31.83	-	31.83	-	-	31.83
1104.0	Acheson West (NE12-53-27)	Commercial / Industrial	64.34	2.70	61.64	-	-	61.64
1105.0	Acheson West (SE12-53-27)	Commercial / Industrial	64.33	_	64.33	-	-	64.33
1106.0	Acheson West (NE1-53-27)	Commercial / Industrial	64.34	14.07	50.27	-	-	50.27
1107.0	Acheson West (NW6-53-26)	Commercial / Industrial	64.35	-	64.35	-	-	64.35
1108.0	Acheson West (NE6-53-26)	Commercial / Industrial	64.35	-	64.35	-	-	64.35
1109.0	Acheson West (SE6-53-26) - North of Railway	Commercial / Industrial	25.80	-	25.80	-	-	25.80
1110.0	Acheson West (SW6-53-26) - North of Railway	Commercial / Industrial	39.25	-	39.25	-	-	39.25
1111.0	Acheson West (SE1-53-27) - North of Railway	Commercial / Industrial	41.27	9.37	31.90	-	-	31.90
1112.0	Acheson West (SW6-53-26) - South of Railway	Commercial / Industrial	11.04	-	11.04	-	-	11.04
1113.0	Acheson West (SE6-53-26) - South of Railway	Commercial / Industrial	31.97	-	31.97	-	0.02	31.95
1201.0	Fifth Meridian (NW12-53-1) - North of Watercourse	Commercial / Industrial	20.74	3.92	16.82	-	-	16.82
1202.0	Fifth Meridian (NE12-53-1)	Commercial / Industrial	50.51	6.00	44.51	-	_	44.51
1203.0	Fifth Meridian (SE12-53-1)	Commercial / Industrial	62.52	1.60	60.92	-	_	60.92
1204.0	Fifth Meridian (SW12-53-1)	Residential	64.75	6.70	58.05	5.81	_	52.25
1205.0	Fifth Meridian (NW12-53-1) - South of Watercourse	Residential	30.45	9.44	21.01	2.10	_	18.91
1301.0	Fifth Meridian (NW12-53-28)	Commercial / Industrial	17.60	_	17.60		_	17.60
1302.0	Fifth Meridian (NE12-53-28)	Commercial / Industrial	51.75	3.62	48.13	_	-	48.13
1303.0	Fifth Meridian (SE12-53-28)	Commercial / Industrial	64.21	2.75	61.46	_	_	61.46
1304.0	Fifth Meridian (SW12-53-28)	Commercial / Industrial	27.66	-	27.66	-	_	27.66
1401.0	Fifth Meridian (NW7-53-27) - North of watercourse	Commercial / Industrial	14.44	-	14.44	_	_	14.44
1402.0	Fifth Meridian (NE7-53-27)	Residential	49.19	7.22	41.97	4.20	_	37.77
1403.0	Fifth Meridian (SE7-53-27)	Residential	64.75	24.28	40.47	4.05	_	36.42
1404.0	Fifth Meridian (SW7-53-27)	Residential	64.36	0.60	63.76	6.38	-	57.38
1405.0	Fifth Meridian (NW7-53-27) - South of watercourse	Residential	34.36	-	34.36	-	-	34.36
1501.0	Acheson West (NW31-52-26)	Commercial / Industrial	61.92	4.00	57.92	_	_	57.92
1502.0	Acheson West (NE31-52-26)	Commercial / Industrial	62.32	-	62.32		16.20	46.12
1600.1	Big Lake East (Lot 1 & 2, Plan 4149TR in SW15-53-26)	Residential	39.82	-	39.82	3.98	2.31	33.53
1600.1	Big Lake East (Pt. SE15-53-26)	Residential	30.45	_	30.45	3.05	0.62	26.79
1600.2	Acheson Zone 2 (Pt. NW11-53-26)	Commercial / Industrial	2.41	-	2.41	-	0.62	2.41
1600.3	Acheson Zone 2 (Pt. SE10-53-26 and Pt. NE3-53-26 N of F		25.93	-	25.93		-	25.93
1600.4	Acheson Zone 2 (Pt. NW2-53-26 North of Rail)	Commercial / Industrial	5.06	-	5.06		-	5.06
1600.6	Acheson Zone 2 (Pt. NE2-53-26 North of Rail)	Commercial / Industrial	0.76		0.76		-	0.76
1600.7	Acheson Zone 4 (Plan 9624108 in NE3-53-26)	Commercial / Industrial	8.10	-	8.10		-	8.10
1600.7	Acheson Zone 4 (Lot 2, Plan 0722672 in SW3-53-26)	Commercial / Industrial	0.10		6.10		-	-
1000.0	710100011 Z0110 4 (L0t 2, 1 Idil 0122012 III 0110-30-20)	Total	4,754.24	285.69	4.468.55	66.38	306.34	4,095.83



### Summary of Offsite Levy Net Development Area

Description	ha.
Gross Development Area	4,754.24
Less Environment Reserve	285.69
Less Municipal Reserve	66.38
Less ROW Allowance	306.34
Net Development Area	4,095.83

\*Note: 1 Hectare (ha.) =  $\sim$ 2.47 Acres

Net development area definitions will be applied in determining offsite levy obligations of developers on application for subdivision or development within the County. Net development area is defined as follows:

- Gross Area The area of lands to be developed in hectares that have not previously paid an offsite levy.
  - o Less: Any environmental reserves (undevelopable land) contained within the development area.
  - Less: A 10% allowance for Municipal Reserves (As applicable per County Policy C-
  - Less: Highway/Arterial/Collector road right of way that bisects the development lands.
- Equals: Net Developable Area, which is the area subject to offsite levies.

# A2. Development Staging

A rate planning period of 25-years underpins the offsite levy model and rate calculations. Many municipalities use this planning period as it provides a reasonable timeframe to recoup the costs associated with offsite levy infrastructure construction, and it aligns with the timeframes of many municipal capital planning and construction cycles.

Of the 4,095 net hectares of development area available across all offsite levy development areas, approximately 243.54 hectares (5.9%) have been developed to date, and County Planners estimate that approximately 1,926 ha. (47.0%) will develop during the next 25-years (2021 – 2045, the rate planning period) as shown in the tables below.

Summary of Anticipated Development during the 25-year Rate Planning Period

Description	Ha.	
Developed Since Model Created	243.54	5.9%
Developed In Next 25 Years	1,926.35	47.0%
Developed Beyond 25 Years	1,925.94	47.0%
Net Development Area	4,095.83	



# Anticipated Development During the 25-year Rate Planning Period

	Area																									
Area Ref. #	Developed in	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Arca Noi. #	Next 25 years (Net ha.)	2021	2022	2023	2024	2020	2020	2027	2020	2023	2000	2001	2002	2000	2004	2000	2000	2007	2000	2000	2040	2041	2042	2043	2044	2043
101.0	16.080	-	-	-	-	-	-	-	-	-	-	-	16.08		-	-	-	-	-	-	-	-	-	-	-	-
102.0	54.160	-	-	-	-	14.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39.91	-
103.0 103.1	8.010 21.840	-	-	4.09	4.00	-	13.89	-	-	-	4.01 3.86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103.1	21.040	-	-	4.09	-	-	- 13.09	-	-	-	3.00	-	-		-	-	-	-	-	-	-	-	-		-	-
104.1	4.050	-	-	-	-	-	-	-	-	-	-	-	-	-	-		4.05	-	-	-	-	-	-	-	-	-
105.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
106.0 107.0	-	-	-	-	-		-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
108.0	34.990	-	-	-	-	-	-	-	34.99	-	-	-	-		-	-	-	-		-	-			-	-	-
109.0	29.640	-		29.64	-	-	-	-	-	-	-	-	-	-	-		-	-	-			-	-	-	-	-
110.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
111.0	10.400	-	-	-	-	-	-	-	-	1.14	-	-	-	-	-	-	-	-	9.26	-	-	-	-	-	-	-
111.1 201.0	7.965	-	-	-	-	-	-	-	-	2.68	-	-	-	-	-	-	-	-	5.29	-	-	-	-	-	-	-
201.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
203.0	28.660	24.66	-	-	-	-	-	-	-	-	-	-	-	-	4.00	-	-	-	-	-	-	-	-	-	-	-
204.0 205.0	52.330 48.100	-	-	- 40.40	22.07	-	-	-	30.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206.0	30.000	-	-	48.10	-	-	-	-	-			-	30.00	-	-	-	-	-		-	-	-		-	-	-
207.0	4.790	-	-	-	-	4.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208.0	4.000	-	-	-	-	-	-	-	-	-	-	4.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208.1	5.310	-	-	-	-		-	-	-	-	-	5.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-
301.0 302.0	6.140	-	-	-	-	6.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
302.0	-	-	-	-	-	-	-	-	-		-	-	-		-	-	-	-		-	-				-	-
303.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
304.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
401.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
401.1 402.0	40.030	-	-	-	-		-	-	-	-	-	-	-		-	-	-	-	-	-	40.03	-	-	-	-	-
403.0	56.320	-	-	-	56.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
404.0	57.050	-		-	-	-	-	-	-	-	-	-	-	-	-		-	-	-			57.05	-	-	-	-
405.0	37.420	-	-	-	-	-	-	-	-	-	-	37.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-
406.0 407.0	58.760 55.280	-	-	-	-	27.64	-	-	29.38	-	-	-	-	-	-	-	27.64	-	29.38	-	-	-	-	-	-	-
407.0	13.930	-	-	-	13.12	27.04	-	-	-		-		0.81		-	-	- 27.04		-	-	-			-	-	-
408.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
501.0	47.060	-	-	47.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
502.0	4.040	-	-	-	-	-	4.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
502.1 503.0	4.050	-	-	-	-	-	4.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
503.0	-	-	-	-	-			-				-			-	-	-			-	-	-			-	-
504.0	5.063	-	-	-	-	-	-	-	-	5.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
504.1	10.020	-		-	-	-	-	-	-	10.02	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-
505.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
506.0 507.0	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
507.0	64.300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32.15	-		-	-	-	-		-	-	32.15
601.0	53.540	-	-	26.77	-	-	-	-	26.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
602.0	52.120	-		-	-	-	52.12	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
603.0	55.380	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	55.38	-	-
604.0	5.890	-	-	-	-	-	-	-	-	-	5.89	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
605.0 606.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
607.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
608.0	45.310	-	-	30.38	-	-	14.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Area Ref. #	Area Developed in Next 25 years	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
701.0	(Net ha.)	-					-			-																
701.0	56.560	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	56.56	-	-	-	-	-	-
703.0	55.790	55.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
705.0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
706.0 707.0	46.220 61.810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46.22	-	-	-	-	-	- 04.04	-	-	-
707.0	61.810	-		-	-		-	-	<del>-</del> -	-	-	-	-		-	-	<u> </u>	-	-	-	-		61.81	-	-	-
801.0	53.630	-		-	-	-	-	-	-		-	-	-	-	-	-	-	53.63	-	-	-	-	-	-	-	-
802.0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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807.0	-	-	-	-	-	-	-	-		-	-	-		-	-	-	-	-	-	-	_	-	-	-	-	-
808.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901.0	67.640	-	-	-	-	-	28.62	-	-	-	-	-	-	27.45	-	-	-	-	-	-	-	11.57	-	-	-	-
902.0	15.550	-	-	-	-	-	-	-	-	-	5.85	-	-	-	-	-	-	-	9.70	-	-	-	-	-	-	-
903.0 904.0	7.569 30.350	-	30.35	-	5.75	-	-	-	1.82	-	-	-	-	-	-	-	-	-	-		-		-	-	-	-
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1,004.0		-		-	-	-	-	-	-			-				-		-	-	-	-		-	-		-
1,005.0	12.520 21.460	-	-	7.61	-	-	-	-	-	-	-	-	10.73	-	-	-	-	-	-	-	- 40.05	-	-	-	1.79	-
1,006.0 1,007.0	24.525	-	-	7.01	-		-	15.73		-	-	-	-	-	-	8.80	-	-	-	-	13.85		-	-		-
1,101.0	48.160	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48.16
1,102.0	44.170	-	-	-	-	-	-	-	-	-	-	-	-	44.17	-	-	-	-	-	-	-	-	-	-	-	-
1,103.0	-	-		-	-	-	-	-	-		-	-				-	-	-	-	-	-		-	-	-	
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1,303.0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,304.0	27.660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27.66	-	-	-	-	-	-	-
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1,404.0	-	-	-	-	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-
1,405.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,501.0	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
1,502.0	23.060	-	-	-	-	-	-	-		-	-	14.70	-	-	-	-	-	-	-	10.02	-	-	-	-	-	23.06
1,600.1 1,600.2	33.528 9.710	-	-	-	-	-	-	-		-	-	14.70	-	-	-	9.71	-	-	-	18.83	-	-	-	-	-	-
1,600.2	2.410	-	-	-	-	2.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-
1,600.4	25.930	-	-	-		-	-	-		-	-	-	-	25.93		-	-	-	-	-			-	-		-
1,600.5		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.6	0.760 8.100	-	-	0.76	-	-		-	-	-	-	-	-	-	-	- :	-	-			8.10		-	-	-	-
1,600.7 1,600.8	8.100	-	-	-	-	-	-	-		-	-	-	-	-	-	-		-	-	-	8.10	-	-	-	-	-
1,000.0	1,926.34	80.45	30.35	194.41	101.26	55.23	117.65	31.43	123.22	18.90	19.61	75.56	57.62	97.55	4.00	95.17	77.91	53.63	117.61	75.39	61.98	68.62	168.35	55.38	41.70	103.37



# **APPENDIX B: WATER OFFSITE INFRASTRUCTURE**

### **B1. Water Offsite Infrastructure Costs**

To support future growth, water offsite infrastructure is required. The estimated cost of this infrastructure is based upon: (a) actual construction costs to the cut-off date, (b) debenture interest associated with financing, and (c) future cost estimates. Total cost is approximately \$139.83 million as outlined in the table below. Actual costs, infrastructure staging, and cost estimates were provided by County Engineering staff. It is important to note that these costs represent "gross" costs, of which only a portion will go to support future development during the 25-year review period. The remainder of this section outlines how the "net" costs for future development are determined.

### Summary of Water Offsite Infrastructure

Item	Project Description	Со	Cost of mpleted Work	Debe	nture Interest	W	imated Cost of ork Yet to be Completed	Total Project stimated Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$	5,579,679	\$	-	\$	120,000	\$ 5,699,679
2	Zone 3 Pump Upgrade	\$	-	\$	-	\$	-	\$ -
3	Zone 3 Pump Upgrade	\$	-	\$	-	\$	-	\$ -
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$	-	\$	-	\$	9,630,000	\$ 9,630,000
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$	-	\$	-	\$	12,000,000	\$ 12,000,000
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$	-	\$	-	\$	3,246,986	\$ 3,246,986
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$	1,579,772	\$	-	\$	2,048,141	\$ 3,627,913
8	Big Lakes East Water Mains	\$	96,587	\$	-	\$	7,514,370	\$ 7,610,957
9	Big Lakes West Water Mains	\$	-	\$	-	\$	7,600,163	\$ 7,600,163
10	Zone 3 Water Mains	\$	-	\$	-	\$	102,128	\$ 102,128
11	5th Meridian - Supply Line From Regional Line	\$	-	\$	-	\$	3,240,100	\$ 3,240,100
12	5th Meridian - Water Reservoir	\$	-	\$	-	\$	7,800,000	\$ 7,800,000
13	5th Meridian (Area A) - Water Mains	\$	-	\$	-	\$	2,496,100	\$ 2,496,100
14	5th Meridian (Area B) - Water Mains	\$	-	\$	-	\$	4,069,000	\$ 4,069,000
15	5th Meridian (Area C) - Water Mains	\$	-	\$	-	\$	6,429,900	\$ 6,429,900
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$	-	\$	-	\$	10,244,036	\$ 10,244,036
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$	272,702	\$	74,981	\$	-	\$ 347,683
18	Acheson Big Lake Water Servicing Study Update - 2020	\$	-	\$	-	\$	50,875	\$ 50,875
19	Zone 4 Water Mains	\$	-	\$	-	\$	4,637,453	\$ 4,637,453
20	Zone 5 Water Mains	\$	6,396,196	\$	505,790	\$	2,476,980	\$ 9,378,967
21	Zone 6 Water Mains	\$	-	\$	-	\$	5,358,893	\$ 5,358,893
22	Zone 7 Water Mains	\$	307,874	\$	130,258	\$	5,921,905	\$ 6,360,037
23	Zone 8 Water Mains	\$	-	\$	-	\$	3,986,685	\$ 3,986,685
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$	-	\$	-	\$	16,635,000	\$ 16,635,000
25	New PRVs (x9)	\$	-	\$	-	\$	1,546,875	\$ 1,546,875
26	Acheson Big Lake Water Servicing Study Update - 2025	\$	-	\$	-	\$	50.875	\$ 50,875
27	Acheson Big Lake Water Servicing Study Update - 2030	\$	-	\$	-	\$	50.875	\$ 50,875
28	Acheson Big Lake Water Servicing Study Update - 2035	\$	-	\$	-	\$	50,875	\$ 50,875
29	Acheson Big Lake Water Servicing Study Update - 2040	\$	-	\$	-	\$	50,875	\$ 50,875
30	Zone 5 & 7 East-West Distribution Main	\$	1,522,631	\$	645,749	\$	1,197,156	3,365,536
31	Zone 6 & 8 East-West Distribution Main	\$	245,079		103,929	\$	2,069,213	2,418,221
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$	-	\$	-	\$	1,742,749	\$ 1,742,749
		\$	16,000,520	\$	1,460,708	\$	122,368,206	\$ 139,829,434

<sup>\*</sup>Costs are based on 2020 estimates and include engineering costs and contingencies.



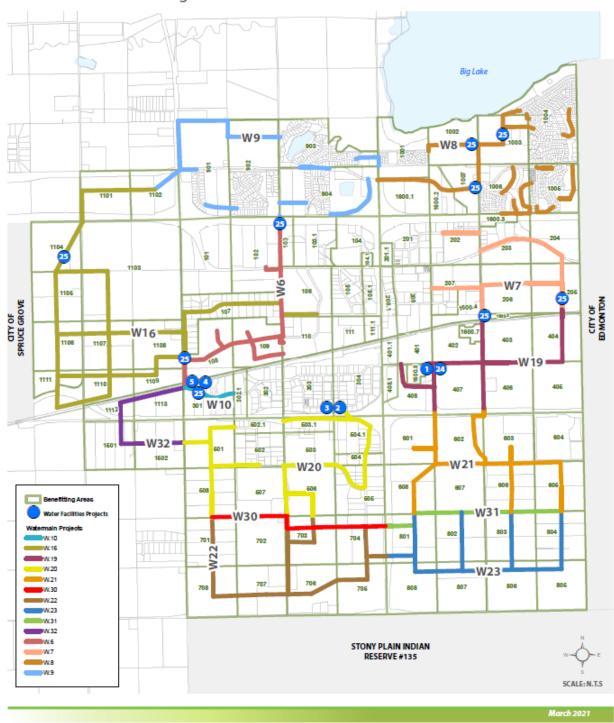
A map showing the location of the water offsite infrastructure is shown below.

Location of Water Offsite Infrastructure

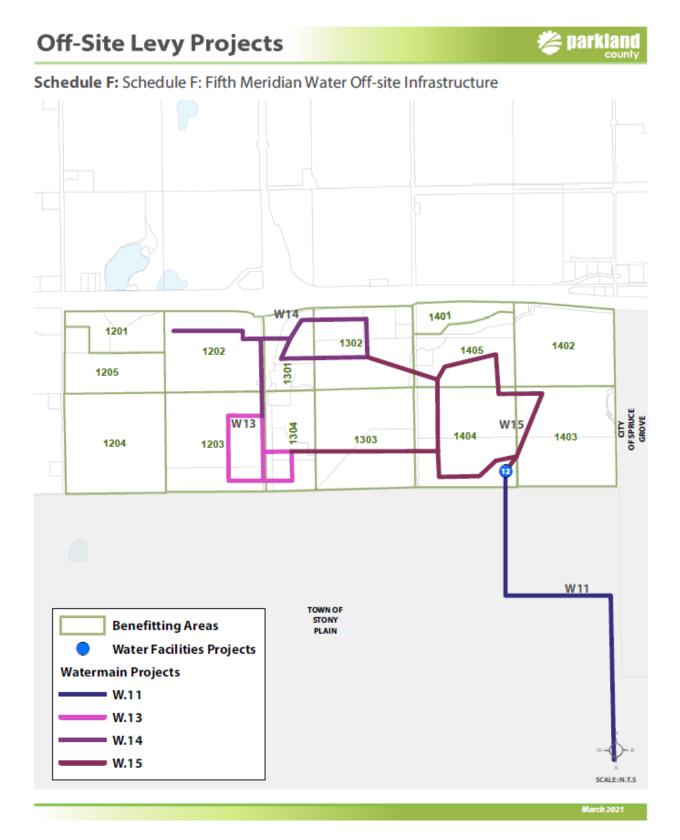
# **Off-Site Levy Projects**



# Schedule E: Acheson/Big Lake Water Off-Site Infrastructure









### B2. Water Offsite Infrastructure Grants & Contributions to Date

The Municipal Government Act enables the County to allocate the costs of offsite infrastructure to future development, other than those costs that have been provided by way of special grant or contribution (i.e., contributed infrastructure). Parkland County has/will receive \$2.89 million in special grants and contributions for water offsite levy infrastructure as shown in the table below (note, if the County receives other grants or contributions in the future, it will be reflected in one of the annual updates and rates adjusted accordingly). The result is that the total reduced project cost is \$136.94 million.

#### Special Grants and Contributions for Water Offsite Infrastructure

Item	Project Description	1	otal Project Estimated Cost	s	pecial Provincial Grants	Developer Agreement Contributions	Other Contribution	s	duced Project timated Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$	5,699,679	\$	-	\$ -	\$	-	\$ 5,699,679
	Zone 3 Pump Upgrade	\$	-	\$	-	\$ -	\$	-	\$ -
	Zone 3 Pump Upgrade	\$	-	\$	-	\$ -	\$	-	\$ -
	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$	9,630,000	\$	-	\$ 34,123	\$	-	\$ 9,595,877
	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$	12,000,000	\$	-	\$ -	\$	-	\$ 12,000,000
	Zone 1 Water Mains (Near future, long term, and ultimate)	\$	3,246,986	\$	-	\$ 2,654	\$	-	\$ 3,244,332
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$	3,627,913	\$	-	\$ 785,460	\$	-	\$ 2,842,453
	Big Lakes East Water Mains	\$	7,610,957		-	\$ -	\$	-	\$ 7,610,957
9	Big Lakes West Water Mains	\$	7,600,163	\$	-	\$ -	\$	-	\$ 7,600,163
10	Zone 3 Water Mains	\$	102,128	\$	-	\$ -	\$	-	\$ 102,128
11	5th Meridian - Supply Line From Regional Line	\$	3,240,100	\$	-	\$ -	\$	-	\$ 3,240,100
12	5th Meridian - Water Reservoir	\$	7,800,000	\$	-	\$ -	\$	-	\$ 7,800,000
13	5th Meridian (Area A) - Water Mains	\$	2,496,100	\$	-	\$ -	\$	-	\$ 2,496,100
14	5th Meridian (Area B) - Water Mains	\$	4,069,000	\$	-	\$ -	\$	-	\$ 4,069,000
15	5th Meridian (Area C) - Water Mains	\$	6,429,900	\$	-	\$ -	\$	-	\$ 6,429,900
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$	10,244,036	\$	-	\$ -	\$	-	\$ 10,244,036
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$	347,683	\$	-	\$ 21,811	\$	-	\$ 325,872
18	Acheson Big Lake Water Servicing Study Update - 2020	\$	50,875	\$	-	\$ -	\$	-	\$ 50,875
19	Zone 4 Water Mains	\$	4,637,453	\$	-	\$ -	\$	-	\$ 4,637,453
20	Zone 5 Water Mains	\$	9,378,967	\$	-	\$ 2,049,130	\$	-	\$ 7,329,836
21	Zone 6 Water Mains	\$	5,358,893	\$	-	\$ -	\$	-	\$ 5,358,893
22	Zone 7 Water Mains	\$	6,360,037	\$	-	\$ -	\$	-	\$ 6,360,037
23	Zone 8 Water Mains	\$	3,986,685	\$	-	\$ -	\$	-	\$ 3,986,685
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$	16,635,000	\$		\$ -	\$	-	\$ 16,635,000
25	New PRVs (x9)	\$	1,546,875	\$	-	\$ -	\$	-	\$ 1,546,875
	Acheson Big Lake Water Servicing Study Update - 2025	\$	50,875	\$	-	\$ -	\$	-	\$ 50,875
27	Acheson Big Lake Water Servicing Study Update - 2030	\$	50,875	\$	-	\$ -	\$	-	\$ 50,875
28	Acheson Big Lake Water Servicing Study Update - 2035	\$	50,875	\$	-	\$ -	\$	-	\$ 50,875
29	Acheson Big Lake Water Servicing Study Update - 2040	\$	50,875	\$	-	\$ -	\$	-	\$ 50,875
30	Zone 5 & 7 East-West Distribution Main	\$	3,365,536	\$	-	\$ -	\$	-	\$ 3,365,536
	Zone 6 & 8 East-West Distribution Main	\$	2,418,221	\$	-	\$ -	\$	-	\$ 2,418,221
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$	1,742,749	\$	-	\$ -	\$	-	\$ 1,742,749
		\$	139,829,434	\$	-	\$ 2,893,178	\$		\$ 136,936,256



# **B3.** Water Infrastructure Staging

The timing of construction is used to determine the impact of inflation on cost, the impact of forecast reserve balances, and the estimate of financial oversizing (described in Section B4). The County anticipates construction of offsite infrastructure as outlined in the table below. Note, if this schedule is adjusted in the future, it will be reflected in one of the County's annual rate/bylaw updates.

#### Water Infrastructure Staging

Item	Project Description	Year of Construction
1	Zone 4 Reservoir Expansion (9000m3)	2020
2	Zone 3 Pump Upgrade	
3	Zone 3 Pump Upgrade	
	Zone 3 New West Acheson Park Reservoir 9000m3 &	2038
	Pumphouse	
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	2044
6	Zone 1 Water Mains (Near future, long term, and ultimate)	2020
	Zone 2 Water Mains (Near future, long term, and ultimate)	2020
8	Big Lakes East Water Mains	2025
9	Big Lakes West Water Mains	2022
10	Zone 3 Water Mains	2023
11	5th Meridian - Supply Line From Regional Line	2033
12	5th Meridian - Water Reservoir	2033
13	5th Meridian (Area A) - Water Mains	2036
14	5th Meridian (Area B) - Water Mains	2033
15	5th Meridian (Area C) - Water Mains	2033
16	Acheson Area 11 Water Mains (Near future, long term, and	2044
	ultimate)	
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	2014
18	Acheson Big Lake Water Servicing Study Update - 2020	2020
19	Zone 4 Water Mains	2022
20	Zone 5 Water Mains	2032
21	Zone 6 Water Mains	2021
22	Zone 7 Water Mains	2021
	Zone 8 Water Mains	2035
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir)	2055
	17,270m3 & Pumphouse	
25	New PRVs (x9)	2032
	Acheson Big Lake Water Servicing Study Update - 2025	2025
	Acheson Big Lake Water Servicing Study Update - 2030	2030
	Acheson Big Lake Water Servicing Study Update - 2035	2035
	Acheson Big Lake Water Servicing Study Update - 2040	2040
30	Zone 5 & 7 East-West Distribution Main	2032
	Zone 6 & 8 East-West Distribution Main	2020
32	West Acheson South Water Distribution Mains (1501, 1502,	2043
	1112, 1113)	

<sup>\*</sup>The share of projects constructed beyond the 25-year review period are not included in rates today (see financial oversizing in next section).

# B4. Water Offsite Infrastructure Benefiting Parties

The water offsite infrastructure previously outlined will benefit various parties to varying degrees as determined by County staff. Four potential benefiting parties were identified including:

- Parkland County a portion of the water infrastructure which is required to service existing residents/businesses.
- Other Stakeholders other parties (such as neighboring municipalities) that benefit from the infrastructure.
- Parkland County Future Development (Financial Oversizing) that portion of cost which benefits future development beyond the 25-year review period.
- Parkland County Future Development (In Rates) all growth-related infrastructure (i.e., levyable water infrastructure costs) during the 25-year rate planning period.

The table below outlines the allocation of water offsite levy infrastructure costs to benefiting parties. Project allocations were determined by County staff.

<sup>\*\*</sup>Project costs were inflated by 2% per annum for the first 3 years, and 3% per annum thereafter to the year of construction.

<sup>\*\*\*</sup>A blank year (if any) represents a project which has been combined with another project, costs have been removed from the model, or project has been completed.



### Allocation of Water Infrastructure to Benefiting Parties

Item	Project Description	Reduced Project Estimated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	Zone 4 Reservoir Expansion (9000m3)	\$ 5,699,679			0.0%	100.0%
2	Zone 3 Pump Upgrade	\$ -			0.0%	100.0%
3	Zone 3 Pump Upgrade	\$ -			0.0%	100.0%
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ 9,595,877			68.0%	32.0%
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 12,000,000			92.0%	8.0%
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 3,244,332			0.0%	100.0%
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 2,842,453			0.0%	100.0%
8	Big Lakes East Water Mains	\$ 7,610,957			16.0%	84.0%
9	Big Lakes West Water Mains	\$ 7,600,163			4.0%	96.0%
	Zone 3 Water Mains	\$ 102,128			8.0%	92.0%
	5th Meridian - Supply Line From Regional Line	\$ 3,240,100			48.0%	52.0%
12	5th Meridian - Water Reservoir	\$ 7,800,000			48.0%	52.0%
13	5th Meridian (Area A) - Water Mains	\$ 2,496,100			60.0%	40.0%
14	5th Meridian (Area B) - Water Mains	\$ 4,069,000			48.0%	52.0%
15	5th Meridian (Area C) - Water Mains	\$ 6,429,900			48.0%	52.0%
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$ 10,244,036			92.0%	8.0%
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 325,872	6.6%		0.0%	93.4%
18	Acheson Big Lake Water Servicing Study Update - 2020	\$ 50,875			0.0%	100.0%
19	Zone 4 Water Mains	\$ 4,637,453			4.0%	96.0%
20	Zone 5 Water Mains	\$ 7,329,836			44.0%	56.0%
21	Zone 6 Water Mains	\$ 5,358,893			0.0%	100.0%
22	Zone 7 Water Mains	\$ 6,360,037			0.0%	100.0%
23	Zone 8 Water Mains	\$ 3,986,685			56.0%	44.0%
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 16,635,000			100.0%	0.0%
25	New PRVs (x9)	\$ 1,546,875			44.0%	56.0%
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ 50,875			16.0%	84.0%
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ 50,875			36.0%	64.0%
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ 50,875			56.0%	44.0%
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ 50,875			76.0%	24.0%
30	Zone 5 & 7 East-West Distribution Main	\$ 3,365,536			44.0%	56.0%
31	Zone 6 & 8 East-West Distribution Main	\$ 2,418,221			0.0%	100.0%
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 1,742,749			88.0%	12.0%
		\$ 136,936,256				

<sup>\*\*</sup>Financial oversizing is determined by separating out the pro rata portion of developer cost beyond the 25-year review period, in comparison with the anticipated year of construction. In future, as the 25-year review period moves further out these additional developer costs will gradually be included in future rate calculations.

# B5. Existing Receipts & Adjusted Levy Cost

Using the offsite levy share percentages shown in the previous section and applying those percentages to project costs results in an offsite levy cost of approximately \$70.49 million. However, prior to allocating these costs to benefiting areas, existing offsite levy receipts collected from developers need to be considered in determining the residual/net costs to developers. The County has collected \$2.92 million in water offsite levies to date. This results in an adjusted offsite levy cost of approximately \$67.58 million.



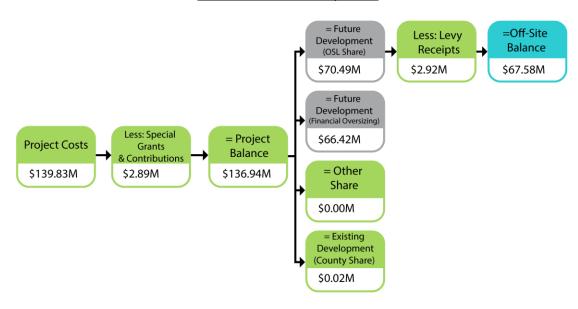
# Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	L / Developer Cost	Uı	Offsite Levy unds Collected nder Old Bylaw #52-2003	Fu S	Offsite Levy ands Collected starting Jan 1, 2013	Adjusted eveloper (Levy) Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$ -,,		<u> </u>	\$	91,225	\$ 5,608,454
2	Zone 3 Pump Upgrade	\$ -	\$	-	\$	405	\$ (405)
3	Zone 3 Pump Upgrade	\$ -	\$	-	\$	405	\$ (405)
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$	\$	1,063,780.82	\$	21,430	1,985,470
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 960,000		-	\$	279,731	\$ 680,269
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 3,244,332		123,287.03	\$	98,793	\$ 3,022,252
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 2,842,453		-	\$	17,634	\$ 2,824,819
- 8	Big Lakes East Water Mains	\$ 6,393,204		-	\$	93,929	\$ 6,299,275
9	Big Lakes West Water Mains	\$ 7,296,156		36,223.72	\$	-	\$ 7,259,932
10	Zone 3 Water Mains	\$ 93,957		-	\$	-	\$ 93,957
11	5th Meridian - Supply Line From Regional Line	\$ 1,684,852		-	\$	-	\$ 1,684,852
12	5th Meridian - Water Reservoir	\$ 4,056,000		-	\$	-	\$ 4,056,000
13	5th Meridian (Area A) - Water Mains	\$ 998,440		-	\$	-	\$ 998,440
14	5th Meridian (Area B) - Water Mains	\$ 2,115,880		-	\$	-	\$ 2,115,880
15	5th Meridian (Area C) - Water Mains	\$ 3,343,548		-	\$	-	\$ 3,343,548
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$ 819,523		-	\$	-	\$ 819,523
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 304,345		211,318	\$	4,714	\$ 88,313
18	Acheson Big Lake Water Servicing Study Update - 2020	\$ 50,875		-	\$	467	\$ 50,408
19	Zone 4 Water Mains	\$ 4,451,954		-	\$	-	\$ 4,451,954
20	Zone 5 Water Mains	\$ 4,104,708		-	\$	-	\$ 4,104,708
21	Zone 6 Water Mains	\$ 5,358,893	\$	-	\$	-	\$ 5,358,893
22	Zone 7 Water Mains	\$ 6,360,037	\$	-	\$	813,613	\$ 5,546,424
23	Zone 8 Water Mains	\$ 1,754,141	\$	-	\$	-	\$ 1,754,141
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ -	\$	-	\$	11,033	\$ (11,033)
25	New PRVs (x9)	\$ 866,250	\$	-	\$	34,279	\$ 831,971
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ 42,735	\$	-	\$	368	\$ 42,367
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ 32,560	\$	-	\$	268	\$ 32,292
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ 22,385	\$	-	\$	168	\$ 22,217
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ 12,210	\$	-	\$	69	\$ 12,141
30	Zone 5 & 7 East-West Distribution Main	\$ 1,884,700		-	\$	13,657	\$ 1,871,043
31	Zone 6 & 8 East-West Distribution Main	\$ 2,418,221		-	\$	-	\$ 2,418,221
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 209,130		-	\$	-	\$ 209,130
		\$ 70,491,850		1,434,610	\$	1,482,188	\$ 67,575,052

# B6. Summary of Water Offsite Levy Cost Flow-through

As shown in the figure below, the total cost for water infrastructure that forms the basis of the rate is approximately \$61.68 million. The cost allocations to each benefitting party are based on the benefitting percentages shown in Section B4. The offsite levy balance (due from developers) is allocated to various benefitting areas (as described in the next section).

### Total Water Offsite Levy Costs





# **B7.** Water Infrastructure Benefiting Areas

Net developer costs for each project have been allocated to multiple benefiting offsite levy area (see tables below). Allocations are denoted with a "1" below applicable area numbers. Benefiting areas were determined by County staff. The lands anticipated to develop over the 25-years in each offsite levy benefitting area are used to determine rates.

Benefiting Areas for Water Offsite Infrastructure

		Devel	opmen	t Area			Devel	opmen	t Area			Devel	opmen	t Area			Devel	opmen	nt Area			Devel	opmen	nt Area			Devel	opmen	t Area		
Item	Developer Cost	101.0	102.0	103.0	103.1	104.0	104.1	105.0	105.1	106.0	107.0	108.0	109.0	110.0	111.0	111.1	201.0	201.1	202.0	203.0	204.0	205.0	206.0	207.0	208.0	208.1	301.0	302.0	302.1	303.0	304.0
1	6,451,909	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	(405)	1	1	1	1	1	1	1	1	1				1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1
3	(405)	1	1	1	1	1	1	1	1	1				1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1
4	\$ 1,604,591	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	\$ 200,639	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	\$ 3,022,252	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
7	\$ 2,824,819																1	1	1	1	1	1	1	1	1	1					
8	\$ 5,994,837																														
9	6,955,926																														
10	89,872																										1	1	1	1	1
11	1,555,248																														
12	\$ 3,744,000																														
13	\$ 898,596																														
14	1.953.120																														
15	\$ 3,086,352																														
16	\$ 409,761																														
17	\$ 88.313								1							1		1								1					
18	50,501	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$ 4,266,456																														
20	\$ 3,503,812																														
21	\$ 5,144,537																														
22	\$ 3,579,738																														
23	\$ 1,594,674																														
24	\$ (11,054)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
25	\$ 771,517	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
26	\$ 40,407	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
27	\$ 30,313	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
28	\$ 20,219	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
29	\$ 10,125	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
30	\$ 1,356,685																														
31	\$ 2,298,560																														
32	\$ 139,420																														
	\$ 61,675,334																														



			Devel	onmei	nt Area			Devel	onmor	nt Area			Devel	opmer	t Area			Devel	opmen	t Area			Devel	opmen	of Area			Devel	opmen	t Area	
	[	Developer																													
Item		Cost	401.0	401.1	402.0	403.0	404.0	405.0	406.0	407.0	408.0	408.1	501.0	502.0	502.1	503.0	503.1	504.0	504.1	505.0	506.0	507.0	508.0	601.0	602.0	603.0	604.0	605.0	606.0	607.0	608.0
1	\$	6,451,909	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	\$	(405)	1	1	1					1	1	1		1	1	1	1	1	1	1	1	1									
3	\$	(405)	1	1	1					1	1	1		1	1	1	1	1	1	1	1	1									
4	\$	1,604,591	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	\$	200,639	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	\$	3,022,252																													
7	\$	2,824,819																													
8	\$	5,994,837																													
9	\$	6,955,926																													
10	\$	89,872																													
11	\$	1,555,248																													
12	\$	3,744,000																													
13	\$	898,596																													
14	\$	1,953,120																													
15	\$	3,086,352																													
16	\$	409,761																													
17	\$	88,313																													
18	\$	50,501	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$	4,266,456	1	1	1	1	1	1	1	1	1	1																			
20	\$	3,503,812											1	1	1	1	1	1	1	1	1	1	1								
21	\$	5,144,537																						1	1	1	1	1	1	1	1
22	\$	3,579,738																													
23	\$	1,594,674																													
24	\$	(11,054)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
25	\$	771,517	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
26	\$	40,407	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
27	\$	30,313	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
28	\$	20,219	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
29	\$	10,125	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
30	\$	1,356,685											1	1	1	1	1	1	1	1	1	1	1								
31	\$	2,298,560																						1	1	1	1	1	1	1	1
32	\$	139,420																													
	\$	61,675,334																													

				Devel	opmer	t Area			Devel	opmer	nt Area			Devel	opmen	t Area			Devel	opmen	t Area			Devel	opmer	t Area			Devel	opmer	nt Area		
Item		Developer	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	902.0	903.0	904.0	1001.0	1002.0	1003.0	1004.0	1005.0	1006.0	1007.0	1101.0	1102.0	1103.0	1104 0
		Cost																															
2		6,451,909	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3		(405)																	1	1	1	1	1	1	1	1	1	1	1		1		
4	\$	1,604,591																															
	ı.		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	\$	200,639	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	\$	3,022,252																															
7	\$	2,824,819																															
8	\$	5,994,837																					1	1	1	1	1	1	1				
9	\$	6,955,926																	1	1	1	1											
10		89,872																															
11		1,555,248																															
12		3,744,000																															
13		898,596																															
14		1,953,120																															
15		3,086,352																															
16	Ľ	409,761																												1	1	1	1
17		88,313																															
18	\$	50,501	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$	4,266,456																															
20		3,503,812																															
21		5,144,537																															
22		3,579,738	1	1	1	1	1	1	1	1																							
23		1,594,674									1	1	1	1	1	1	1	1															
24	\$	(11,054)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
25		771,517	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
26	\$	40,407	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
27	\$	30,313	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
28	\$	20,219	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
29	\$	10,125	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
30	\$	1.356.685	1	1	1	1	1	1	1	1																							
31		2.298.560	_					Ė			1	1	1	1	1	1	1	1															
32		139,420																															
_	\$	61,675,334																															



		ī	Develo	opmer	nt Area			Devel	opmer	nt Area			Devel	opmer	t Area			Devel	opmer	t Area			Devel	opmen	t Area			Devel	opmen	t Area			Devel	opmen	t Area
	Develope																																	ri - r	
Item	Cost		1105.0	1106.0	1107.0	1108.0	1109.0	1110.0	1111.0	1112.0	1113.0	1201.0	1202.0	1203.0	1204.0	1205.0	1301.0	1302.0	1303.0	1304.0	1401.0	1402.0	1403.0	1404.0	1405.0	1501.0	1502.0	1600.1	1600.2	1600.3	1600.4	1600.5	1600.6	1600.7	1600.8
1	\$ 6,451,		1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
2		105)																										1	1	1	1	1		1	1
3		05)																										1	1	1	1	1		1	1
4	\$ 1,604,		1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
5	\$ 200,	639	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
6	\$ 3,022,	252																																	
7	\$ 2,824,	819																												1	1	1	1		
8	\$ 5.994.	337																										1	1						
9	\$ 6,955,	926																																	
10	\$ 89,																																		
11	\$ 1,555,	248										1	1	1	1	1	1	1	1	1	1	1	1	1	1										
12												1	1	1	1	1	1	1	1	1	1	1	1	1	1										
13														1						1															
14													1				1	1			1														
15																						1	1	1	1									$\blacksquare$	
16	,	761	1	1	1	1	1	1	1																										
17																																			
18	, ,,,		1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
19																																		1	1
20	\$ 3,503,																																		
21	\$ 5,144,																																		
22	\$ 3,579,																																		
23																																		$\blacksquare$	
24	\$ (11,0	154)	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
25	\$ 771,	517	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
26	\$ 40,	407	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
27	\$ 30,	313	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
28	\$ 20,	219	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
29	\$ 10,	125	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
30	\$ 1,356,	685																																	
31	\$ 2,298,																																		
32										1	1															1	1								
	\$ 61,675,	334																																	



# B8. Development and Water Infrastructure Staging Impacts

Water offsite infrastructure will be constructed in a staged fashion over the 25-year review period. County Staff have reviewed the availability of offsite levy funds to meet these construction requirements and found that offsite levy reserve funds will not be sufficient to pay for construction of water infrastructure from time to time, therefore front ending of infrastructure will be required. A front-ender is the party that constructs and pays up front for infrastructure that benefits other parties.

To compensate parties for capital they provide in front-ending offsite infrastructure construction, a 2.31% interest allowance has been charged to the reserve when it is forecast to be in a negative balance. Further, a 1.25% interest credit has been provided to the reserve when it is forecast to be in a positive balance.

If necessary, an interest staging adjustment has been applied to rates (slightly positive or slightly negative) to ensure that the forecast reserve balance at the end of the 25-year review period always returns to break-even (i.e., developers are not charged too much thereby providing a windfall to the County, nor are they charged too little thereby placing an unequitable burden on taxpayers).



# **APPENDIX C: SANITARY OFFSITE INFRASTRUCTURE**

# C1. Sanitary Offsite Infrastructure Costs

To support future growth, sanitary offsite infrastructure is required. The estimated cost of this infrastructure is based upon: (a) actual construction costs to the cut-off date, (b) debenture interest associated with financing, and (c) future cost estimates. Total cost is approximately \$65.49 million as outlined in the table below. Actual costs, infrastructure staging, and cost estimates were provided by County Engineering staff. It is important to note that these costs represent "gross" costs, of which only a portion will go to support future development during the 25-year review period. The remainder of this section outlines how the "net" costs for future development are determined.

### Summary of Sanitary Offsite Infrastructure

Item	Project Description	Cost of Completed Work		Debenture Interest		Estimated Cost of Work Yet to be Completed		Total Project Estimated Cost	
1	5th Meridian (Area A) Gravity Main	\$	-	\$	\$	964,600	\$	964,600	
2	5th Meridian (Area B) Gravity Main	\$	-	\$	\$	3,024,580	\$	3,024,580	
3	5th Meridian (Area C) Gravity Main	\$	-	\$ -	69	2,512,510	\$	2,512,510	
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$	-	\$	\$	3,566,185	\$	3,566,185	
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$	-	\$	\$	-	\$	-	
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$	-	\$	\$	447,933	\$	447,933	
7	Acheson Road (Sewer Main Upsizing, etc)	\$		\$ -	69	641,950	\$	641,950	
8	Glowing Embers (Sewer Main Upsizing, etc)	\$	-	\$ -	69	550,000	\$	550,000	
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$		\$ -	\$	550,400	\$	550,400	
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$	5,825,711	\$ -	\$	-	\$	5,825,711	
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$	323,024	\$ 88,816.95	\$	-	\$	411,841	
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$	202,499	\$ 67,666.46	\$	-	\$	270,165	
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$	359,314	\$ 98,795.36	\$	-	\$	458,109	
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$	743,873	\$ -	\$	-	\$	743,873	
15	Leder Development Area (Sewer Main Upsizing, etc)	\$	-	\$	\$	849,397	\$	849,397	
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$	-	\$ -	\$	2,225,100	\$	2,225,100	
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Lifstation (Sewer Main Upsizing, etc)	\$	-	\$ -	\$	4,658,260	\$	4,658,260	
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$	-	\$ -	\$	8,432,475	\$	8,432,475	
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$	-	\$ -	\$	672,900	\$	672,900	
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$	-	\$ -	\$	50,875	\$	50,875	
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$	-	\$	\$	50,875	\$	50,875	
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$	-	\$ -	\$	50,875	\$	50,875	
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$	-	\$	\$	50,875	\$	50,875	
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$	-	\$	\$	50,875	\$	50,875	
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$	-	\$ -	\$	2,590,500	\$	2,590,500	
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$	-	\$	\$	1,811,906	\$	1,811,906	
27	Bevington Trunk Extension Zone 8	\$	-	\$ -	\$	951,844	\$	951,844	
28	Zone 6 Liftstation #1 & Forcemain	\$	-	\$ -	\$	1,724,000	\$	1.724.000	
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$	-	\$ -	\$	3,679,000	\$	3,679,000	
30	Area 15 Liftstation #3 & Forcemain	\$	-	\$	\$	2,004,001	\$	2,004,001	
31	Zone 5 Liftstation #4 & Forcemain	\$	_	\$	\$	1,438,000	\$	1,438,000	
32	Zone 7 Liftstation #6 & Forcemain	\$	-	\$	\$	1,512,000	\$	1,512,000	
33	Zone 8 Liftstation #8 & Forcemain	\$	-	\$	\$	1,384,000	\$	1,384,000	
34	Zone 8 Liftstation #9 & Forcemain	\$	-	\$	\$	1,288,000	\$	1,288,000	
35	Zone 8 Liftstation #10 & Forcemain	\$	_	\$	\$	1,512,000	\$	1,512,000	
36	Zone 6 Liftstation #11 & Forcemain	\$	-	\$	\$	1,512,000	\$	1,512,000	
37	Zone 4 Liftstation #12 & Forcemain	\$	_	\$	\$	1,708,000	\$	1,708,000	
38	Zone 4 Liftstation #13 & Forcemain	\$	-	\$	\$	1,561,000	\$	1,561,000	
39	Zone 7 collector main (Area 701 & 702)	\$	_	\$	\$	480,000	\$	480,000	
40	Zone 7 collector main (Area 706 & 705)	\$	-	\$	\$	320,000	\$	320,000	
41	Zone 6 collector main (Area 604 & 603)	\$	-	\$	\$	358,750	\$	358,750	
42	Zone 2 collector main (Area 205 & 204)	\$	_	\$	\$	169,805	\$	169,805	
43	Zone 2 collector main (Area 205 & 204)	\$	-	\$	\$	511,800	\$	511,800	
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$	-	\$	\$	360,000	\$	360,000	
45	West Big Lake collector main (Area 1102 & 1101)	\$	_	\$	\$	187.500	\$	187,500	
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$	-	\$	\$	1,365,000	\$	1,365,000	
	parameter and the state of the	\$	7,454,421	\$	\$	57,779,769	\$	65,489,468	

<sup>\*</sup>Costs are based on 2020 estimates and include engineering costs and contingencies.



A map showing the location of the sanitary offsite infrastructure is shown below.

**Location of Sanitary Offsite Infrastructure** 

# **Off-Site Levy Projects**



# Schedule I: Acheson/Big Lake Sanitary Off-site Infrastructure





# **Off-Site Levy Projects** 🌽 parkland Schedule J: Fifth Meridian Sanitary Sewer Off-site Infrastructure 1401 SS2 1201 1402 1302 1202 1405 1205 SS1 1404 1403 1303 1203 1204 TOWN OF **Benefitting Areas** Sanitary Sewer Projects SS.1 SS.2 SS.3



# C2. Sanitary Offsite Infrastructure Grants & Contributions to Date

The MGA enables the County to allocate the costs of offsite infrastructure to future development, other than those costs that have been provided by way of special grant or contribution (i.e., contributed infrastructure). Parkland County has/will receive \$2.95 million in special grants and contributions for sanitary offsite levy infrastructure as shown in the table below (note, if the County receives additional grants or contributions in the future, it will be reflected in one of the annual updates and rates adjusted accordingly). The result is that the total reduced project cost is \$62.53 million.

# Special Grants and Contributions for Sanitary Offsite Infrastructure

Item	Project Description	Total Project Estimated Cost	Special Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	5th Meridian (Area A) Gravity Main	\$ 964,600	\$ -		\$ -	\$ 964,600
2	5th Meridian (Area B) Gravity Main	\$ 3,024,580	\$ -		\$ -	\$ 3,024,580
3	5th Meridian (Area C) Gravity Main	\$ 2,512,510	\$ -		\$ -	\$ 2,512,510
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ 3,566,185	\$ -		\$ -	\$ 3,566,185
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$ -		\$ -	\$ -
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ 447,933	\$ -		\$ -	\$ 447,933
7	Acheson Road (Sewer Main Upsizing, etc)	\$ 641,950	\$ -		\$ -	\$ 641,950
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ 550,000	\$ -		\$ -	\$ 550,000
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 550,400	\$ -		\$ -	\$ 550,400
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 5,825,711	\$ -	\$ 2,909,771	\$ -	\$ 2,915,939
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 411,841		\$ 17,478		\$ 394,363
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 270,165		Ψ 17,470	\$ -	\$ 270.165
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 458,109		\$ 25,440	\$ -	\$ 432,669
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873		Ψ 25,440	\$ -	\$ 743,873
15	Leder Development Area (Sewer Main Upsizing, etc)	\$ 849,397			\$ -	\$ 849,397
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 2,225,100			\$ -	\$ 2,225,100
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5	\$ 4,658,260	\$ -		\$ -	\$ 4,658,260
	Lifstation (Sewer Main Upsizing, etc)					
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 8,432,475	\$ -		\$ -	\$ 8,432,475
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 672,900	\$ -	\$ -	\$ -	\$ 672,900
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 50,875	\$ -	\$ -	\$ -	\$ 50,875
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 50,875	\$ -	\$ -	\$ -	\$ 50,875
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 50,875	\$ -	\$ -	\$ -	\$ 50,875
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 50,875	\$ -	\$ -	\$ -	\$ 50,875
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 50,875	\$ -	\$ -	\$ -	\$ 50,875
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 2,590,500	\$ -	\$ -	\$ -	\$ 2,590,500
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 1,811,906	\$ -	\$ -	\$ -	\$ 1,811,906
27	Bevington Trunk Extension Zone 8	\$ 951,844	\$ -	\$ -	\$ -	\$ 951,844
28	Zone 6 Liftstation #1 & Forcemain	\$ 1,724,000	\$ -	\$ -	\$ -	\$ 1,724,000
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 3,679,000	\$ -	\$ -	\$ -	\$ 3,679,000
30	Area 15 Liftstation #3 & Forcemain	\$ 2,004,001	\$ -	\$ -	\$ -	\$ 2,004,001
31	Zone 5 Liftstation #4 & Forcemain	\$ 1,438,000	\$ -	\$ -	\$ -	\$ 1,438,000
32	Zone 7 Liftstation #6 & Forcemain	\$ 1,512,000		\$ -	\$ -	\$ 1,512,000
33	Zone 8 Liftstation #8 & Forcemain	\$ 1,384,000		\$ -	\$ -	\$ 1,384,000
34	Zone 8 Liftstation #9 & Forcemain	\$ 1,288,000		\$ -	\$ -	\$ 1,288,000
35	Zone 8 Liftstation #10 & Forcemain	\$ 1,512,000		\$ -	\$ -	\$ 1,512,000
36	Zone 6 Liftstation #11 & Forcemain	\$ 1,512,000		\$ -	\$ -	\$ 1,512,000
37	Zone 4 Liftstation #12 & Forcemain	\$ 1,708,000		\$ -	\$ -	\$ 1,708,000
38	Zone 4 Liftstation #13 & Forcemain	\$ 1,561,000		\$ -	\$ -	\$ 1,561,000
39	Zone 7 collector main (Area 701 & 702)	\$ 480,000		\$ -	\$ -	\$ 480,000
40	Zone 7 collector main (Area 701 & 702)	\$ 320,000		\$ -	\$ -	\$ 320,000
41	Zone 6 collector main (Area 604 & 603)	\$ 358,750		\$ -	\$ -	\$ 358,750
42	Zone 2 collector main (Area 205 & 204)	\$ 169,805		\$ -	\$ -	\$ 169,805
43	Zone 2 collector main (Area 205 & 206)	\$ 511,800		\$ -	\$ -	\$ 511,800
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ 360,000		\$ -	\$ -	\$ 360,000
45	West Big Lake collector main (Area 1102 & 1101)	\$ 187,500		\$ -	\$ -	\$ 187,500
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 1,365,000		\$ -	\$ -	\$ 1,365,000
	mod 1112/1110 (West Acheson) Linstation #2 & Forcemain	\$ 65,489,468		\$ 2.952.690	\$ -	\$ 62,536,779



# C3. Sanitary Infrastructure Staging

The timing of construction is used to determine the impact of inflation on cost, the impact of forecast reserve balances, and the estimate of financial oversizing (described in Section C4). The County anticipates construction of offsite infrastructure as outlined in the table below. Note, if this schedule is adjusted in the future, it will be reflected in one of the County's annual rate/bylaw updates.

### Sanitary Infrastructure Staging

1	5th Meridian (Area A) Gravity Main	2033
2	5th Meridian (Area B) Gravity Main	2033
3	5th Meridian (Area C) Gravity Main	2033
4	Parkland Business Park (Sewer Main Upsizing, etc)	2044
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	2021
7	Acheson Road (Sewer Main Upsizing, etc)	2023
8	Glowing Embers (Sewer Main Upsizing, etc)	2018
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	2024
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	
14	Bevington Trunk (Oversizing for Acheson Zone 6)	
15	Leder Development Area (Sewer Main Upsizing, etc)	2044
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	2044
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5	-
	Lifstation (Sewer Main Upsizing, etc)	2044
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	2021
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	2022
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	2020
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	2025
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	2030
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	2035
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	2040
25	Atim Creek Gravity Trunk (West Acheson Area 11)	2044
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	2044
27	Bevington Trunk Extension Zone 8	2044
28	Zone 6 Liftstation #1 & Forcemain	2021
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	2021
30	Area 15 Liftstation #3 & Forcemain	2044
31	Zone 5 Liftstation #4 & Forcemain	2021
32	Zone 7 Liftstation #6 & Forcemain	2040
33	Zone 8 Liftstation #8 & Forcemain	2044
34	Zone 8 Liftstation #9 & Forcemain	2044
35	Zone 8 Liftstation #10 & Forcemain	2044
36	Zone 6 Liftstation #11 & Forcemain	2044
37	Zone 4 Liftstation #12 & Forcemain	2026
38	Zone 4 Liftstation #13 & Forcemain	2022
39	Zone 7 collector main (Area 701 & 702)	2037
40	Zone 7 collector main (Area 706 & 705)	2034
41	Zone 6 collector main (Area 604 & 603)	2022
42	Zone 2 collector main (Area 305 & 204)	2022
43	Zone 2 collector main (Area 203 & 204)  Zone 2 collector main (Area 205 & 206)	2022
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	2044
45	West Big Lake collector main (Area 100, 1109, 1110)	2031
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	2044
1 70	Alou 1112/1110 (West Acheson) Linstalion #2 & Forcemain	2077

<sup>\*</sup>The share of projects constructed beyond the 25-year review period are not included in rates today (see financial oversizing in next section).

<sup>\*\*</sup>Project costs were inflated by 2% per annum for the first 3 years, and 3% per annum thereafter to the year of construction.

<sup>\*\*\*</sup>A blank year (if any) represents a project which has been combined with another project, costs have been removed from the model, or project has been completed.



# C4. Sanitary Offsite Infrastructure Benefiting Parties

The sanitary offsite infrastructure previously outlined will benefit various parties to varying degrees as determined by the County's staff. Four potential benefiting parties were identified including:

- Parkland County a portion of the sanitary infrastructure which is required to service existing residents/businesses.
- Other Stakeholders other parties (such as neighboring municipalities) that benefit from the infrastructure.
- Parkland County Future Development (Financial Oversizing) that portion of cost which benefits future development beyond the 25-year review period.
- Parkland County Future Development (In Rates) all growth-related infrastructure (i.e., levyable sanitary infrastructure costs) during the 25-year rate planning period.
- The table below outlines the allocation of sanitary offsite levy infrastructure costs to benefiting parties. Project allocations were determined by County staff.

### Allocation of Sanitary Infrastructure to Benefiting Parties

ltem	Project Description	uced Project imated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	5th Meridian (Area A) Gravity Main	\$ 964,600			48.0%	52.0%
2	5th Meridian (Area B) Gravity Main	\$ 3,024,580			48.0%	52.0%
3	5th Meridian (Area C) Gravity Main	\$ 2,512,510			48.0%	52.0%
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ 3,566,185			92.0%	8.0%
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ 447,933			0.0%	100.0%
7	Acheson Road (Sewer Main Upsizing, etc)	\$ 641,950			8.0%	92.0%
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ 550,000			0.0%	100.0%
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 550,400			12.0%	88.0%
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939			0.0%	100.0%
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 394,363	2.8%		0.0%	97.2%
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 270,165	8.7%		0.0%	91.3%
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 432,669	8.0%		0.0%	92.0%
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873			0.0%	100.0%
15	Leder Development Area (Sewer Main Upsizing, etc)	\$ 849,397			92.0%	8.0%
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 2,225,100			92.0%	8.0%
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Lifstation (Sewer Main Upsizing, etc)	\$ 4,658,260			92.0%	8.0%
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 8,432,475			0.0%	100.0%
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 672,900			4.0%	96.0%
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 50,875			0.0%	100.0%
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 50,875			16.0%	84.0%
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 50,875			36.0%	64.0%
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 50,875			56.0%	44.0%
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 50,875			76.0%	24.0%
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 2,590,500			92.0%	8.0%
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 1,811,906			92.0%	8.0%
27	Bevington Trunk Extension Zone 8	\$ 951,844			92.0%	8.0%
28	Zone 6 Liftstation #1 & Forcemain	\$ 1,724,000			0.0%	100.0%
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 3,679,000			0.0%	100.0%
30	Area 15 Liftstation #3 & Forcemain	\$ 2,004,001			92.0%	8.0%
31	Zone 5 Liftstation #4 & Forcemain	\$ 1,438,000			0.0%	100.0%
32	Zone 7 Liftstation #6 & Forcemain	\$ 1,512,000			76.0%	24.0%
33	Zone 8 Liftstation #8 & Forcemain	\$ 1,384,000			92.0%	8.0%
34	Zone 8 Liftstation #9 & Forcemain	\$ 1,288,000			92.0%	8.0%
35	Zone 8 Liftstation #10 & Forcemain	\$ 1,512,000			92.0%	8.0%
36	Zone 6 Liftstation #11 & Forcemain	\$ 1,512,000			92.0%	8.0%
37	Zone 4 Liftstation #12 & Forcemain	\$ 1,708,000			20.0%	80.0%
38	Zone 4 Liftstation #13 & Forcemain	\$ 1,561,000			4.0%	96.0%
39	Zone 7 collector main (Area 701 & 702)	\$ 480,000			64.0%	36.0%
40	Zone 7 collector main (Area 706 & 705)	\$ 320,000			52.0%	48.0%
41	Zone 6 collector main (Area 604 & 603)	\$ 358,750			4.0%	96.0%
42	Zone 2 collector main (Area 205 & 204)	\$ 169,805			4.0%	96.0%
43	Zone 2 collector main (Area 205 & 206)	\$ 511,800			0.0%	100.0%
44	Area 11 (Atim Road) collector main (Area 108, 1109. 1110)	\$ 360,000			92.0%	8.0%
45	West Big Lake collector main (Area 1102 & 1101)	\$ 187,500			40.0%	60.0%
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 1,365,000			92.0%	8.0%

<sup>\*\*</sup>Financial oversizing is determined by separating out the pro rata portion of developer cost beyond the 25-year review period, in comparison with the anticipated year of construction. In future, as the 25-year review period moves further out these additional developer costs will gradually be included in future rate calculations.



# C5. Existing Receipts & Adjusted Levy Cost

Using the offsite levy share percentages shown in the previous section and applying those percentages to project costs results in an offsite levy cost of approximately \$32.99 million. However, prior to allocating these costs to benefiting areas, existing offsite levy receipts collected from developers need to be considered in determining the residual/net costs to developers. The County has collected \$1.34 million in sanitary offsite levies to date. This results in an adjusted offsite levy cost of approximately \$31.65 million.

Offsite Levy Funds Collected to Date & Adjusted Levy Cost

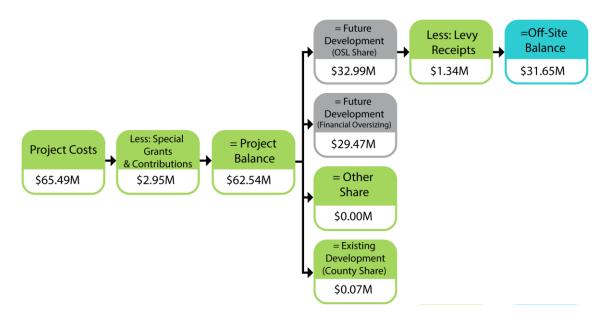
Item	Project Description	L / Developer Cost	ι	Offsite Levy Funds Collected Inder Old Bylaw #52-2003	,	Offsite Levy unds Collected Starting Jan 1, 2013	Adjusted reloper (Levy) Cost
1	5th Meridian (Area A) Gravity Main	\$ 501,592			\$	-	\$ 501,592
2	5th Meridian (Area B) Gravity Main	\$ 1,572,782			\$	-	\$ 1,572,782
3	5th Meridian (Area C) Gravity Main	\$ 1,306,505			\$	-	\$ 1,306,505
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ 285,295			\$	107,411	\$ 177,884
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$		\$	-	\$ -
	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ 447,933	\$		\$	64,718	\$ 383,215
7	Acheson Road (Sewer Main Upsizing, etc)	\$ 590,594			\$	-	\$ 590,594
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ 550,000			\$	339,640	\$ 210,360
	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 484,352	\$	-	\$	-	\$ 484,352
	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939	\$		\$	-	\$ 2,915,939
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 383,447	\$		\$	76,267	\$ 103,894
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 246,661			\$	12,873	\$ 123,737
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 398,268	\$	228,724	\$	83,352	\$ 86,192
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873	\$	-	\$	-	\$ 743,873
15	Leder Development Area (Sewer Main Upsizing, etc)	\$ 67,952	\$	-	\$	-	\$ 67,952
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 178,008	\$	-	\$	73,030	\$ 104,978
	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Lifstation (Sewer Main Upsizing, etc)	\$ 372,661	\$	-	\$	1,585	\$ 371,075
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 8,432,475	\$	-	\$	40,470	\$ 8,392,005
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 645,984	\$	-	\$	-	\$ 645,984
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 50,875			\$	762	\$ 50,113
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 42,735			\$	599	\$ 42,136
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 32,560			\$	437	\$ 32,123
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 22,385	\$	-	\$	274	\$ 22,111
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 12,210	\$	-	\$	112	\$ 12,098
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 207,240	\$	-	\$	-	\$ 207,240
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 144,953	\$	-	\$	-	\$ 144,953
27	Bevington Trunk Extension Zone 8	\$ 76,148	\$	-	\$	-	\$ 76,148
28	Zone 6 Liftstation #1 & Forcemain	\$ 1,724,000	\$	-	\$	-	\$ 1,724,000
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 3,679,000	\$	-	\$	-	\$ 3,679,000
30	Area 15 Liftstation #3 & Forcemain	\$ 160,320	\$	-	\$	-	\$ 160,320
31	Zone 5 Liftstation #4 & Forcemain	\$ 1,438,000	\$	-	\$	-	\$ 1,438,000
32	Zone 7 Liftstation #6 & Forcemain	\$ 362,880	\$	-	\$	-	\$ 362,880
33	Zone 8 Liftstation #8 & Forcemain	\$ 110,720	\$	-	\$	-	\$ 110,720
34	Zone 8 Liftstation #9 & Forcemain	\$ 103,040	\$	-	\$	-	\$ 103,040
35	Zone 8 Liftstation #10 & Forcemain	\$ 120,960	\$	-	\$	-	\$ 120,960
36	Zone 6 Liftstation #11 & Forcemain	\$ 120,960	\$	-	\$	-	\$ 120,960
37	Zone 4 Liftstation #12 & Forcemain	\$ 1,366,400	\$	-	\$	-	\$ 1,366,400
38	Zone 4 Liftstation #13 & Forcemain	\$ 1,498,560	\$	-	\$	-	\$ 1,498,560
39	Zone 7 collector main (Area 701 & 702)	\$ 172,800	\$	-	\$	-	\$ 172,800
40	Zone 7 collector main (Area 706 & 705)	\$ 153,600	\$	-	\$	-	\$ 153,600
41	Zone 6 collector main (Area 604 & 603)	\$ 344,400			\$	-	\$ 344,400
42	Zone 2 collector main (Area 205 & 204)	\$ 163,013			\$	-	\$ 163,013
43	Zone 2 collector main (Area 205 & 206)	\$ 511,800			\$	-	\$ 511,800
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ 28,800			\$	-	\$ 28,800
45	West Big Lake collector main (Area 1102 & 1101)	\$ 112,500			\$	-	\$ 112,500
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 109,200			\$	-	\$ 109,200
	,	\$ 32,994,377			\$	801,530	\$ 31,650,787



# C6. Summary of Sanitary Offsite Levy Cost Flow-through

As shown in the figure below, the total costs for sanitary infrastructure that forms the basis of the rate is approximately **\$27.04 million**. The cost allocations to each benefitting party are based on the benefitting percentages shown in Section C4. The offsite levy balance (due from developers) is allocated to various benefitting areas (as described in the next section).

### Total Sanitary Offsite Levy Costs





# C7. Sanitary Infrastructure Benefiting Areas

Net developer costs for each project have been allocated to multiple benefiting offsite levy area (see tables below). Allocations are denoted with a "1" below applicable area numbers. Benefiting areas were determined by County staff. The lands anticipated to develop over the 25-years in each offsite levy benefitting area are used to determine rates.

# Benefiting Areas for Sanitary Offsite Infrastructure

	Developer		102.0																												
Item	Cost	101.0	102.0	103.0	103.1	104.0	104.1	105.0	105.1	106.0	107.0	108.0	109.0	110.0	111.0	111.1	201.0	201.1	202.0	203.0	204.0	205.0	206.0	207.0	208.0	208.1	301.0	302.0	302.1	303.0	304.0
	\$ 463,008																														
2	\$ 1,451,798																														
3	\$ 1,206,005																														
4	\$ 3,458,774			1	1	1	1		1								1	1							1	1					
5	\$ -																								1	1					
6	\$ 365,298							1		1				1	1																
7	\$ 564,916																														1
8	\$ 210,360																														
9	\$ 462,336																														
																															1
10	\$ 2,915,939																				1										
11	\$ 103,894	1	1	1	1	1	1	1	1	1				1	1	1	1	1							1	1			1		
12	\$ 123,737				1				1							1		1								1					
	\$ 86,192																												1		
14																															
15																															
16																											1	1	1	1	1
	\$ 186,330																														
																															1
18	\$ 2,302,334																														
	\$ 619,068																														
	\$ 50,207	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 40,176	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 30,145	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 20,113	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 10,082	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 103,620											1																			
	\$ 72,476																														
	\$ 38,074																														
	\$ 1,655,040																														
	\$ 3,531,840																														
	\$ 80,160																														
	\$ 1,380,480																														
	\$ 302,400																														
	\$ 55,360																														
34																															
	\$ 60,480																														
	\$ 60,480																														
	\$ 1,298,080																														
	\$ 1,436,120																														
	\$ 153,600																														
	\$ 140,800																														
	\$ 330,050																														
	\$ 156,221																				1	1									
	\$ 491,328																					1	1								
	\$ 14,400											1																			
	\$ 105,000																														
	\$ 54,600																														
	\$ 27,036,794																														_



Item		veloper	401.0	401.1	402.0	403.0	404.0	405.0	406.0	407.0	408.0	408.1	501.0	502.0	502.1	503.0	503.1	504.0	504.1	505.0	506.0	507.0	508.0	601.0	602.0	603.0	604.0	605.0	606.0	607.0	608.0
_		Cost						<del>                                     </del>											1	-					-	1					
1	\$	463,008				<u> </u>		<del>                                     </del>	_					-			_		<b> </b>	-					_	<b> </b>				_	-
		1,451,798				_		<del>                                     </del>	_										<u> </u>	-					_	<u> </u>					
		1,206,005				_			_											-					_						_
		3,458,774				_		<u> </u>	_										<u> </u>	-					_	<u> </u>					_
5	\$	-				_		<del>                                     </del>	_					_			_		<b>I</b>	-					_	<b>I</b>				_	-
7	\$	365,298	-	_							-	-								1											_
	\$	564,916 210,360	1	1		_			_		1	1						_	-	-					_						_
	\$							<del> </del>	_									1	1	1						-					_
9	Ф	462,336																													
10	\$ 2	2,915,939	_			1	1	1	1	-	_			-			-	-		1				-	1					_	
11	\$	103,894	1	1		<del></del>			-		1	1	1	1	1	1	1	1	1	1					-						
	\$	123,737	_	<u> </u>		_					_			<u> </u>	•		<u> </u>		<u> </u>	1											
13	\$	86,192		1								1			1		1		1						_						
	\$	743,873		-													<u> </u>		-					1	1	1	1				1
	\$	33,976											1	1	1												_				_
16	\$	16,104	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1								
	\$	186,330																													
	*	,											1	1	1	1	1	1	1	1	1	1	1								
18	\$ 2	2,302,334																			1										
19	\$	619,068	1	1	1					1	1	1																			
	\$	50,207	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
21	\$	40,176	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
22	\$	30,145	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
23	\$	20,113	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
24	\$	10,082	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
25	\$	103,620																													
	\$	72,476																						1	1	1	1	1	1	1	1
27	\$	38,074																													
28		1,655,040																						1	1						
29		3,531,840																													1
30	\$	80,160																													
		1,380,480											1																		
	\$	302,400																		_					_						
33	\$	55,360																		-											
34	\$	51,520																		-											
	\$	60,480				-														-					<u> </u>			_	4		
36	\$	60,480						-	-											-								1	1		
37		1,298,080				-	-	1	1											$\vdash$											
38	\$ 1 \$	1,436,120 153,600				1	1_													<del>                                     </del>											
	\$	153,600																		-											
	\$	330,050																		$\vdash$						1	1				
42	\$	156,221																		$\vdash$											
	\$	491,328																		$\vdash$											
	\$	14,400																													
45	\$	105,000																													
46	\$	54,600																													
		7,036,794							_																						
	¥ 21	,200,104																													

Item		veloper Cost	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	902.0	903.0	904.0	1001.0	1002.0	1003.0	1004.0	1005.0	1006.0	1007.0	1101.0	1102.0	1103.0	1104.0
1	\$	463,008																															
2	\$ 1	1,451,798																															
3	\$ 1	1,206,005																															
4	\$ 3	3,458,774																														-	
5	\$	-																															
6	\$	365,298																															
7	\$	564,916																															
8	\$	210.360																															
9	\$	462,336																										1	1				
10	<b>\$</b> 2	2,915,939																															
11	\$	103,894																															
12	\$	123,737																															
	\$	86,192																															
14	Š	743,873									1																						
15	S	33,976																															
16	\$	16,104	1	1	1	1	1	1	1	1																							
17	\$	186,330	1	1	1	1	1	1	1	1																							
18	S 2	2.302.334	1	1	1		1	1	1	1																							
19	\$	619.068																															
20	\$	50,207	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
21	Š	40.176	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
22	\$	30.145	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
23	\$	20,113	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
24	\$	10,082	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
25	\$	103,620																												1	1	1	1
26	\$	72,476									1	1	1	1	1	1	1	1															
27	Š	38,074									1	1	1	1	1	1	1	1															
28		1,655,040												Ė	Ė																		
29		3,531,840									1																						
30	\$	80.160																															
31		1,380,480																															
32	\$	302,400							1	1																							
33	S	55,360															1	1															
34	\$	51,520													1	1																	
35	\$	60,480											1	1																			
36	\$	60,480																															
37		1,298,080																															
38		1,436,120																															
39	\$	153,600	1	1																													
40	Š	140,800					1	1																									
41	\$	330,050																															
42	\$	156,221																															
43	S	491,328																															
44	\$	14,400																															
45	\$	105,000																												1	1		
46	S	54.600																															
		7,036,794																															



1 \$ 463,008	
2 \$ 1.451.798	1 1 1 1 1 1 1 1
3 \$ 1.206,005	1 1 1 1 1 1 1 1
4 \$ 3,458,774 \$ 5 \$	1 1 1 1 1 1 1 1
5         S         .	1 1 1 1 1 1 1 1
6 \$ 365,298	1 1 1 1 1 1 1 1
7 \$ 564.916 8 \$ 210.960 9 \$ 462.336 110 \$ 2.915.939 111 \$ 103.894 112 \$ 103.737 113 \$ 86.192 114 \$ 743.873 115 \$ 33.976 116 \$ 16.104 117 \$ 186.330 117 \$ 186.330 118 \$ 6.192 119 \$ 19.50 1	1 1 1 1 1 1 1 1
8 \$ 210,360   9 \$ 462,336   10 \$ 2,915,939   11 \$ 103,894   12 \$ 123,737   13 \$ 86,192   14 \$ 743,873   15 \$ 33,976   16 \$ 16,104   17 \$ 186,330   18 \$ 2,302,334   19 \$ 619,088   20 \$ 50,207   1   1   1   1   1   1   1   1   1	1 1 1 1 1 1 1 1
9 \$ 462,336	1 1 1 1 1 1 1 1
10 \$ 2.915,939	1 1 1 1 1 1 1 1
11 \$ 103,894	1 1
12 \$ 123,737	
13 \$ 86,192	
14 \$ 743,873	
15 \$ 33.976	
16 \$ 16,104	
17 \$ 186,330   18 \$ 2,302,334   19 \$ 619,068   19 \$ 619,068   19 \$ 630,070   1 \$ 1 \$ 1 \$ 1 \$ 1 \$ 1 \$ 1 \$ 1 \$ 1 \$ 1	
B   S   2,302,334	1 1 1
19   \$   619,068	1 1
19   \$   619,068	<del>                                     </del>
20 \$ 50,207 1 1 1 1 1 1 1 1 1 1 1 1 1 2 1 1 1 1 1	<del></del>
21 \$ 40,176 1 1 1 1 1 1 1 1 1 1 1 2 2 2 \$ 30,145 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
22 \$ 30,145 1 1 1 1 1 1 1 1 1 1 1 2 2 3 \$ 20,113 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
23 \$ 20,113 1 1 1 1 1 1 1 1 1 1 1 1 2 2 4 \$ 10,082 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
24 \$ 10,082 1 1 1 1 1 1 1 1 1 1 1 2 2 5 \$ 103,620 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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27 \$ 38,074 \$ 28 \$ 1,655,040 \$ 29 \$ 3,531,840 \$ 30 \$ 80,160 \$ 31 \$ 1,830,480 \$ 22 \$ 302,400 \$ 33 \$ 65,580 \$ 9 \$ 202,400 \$ 33 \$ 65,580 \$ 20 \$ 20 \$ 20 \$ 20 \$ 20 \$ 20 \$ 20 \$	
28 \$ 1,655,040	
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31 \$ 1,380,490	
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33 \$ 55,360	1 1 1
34   \$ 51.520	
35 \$ 60,480	
36 \$ 60,480	
37 \$ 1,298,080	
38 \$ 1,436,120	
39 \$ 153,600	
40 \$ 140,800	
41 \$ 330,050	
42 \$ 156,221	
43 \$ 491,328	
44 \$ 14,400 1 1 1	
45 \$ 105,000	
46 \$ 54,600	
\$ 27,036,794	



### C8. Development and Sanitary Infrastructure Staging Impacts

Sanitary offsite infrastructure will be constructed in a staged fashion over the 25-year development period. County Staff have reviewed the availability of offsite levy funds to meet these construction requirements and found that offsite levy reserve funds will not be sufficient to pay for construction of sanitary infrastructure from time to time, therefore front ending of infrastructure will be required. A front-ender is the party that constructs and pays up front for infrastructure that benefits other parties.

To compensate parties for capital they provide in front-ending offsite infrastructure construction, a **2.31%** interest allowance has been charged to the reserve when it is forecast to be in a negative balance. Further, a **1.25%** interest credit has been provided to the reserve when it is forecast to be in a positive balance.

If necessary, an interest staging adjustment has been applied to rates (slightly positive or slightly negative) to ensure that the forecast reserve balance at the end of the 25-year review period always returns to break-even (i.e., developers are not charged too much thereby providing a windfall to the County, nor are they charged too little thereby placing an unequitable burden on taxpayers).



# **APPENDIX D: TRANSPORTATION OFFSITE INFRASTRUCTURE**

# D1. Transportation Offsite Infrastructure Costs

To support future growth, transportation offsite infrastructure is required. The estimated cost of this infrastructure is based upon: (a) actual construction costs to the cut-off date, (b) debenture interest associated with financing, and (c) future cost estimates. Total cost is approximately \$197.05 million as outlined in the table below. Actual costs, infrastructure staging, and cost estimates were provided by County Engineering staff. It is important to note that these costs represent "gross" costs, of which only a portion will go to support future development during the 25-year review period. The remainder of this section outlines how the "net" costs for future development are determined.

### Summary of Transportation Offsite Infrastructure

Item	Project Description	Cost of mpleted Work	Debenture Interest	 timated Cost of Vork Yet to be Completed	Тс	otal Project Cost
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 4,345,151	\$ -	\$ 4,025,000	\$	8,370,151
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 4,904,718	\$ -	\$ 80,000	\$	4,984,718
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ -	\$ -	\$ 3,787,813	\$	3,787,813
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ -	\$ -	\$ 8,064,375	\$	8,064,375
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ -	\$ -	\$ 1,596,631	\$	1,596,631
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 2,106,477	\$ -	\$ 1,491,963	\$	3,598,440
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ -	\$ -	\$ 2,024,719	\$	2,024,719
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ -	\$ -	\$ 1,078,125	\$	1,078,125
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ -	\$ -	\$ 934,375	\$	934,375
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ -	\$ -	\$ 3,593,750	\$	3,593,750
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ -	\$ -	\$ 7.130.000	\$	7.130.000
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ -	\$ -	\$ 3,342,188	\$	3,342,188
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$ _	\$ -	\$ 1,078,125		1,078,125
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ -	\$ -	\$ 1,078,125	\$	1,078,125
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 4.585.639	\$ -	\$ 6.145.298	\$	10,730,937
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ 3,512,106	\$ -	\$ -	\$	3,512,106
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ -	\$ -	\$ 3.881.250	\$	3,881,250
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ -	\$ -	\$ 986,125	\$	986,125
	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ _	\$ -	\$ 503,125	\$	503,125
	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 687,393	_	\$ 4,143,326	\$	4,830,719
	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ -	\$ -	\$ 1,246,744	\$	1,246,744
	Meridian Ave / 231 Street Intersection (Big Lake East)	\$ -	\$ -	\$ 589,734		589,734
	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$ 1.539.355	\$ 	\$ 2.241.063		3.780.418
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,000,000	\$ -	\$ 1,924,453		1,924,453
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$ 	\$ 	\$ 756.844	\$	756.844
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 	\$ 	\$ 27,227,616		27,227,616
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 	\$ -	\$ 5,415,998		5,415,998
28	Golf Course Road (5th Meridian ASP)	\$ 	\$ 	\$ 3,342,188	\$	3,342,188
	New Proposed Road (5th Meridian ASP)	\$ 	\$ -	\$ 2,673,750	_	2.673.750
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ <u>-</u>	\$ 	\$		3,655,102
	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 4,100,000		\$ 3,033,102	\$	4,100,000
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 5,296,611	2,454,205	\$ 13,438,799	\$	21,189,615
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ 5,290,611	\$ 2,454,205	\$ 986,125		
34		\$	\$ -		\$	986,125
	92 Avenue / 279 Street Intersection (Acheson Zone 7)	-		\$ 503,125	\$	503,125
	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ <u>-</u>	\$ -	\$ 6,405,765	\$	6,405,765
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)		-	7,575,625		7,575,625
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ -	\$ -	\$ 7,263,688	_	7,263,688
38	96th Avenue & 231st Street Intersection (Zone 6)	\$ -	\$ -	\$ 1,078,125		1,078,125
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$ -	\$ -	\$		1,078,125
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ -	\$ -	\$ 6,060,500		6,060,500
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ -	\$ -	\$ 503,125		503,125
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ -	\$ -	\$ 503,125	\$	503,125
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ -	\$ -	\$ 5,181,469	\$	5,181,469
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ 	\$ 	\$ 4,331,188	\$	4,331,188
45	Acheson Traffic Impact Assessment Update - 2019	\$ 130,353	-	\$ -	\$	130,353
46	Acheson Traffic Impact Assessment Update - 2024	\$ -	\$ -	\$ 71,875	\$	71,875
47	Acheson Traffic Impact Assessment Update - 2029	\$ -	\$ -	\$ 71,875	\$	71,875
48	Acheson Traffic Impact Assessment Update - 2034	\$ -	\$ -	\$ 71,875		71,875
49	Acheson Traffic Impact Assessment Update - 2039	\$ -	\$ -	\$ 71,875	\$	71,875
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ -	\$ -	\$ 3,654,125		3,654,125
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ -	\$ -	\$ 503,125	_	503,125
		\$ 31,207,802	\$ 2,454,205	\$ 163,391,335	\$	197,053,342

<sup>\*</sup>Costs are based on 2020 estimates and include engineering costs and contingencies.



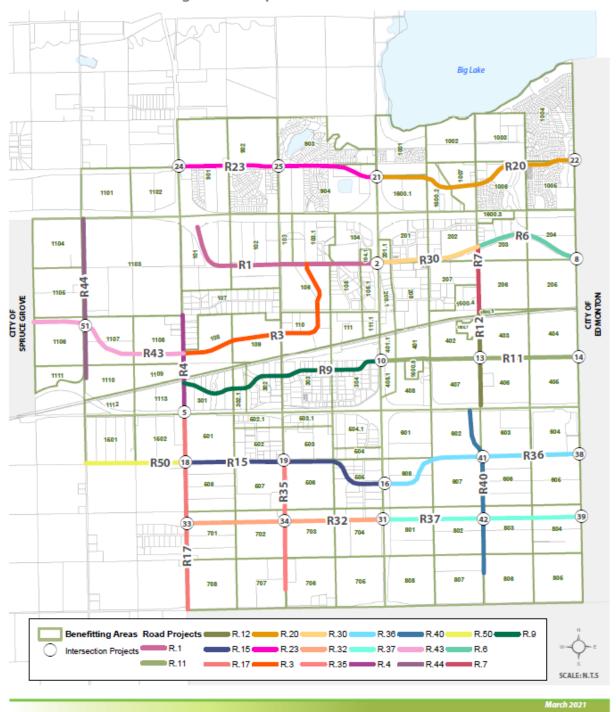
A map showing the location of the transportation offsite infrastructure is shown below.

Location of Transportation Offsite Infrastructure

# **Off-Site Levy Projects**



# **Schedule G:** Acheson/Big Lake Transportation Off-Site Infrastructure





# **Off-Site Levy Projects** 🖔 parkland Schedule H: Fifth Meridian Transportation Off-site Infrastructure **R26** 1401 1201 1301 1402 1302 1202 1405 1205 R28 1304 1404 1403 1303 1203 1204 R29 TOWN OF STONY PLAIN Benefitting Areas Intersection Projects **Road Projects** R.26 R.28 R.29



# D2. Transportation Offsite Infrastructure Grants & Contributions to Date

The MGA enables the County to allocate the costs of offsite infrastructure to future development, other than those costs that have been provided by way of special grant or contribution (i.e., contributed infrastructure). Parkland County has/will receive \$7.95 million in special grants and contributions for transportation offsite levy infrastructure as shown in the table below (note, if the County receives other grants or contributions in the future, it will be reflected in one of the annual updates and rates adjusted accordingly). The result is that the total reduced project estimated cost is \$189.1 million.

Special Grants and Contributions for Transportation Offsite Infrastructure

Item	Project Description	To	otal Project Cost	ľ	ecial Provincial Grants		Developer Agreement Contributions		Other Contributions	R	educed Project Cost
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$	8,370,151	\$	-	65	241,226	69	-	\$	8,128,925
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$	4,984,718	\$	-	\$		\$	-	\$	4,984,718
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$	3,787,813	\$	-	<b>\$</b>	-	<b>\$</b>	-	\$	3,787,813
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$	8,064,375	\$	-	<b>\$</b>	-	65	-	\$	8,064,375
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$	1,596,631	\$	-	49	-	65	-	\$	1,596,631
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$	3,598,440	\$	-	65		69	-	\$	2,136,023
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$	2,024,719		-	\$		\$	-	\$	2,024,719
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$	1,078,125	\$	-	\$		\$	-	\$	1,078,125
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$	934,375	\$	-	\$	-	65	-	\$	934,375
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$	3,593,750	\$	-	\$	-	\$	-	\$	3,593,750
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$	7,130,000	\$	-	\$	-	\$	-	\$	7,130,000
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$	3,342,188		-	\$		\$	-	\$	3,342,188
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$	1,078,125	\$	-	\$		\$	-	\$	1,078,125
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$	1,078,125	\$	-	\$	-	\$	-	\$	1,078,125
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$	10,730,937	\$	-	\$	1,497,581	\$	-	\$	9,233,356
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$	3,512,106	\$	-	\$	1,005,638	\$	-	\$	2,506,467
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$	3,881,250	\$		\$	-	\$		\$	3,881,250
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$	986,125	\$		\$	-	\$		\$	986,125
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$	503,125	\$		\$	-	\$	-	\$	503,125
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$	4,830,719	\$		\$	107,034	\$	-	\$	4,723,684
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$	1,246,744	\$		\$	-	\$	-	\$	1,246,744
22	Meridian Ave / 231 Street Intersection (Big Lake East)	\$	589,734	\$	-	\$	-	\$	-	\$	589,734
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$	3,780,418	\$	-	\$	-	\$	-	\$	3,780,418
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$	1,924,453	\$	-	\$	-	\$	-	\$	1,924,453
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$	756,844	\$	-	\$	-	\$	-	\$	756,844
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$	27,227,616	\$		\$	-	\$		\$	27,227,616
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$	5,415,998	\$		\$	-	\$	•	\$	5,415,998
28	Golf Course Road (5th Meridian ASP)	\$	3,342,188	\$		\$	-	\$	•	\$	3,342,188
29	New Proposed Road (5th Meridian ASP)	\$	2,673,750	\$		\$	-	\$	•	\$	2,673,750
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$	3,655,102	\$		\$	140,090	\$	-	\$	3,515,012
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$	4,100,000	\$	3,500,000	\$	-	\$	-	\$	600,000
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$	21,189,615	\$		\$	-	\$	-	\$	21,189,615
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$	986,125	\$		\$	-	\$		\$	986,125
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$	503,125	\$		\$	-	\$		\$	503,125
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$	6,405,765	\$		\$	-	\$		\$	6,405,765
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$	7,575,625	\$		\$	-	\$		\$	7,575,625
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$	7,263,688	\$		\$	-	\$		\$	7,263,688
38	96th Avenue & 231st Street Intersection (Zone 6)	\$	1,078,125	\$		\$	-	\$	•	\$	1,078,125
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$	1,078,125	\$		\$	-	\$	•	\$	1,078,125
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$	6,060,500	\$		\$	-	\$		\$	6,060,500
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$	503,125	\$		\$		\$		\$	503,125
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$	503,125	\$		49		65		\$	503,125
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$	5,181,469		-	\$		\$	-	\$	
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$	4,331,188		-	65		\$	-	\$	4,331,188
45	Acheson Traffic Impact Assessment Update - 2019	\$	130,353		-	\$		\$	-	\$	130,353
46	Acheson Traffic Impact Assessment Update - 2024	\$	71,875		-	\$		\$	-	\$	71,875
47	Acheson Traffic Impact Assessment Update - 2029	\$	71,875	\$	-	\$		\$	-	\$	71,875
48	Acheson Traffic Impact Assessment Update - 2034	\$	71,875		-	\$		\$	-	\$	71,875
49	Acheson Traffic Impact Assessment Update - 2039	\$	71,875		-	\$		\$	-	\$	71,875
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$	3,654,125	\$	-	\$		\$	-	\$	3,654,125
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$	503,125	\$	-	\$		\$		\$	503,125
		\$	197,053,342	\$	3,500,000	44	4,453,986	44	-	\$	189,099,356



# D3. Transportation Infrastructure Staging

The timing of construction is used to determine the impact of inflation on cost, the impact of forecast reserve balances, and the estimate of financial oversizing (described in Section D4). The County anticipates construction of offsite infrastructure as outlined in the table below. Note, if this schedule is adjusted in the future, it will be reflected in one of the County's annual rate/bylaw updates.

### Transportation Infrastructure Staging

Item	Project Description	Construction Start Year
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	2036
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	2017
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	2020
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	2023
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	2023
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	2020
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	2020
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	2020
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	2023
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	2022
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	2023
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	2025
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	2028
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	2020
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	2014
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	2014
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	2033
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	2023
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	2023
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	2029
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	2029
22	Meridian Ave / 231 Street Intersection (Big Lake East)	2026
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	2027
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	2030
25	Meridian Ave / RR264 Intersection (Big Lake West)	2027
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	2036
27	Hwy 779 / Proposed Road (5th Meridian ASP)	2042
28	Golf Course Road (5th Meridian ASP)	2043
29	New Proposed Road (5th Meridian ASP)	2043
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	2020
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	2019
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	2019
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	2044
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	2024
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	2021
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	2022
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	2036
38	96th Avenue & 231st Street Intersection (Zone 6)	2044
39	92nd Avenue & 231st Street Intersection (Zone 8)	2044
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	2025
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	2025
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	2044
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	2044
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	2044
45	Acheson Traffic Impact Assessment Update - 2019	2018
46	Acheson Traffic Impact Assessment Update - 2024	2024
47	Acheson Traffic Impact Assessment Update - 2029	2029
48	Acheson Traffic Impact Assessment Update - 2034	2034
49	Acheson Traffic Impact Assessment Update - 2039	2039
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	2043
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	2044

<sup>\*</sup>The share of projects constructed beyond the 25-year review period are not included in rates today (see financial oversizing in next section).

<sup>\*\*</sup>Project costs were inflated by 2% per annum for the first 3 years, and 3% per annum thereafter to the year of construction.

<sup>\*\*\*</sup>A blank year (if any) represents a project which has been combined with another project, costs have been removed from the model, or project has been completed.



# D4. Transportation Offsite Infrastructure Benefiting Parties

The transportation offsite infrastructure previously outlined will benefit various parties to varying degrees as determined by the County. Four potential benefiting parties were identified including:

- Parkland County a portion of the transportation infrastructure which is required to service existing residents/businesses.
- Other Stakeholders other parties (such as neighboring municipalities) that benefit from the infrastructure,
- Parkland County Future Development (Financial Oversizing) that portion of cost which benefits future development beyond the 25-year review period.
- Parkland County Future Development (In Rates) all growth-related infrastructure (i.e., levyable transportation infrastructure costs) during the 25-year rate planning period.

The table below outlines the allocation of transportation offsite levy infrastructure costs to benefiting parties. Project allocations were determined by County staff.

#### Allocation of Transportation Infrastructure to Benefiting Parties

Item	Project Description	Reduced Project Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 8,128,925			60.0%	40.0%
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 4,984,718			0.0%	100.0%
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ 3,787,813			0.0%	100.0%
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 8,064,375			8.0%	92.0%
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 1,596,631			8.0%	92.0%
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 2,136,023			0.0%	100.0%
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 2,024,719			0.0%	100.0%
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ 1,078,125			0.0%	100.0%
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ 934,375			8.0%	92.0%
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,593,750			4.0%	96.0%
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ 7,130,000			8.0%	92.0%
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 3,342,188			16.0%	84.0%
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$ 1,078,125			28.0%	72.0%
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ 1,078,125			0.0%	100.0%
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 9,233,356			0.0%	100.0%
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ 2,506,467			0.0%	100.0%
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 3,881,250			48.0%	52.0%
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ 986,125			8.0%	92.0%
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ 503,125			8.0%	92.0%
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 4,723,684			32.0%	68.0%
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ 1,246,744			32.0%	68.0%
22	Meridian Ave / 231 Street Intersection (Big Lake East)	\$ 589,734			20.0%	80.0%
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$ 3,780,418			24.0%	76.0%
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,924,453			36.0%	64.0%
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$ 756,844			24.0%	76.0%
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 27,227,616			60.0%	40.0%
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 5,415,998			84.0%	16.0%
28	Golf Course Road (5th Meridian ASP)	\$ 3,342,188			88.0%	12.0%
29	New Proposed Road (5th Meridian ASP)	\$ 2,673,750			88.0%	12.0%
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ 3,515,012			0.0%	100.0%
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 600,000			0.0%	100.0%
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 21,189,615			0.0%	100.0%
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ 986,125			92.0%	8.0%
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ 503,125			12.0%	88.0%
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ 6,405,765			0.0%	100.0%
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 7,575,625			4.0%	96.0%
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 7,263,688			60.0%	40.0%
38	96th Avenue & 231st Street Intersection (Zone 6)	\$ 1,078,125			92.0%	8.0%
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$ 1,078,125			92.0%	8.0%
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ 6,060,500			16.0%	84.0%
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ 503,125			16.0%	84.0%
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ 503,125			92.0%	8.0%
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ 5,181,469			92.0%	8.0%
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ 4,331,188			92.0%	8.0%
45	Acheson Traffic Impact Assessment Update - 2019	\$ 130,353			0.0%	100.0%
46	Acheson Traffic Impact Assessment Update - 2024	\$ 71,875			12.0%	88.0%
47	Acheson Traffic Impact Assessment Update - 2029	\$ 71,875			32.0%	68.0%
48	Acheson Traffic Impact Assessment Update - 2034	\$ 71,875			52.0%	48.0%
49	Acheson Traffic Impact Assessment Update - 2039	\$ 71,875			72.0%	28.0%
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ 3,654,125			88.0%	12.0%
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ 503,125			92.0%	8.0%

<sup>\*\*</sup>Financial oversizing is determined by separating out the pro rata portion of developer cost beyond the 25-year review period, in comparison with the anticipated year of construction. In future, as the 25-year review period moves further out these additional developer costs will gradually be included in future rate calculations.



# D5. Existing Receipts & Adjusted Levy Cost

Using the offsite levy share percentages shown in the previous section and applying those percentages to project costs results in an offsite levy cost of approximately \$128.17 million. However, prior to allocating these costs to benefiting areas, existing offsite levy receipts collected from developers need to be considered in determining the residual/net costs to developers. The County has collected \$15.5 million in transportation offsite levies to date. This results in an adjusted offsite levy cost of approximately \$112.67 million.

Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	osi	L / Developer Cost	U	Offsite Levy Funds Collected Inder Old Bylaw to Dec 31 2013		Offsite Levy Funds llected Starting Jan 1, 2013	Ad	ljusted Developer (Levy) Cost
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$	3,251,570			\$	422,301	\$	1,544,011
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$	4,984,718	\$			498,934	\$	3,948,378
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$	3,787,813						3,017,991
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$	7,419,225	\$	156,611	\$	85,542	\$	7,177,073
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$	1,468,901	\$	183,660	\$	111,593	\$	1,173,648
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$	2,136,023	\$	905,954	\$	351,683	\$	878,386
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$	2,024,719	\$	342,307	\$	92,502	\$	1,589,910
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$	1,078,125	\$	182,272	\$	35,831	\$	860,021
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$	859,625	\$	-	\$	-	\$	859,625
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$	3,450,000	\$	4,154	\$	-	\$	3,445,846
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$	6,559,600	\$	8,861	\$	-	\$	6,550,739
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$	2,807,438	\$	4,154	\$	-	\$	2,803,284
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$	776,250	\$	1,340	\$	-	\$	774,910
	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$	1,078,125		·	·	-	\$	1,076,785
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$	9,233,356	\$	2,150,339	\$	1,437,879	\$	5,645,139
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$	2,506,467			\$	254,962	\$	2,045,662
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$	2,018,250	\$	91,434	\$	(4,600)		1,931,415
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$	907,235						805,908
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$	462,875	\$	48,000	\$	28,503	\$	386,372
	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$	3,212,105				150,295	\$	2,666,355
	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$	847,786				21,849	\$	753,308
	Meridian Ave / 231 Street Intersection (Big Lake East)	\$	471,788			\$	18,995	\$	452,793
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$	2,873,117			\$	-	\$	2,572,181
	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$	1,231,650			\$	-	\$	709,304
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$	575,201			\$	-	\$	480,904
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$	10,891,046			\$	-	\$	10,891,046
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$	866,560			\$	-	\$	866,560
28	Golf Course Road (5th Meridian ASP)	\$	401,063			\$	-	\$	401,063
29	New Proposed Road (5th Meridian ASP)	\$	320,850			\$	-	\$	320,850
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$	3,515,012			\$	131,771	\$	3,383,240
	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$	600,000			\$	963,615	\$	(363,615)
	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$	21,189,615			\$	2,123,912	\$	19,065,704
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$	78,890			\$	126	\$	78,764
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$	442,750			\$	155,832	\$	286,918
	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$	6,405,765			\$	250,120	\$	6,155,645
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$	7,272,600			\$	-	\$	7,272,600
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$	2,905,475	_		\$	-	\$	2,905,475
38	96th Avenue & 231st Street Intersection (Zone 6)	\$	86,250			\$	-	\$	86,250
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$	86,250			\$	-	\$	86,250
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$	5,090,820			\$	-	\$	5,090,820
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$	422,625			\$	-	\$	422,625
	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$	40,250			\$	-	\$	40,250
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$	414,518			\$	-	\$	414,518
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$	346,495			\$	-	\$	346,495
45	Acheson Traffic Impact Assessment Update - 2019	\$	130,353			<b>\$</b>	989	\$ 6	129,364
46	Acheson Traffic Impact Assessment Update - 2024	\$	63,250			\$	599	\$	62,651
47 48	Acheson Traffic Impact Assessment Update - 2029	\$	48,875 34,500			\$	441 283	\$	48,434
48	Acheson Traffic Impact Assessment Update - 2034	_		_		_		\$	34,217 20,000
50	Acheson Traffic Impact Assessment Update - 2039  96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$	20,125			\$	125	\$	438.495
50			438,495			\$		\$	438,495
21	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ <b>\$</b>	40,250			\$		\$ <b>\$</b>	
		Þ	128,174,641	\$	8,142,226	\$	7,357,601	Þ	112,674,814



# D6. Summary of Transportation Offsite Levy Cost Flow-through

As shown in the figure below, the total cost for transportation infrastructure that forms the basis of the rate is approximately \$102.96 million. The cost allocations to each benefitting party are based on the benefitting percentages shown in Section D4. The offsite levy balance (due from developers) is allocated to various benefitting areas (as described in the next section).

#### = Future =Off-Site Less: Levy Development Balance Receipts (OSL Share) \$128.17M \$15.50M \$112.67M = Future Development (Financial Oversizing) Less: Special = Project \$60.92M **Project Costs** Grants Balance & Contributions = Other \$197.05M \$7.95M \$189.10M Share \$0.00M = Existing Development (County Share) \$0.00M

**Total Transportation Offsite Levy Costs** 

# **D7**. Transportation Infrastructure Benefiting Areas

Net developer costs for each project have been allocated to multiple benefiting offsite levy area (see tables below). Allocations are denoted with a "1" below applicable area numbers. Benefiting areas were determined by County staff. The lands anticipated to develop over the 25-years in each offsite levy benefitting area are used to determine rates.



# Benefiting Areas for Transportation Offsite Infrastructure

Item	Dev	eloper Cost	101.0	102.0	103.0	103.1	104.0	104 1	105.0	105.1	106.0	107.0	108.0	109.0	110.0	111.0	111.1	201.0	201 1	202.0	203.0	204.0	205.0	206.0	207.0	208.0	208.1	301.0	302.0	302 1	303.0	304.0
1	\$	1,544,011	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
2	\$	3,948,378	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
3	s	3,017,991	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
4	s	6.854.498	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											1	1	1	1	1
5	\$	1,121,148	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											1	1	1	1	1
6	s	878,386	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u> </u>				
7	\$	1,589,910	<u> </u>	Ė		<u> </u>	<u> </u>	<u> </u>	<u> </u>		Ė	<u> </u>	<u> </u>	Ė	<u> </u>			1	1	1	1	1	1	1	1	1	1					
8	\$	860,021																1	1	1	1	1	1	1	1	1	1					
9	S	822,250					<del>                                     </del>											_						_	_		_	1	1	1	1	1
10	\$	3,302,096																										1	1	1	1	1
11	\$	6,265,539					<del>                                     </del>	_																						_		
12	\$	2,669,596					<del>                                     </del>														_											
13	S	731.785				<del>                                     </del>	<del>                                     </del>	_	-			_			-						_	-									-	
14	\$	1,076,785					<del>                                     </del>	_	-			_			-						_	-									-	-
	9																															
15	\$	5,788,824																														
16	\$	2,066,416																														
17	\$	1,796,161																														
18	\$	783,315																														
19	\$	375,569																														
20	\$	2,477,408																														
21	\$	703,438																														
22	\$	429,203																														
23	\$	2,420,243																														
24	\$	632,326																														
25	\$	450,630																														
26	s	9,801,942																														
27	\$	649,920																														
28	S	267,375																														
29	S	213,900																														
30	s	3,383,240	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
31	s	(364,559)																						_								
32	ŝ	17,521,847																														
33	ŝ	39,445																														
34	ŝ	25,374																														
35	ŝ	8,764,779					<del>                                     </del>																									
36	\$	5,454,450																														
37	s	2,905,475																														
38	S	43.125																														
39	\$	43,125																														
40	\$	242,420					1																									
41	\$	362,250																														
42	\$	20,125																														
43	\$	20,125																														
44	\$	173,248					-														-											
45	\$	129,682	4	1	4	1	1	1	1	1	4	1	1	4	-	4	1	4	1	4	1	1	1	1	4	4	-	4	4	1	4	4
46	\$	59,923	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		45,671	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
47	\$																															
48	\$	31,419	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
49	\$	17,167	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
50	\$	292,330					<b>—</b>					_									-											
51	\$	20,125																														
	\$	102,956,983	l																													

Item	Developer Cos	t 401.0	401.1	402.0	403.0	404.0	405.0	406.0	407.0	408.0	408.1	501.0	502.0	502.1	503.0	503.1	504.0	504.1	505.0	506.0	507.0	508.0	601.0	602.0	603.0	604.0	605.0	606.0	607.0	608.0
1	\$ 1,544,011																													
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3	\$ 3,017,991																													i .
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5												1	1	1	1	1	1	1	1	1	1	1								
6																														
7	\$ 1,589,910																													
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9																														
10			1	1	1	1	1	1	1	1	1																			
11			1	1	1	1	1	1	1	1	1																			1
12			1	1	1	1	1	1	1	1	1																			
13			1	1	1	1	1	1_	1	1	1																			-
14	\$ 1,076,785	1	1	1	1	1	1	1	1	1	1																			1
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18			_									1	1	1	1	1	1	1	1	1	1	1								ш
19			_									1	1	1	1	1	1	1	1	1	1	1								$\vdash$
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47			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
48			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
49	\$ 17.167		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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01	\$ 102,956,983																													_



Name   Development Const.   2013   2013   2014   2015	Itom	Davidonar Cost	701.0	702.0	702.0	704.0	706.0	706.0	707.0	709.0	901.0	902.0	903 U	904.0	one n	906.0	907 A	909 N	001.0	002.0	003.0	004.0	1001.0	1002.0	1002.0	1004.0	1006.0	1006.0	1007.0	1101.0	1102.0	1102.0	1104.0
2 S 3048,378			701.0	702.0	705.0	704.0	700.0	700.0	107.0	700.0	001.0	002.0	003.0	004.0	000.0	000.0	007.0	0.00.0	301.0	302.0	303.0	304.0	1001.0	1002.0	1003.0	1004.0	1003.0	1000.0	1007.0	1101.0	1102.0	1105.0	1104.0
3   S   3017/991			_	_	-	_	_	<del>                                     </del>	<del>                                     </del>						_				_		_									_		-	-
4   S   6.854.498				_		_		<u> </u>	<b>.</b>										_											_		=	-
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35   \$ 8,764,779	33	\$ 39,445	1	1	1	1	1	1	1	1																							
36   \$ 5,454,450	34	\$ 25,374	1	1	1	1	1	1	1	1																							
36   \$ 5,454,450	35	\$ 8,764,779	1	1	1	1	1	1	1	1																							
37   \$ 2,905,475																																	
38   \$\frac{4}{3}, 125   \$											1	1	1	1	1	1	1	1															
39   \$   43,125																																	
40   \$   242,420											1	1	1	1	1	1	1	1														=	
41         \$ 362,250         1																																	
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Item	Deve	eloper Cost	1105.0	1106.0	1107.0	1108.0	1109.0	1110.0	1111.0	1112.0	1113.0	1201.0	1202.0	1203.0	1204.0	1205.0	1301.0	1302.0	1303.0	1304.0	1401.0	1402.0	1403.0	1404.0	1405.0	1501.0	1502.0	1600.1	1600.2	1600.3	1600.4	1600.5	1600.6	1600.7	1600.8
1		1,544,011																												1	1	1	1		
2		3,948,378																												1	1	1	1		
3	\$	3,017,991																																	
4		6,854,498	1	1	1	1	1	1	1	1	1																								
5	\$	1,121,148	1	1	1	1	1	1	1	1	1															1	1								
6	\$	878,386																												1	1	1	1		
7	\$	1,589,910																												1	1	1	1		
8	\$	860,021																												1	1	1	1		
9	\$	822,250																																	
10	s	3.302.096																																1	1
11		6,265,539						1																										1	1
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13		731,785					1	1	1																									1	1
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21		703,438		_	-	-	-	+	<del>                                     </del>	<del>                                     </del>			_	_	_	_	<del></del>	-	_		_	-		-		-	_	1	1	_					-
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22		429,203	_		_	-	-	-	-	-						_	-		_		_	-		-			_	1	1	_					-
23	\$	2,420,243		_	_	-	-	-	-	-						_	-		_		_	-		-			_			_					_
24	\$	632,326			_	-	-	-	-	-							_					-		-											_
25		450,630			_	_	_	-	<u> </u>	_		<u> </u>	<u> </u>				<b>.</b>					<u> </u>	<u> </u>	<u> </u>	<u> </u>										
26		9,801,942			_	_	-	-	<u> </u>	_		1	1	1	1	1	1	1	1	1	1	1	1	1	1										
27		649,920										1	1	1	1	1	1	1	1	1	1	1	1	1	1										
28		267,375															1	1	1	1	1	1	1	1	1										
29		213,900															1	1	1	1	1	1	1	1	1										
30		3,383,240																												1	1	1	1		
31		(364,559)																																	
32		17,521,847																																	
33		39,445																																	
34		25,374																																	
35		8,764,779																																	
36		5,454,450																																	
37		2,905,475																																	
38		43,125																																	
39		43,125																																	
40		242,420																																	
41	\$	362,250																																	
42		20,125																																	
43		207,259	1	1	1	1	1	1	1																										
44	\$	173,248	1	1	1	1	1	1	1																										
45	\$	129,682	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
46		59,923	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
47		45,671	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
48	\$	31,419	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
49	\$	17,167	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
50		292,330																								1	1								
51		20,125	1	1	1	1	1	1	1																										
		102,956,983	_	•				•		•							•					•		•											
	_	,,																																	



### D8. Development and Transportation Infrastructure Staging Impacts

Transportation offsite infrastructure will be constructed in a staged fashion over the 25-year review period. County Staff have reviewed the availability of offsite levy funds to meet these construction requirements and found that offsite levy reserve funds will not be sufficient to pay for construction of transportation infrastructure from time to time, therefore front ending of infrastructure will be required. A front-ender is the party that constructs and pays up front for infrastructure that benefits other parties.

To compensate parties for capital they provide in front-ending offsite infrastructure construction, a 2.31% interest allowance has been charged to the reserve when it is forecast to be in a negative balance. Further, a 1.25% interest credit has been provided to the reserve when it is forecast to be in a positive balance.

If necessary, an interest staging adjustment has been applied to rates (slightly positive or slightly negative) to ensure that the forecast reserve balance at the end of the 25-year review period always returns to break-even (i.e., developers are not charged too much thereby providing a windfall to the County, nor are they charged too little thereby placing an unequitable burden on taxpayers).



# **APPENDIX E: STORMWATER OFFSITE INFRASTRUCTURE**

### E1. Stormwater Offsite Infrastructure Costs

To support future growth, stormwater offsite infrastructure is required. The estimated cost of this infrastructure is based upon: (a) actual construction costs to the cut-off date, (b) debenture interest associated with financing, and (c) future cost estimates. Total cost is approximately \$45.93 million as outlined in the table below. Actual costs, infrastructure staging, and cost estimates were provided by County Engineering staff. It is important to note that these costs represent "gross" costs, of which only a portion will go to support future development during the 25-year review period. The remainder of this section outlines how the "net" costs for future development are determined.

### <u>Summary of Stormwater Offsite Infrastructure</u>

Item	Project Description	Con	Cost of npleted Work	Debenture Interest	_	timated Cost of Vork Yet to be Completed		Total Project stimated Cost
	Outfall	\$	15,815,936	3,423,959.54	\$	-	\$	19,239,895
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$	-	\$ -	\$	67,500	\$	67,500
3	Collector Stage 1, Zone 5 N-111 to N-112	\$	920,460	\$ -	\$	-	\$	920,460
	Collector Stage 1, Zone 5 N-112 to N-113	\$	1,195,725	\$ -	\$	-	\$	1,195,725
5	Collector Stage 1, Zone 5 N-113 to N-114	\$	267,775	\$ -	\$	-	\$	267,775
6	Collector Stage 1, Zone 5 N-114 to N-115	\$	516,566	\$ -	\$	-	\$	516,566
7	Collector Stage 1, Zone 5 N-115 to N-116	\$	352,440	\$ -	\$	-	\$	352,440
8	Collector Stage 1, Zone 5 N-116 to N-117	\$	237,614	\$ -	\$	-	\$	237,614
9	Collector Stage 1, Zone 5 N-117 to N-118	\$	560,200	\$ -	\$	-	\$	560,200
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$	1,863,985	\$ -	\$	12,725	\$	1,876,710
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$	3,113,467	\$ -	\$	12,725	\$	3,126,192
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$	-	\$ -	\$	67,500	\$	67,500
13	Collector Stage 2, Zone 4&6 N-201 to N-202	\$	-	\$ -	\$	64,609	\$	64,609
14	Collector Stage 2, Zone 4&6 N-202 to N-203	\$	-	\$ -	\$	1,765,641	\$	1,765,641
15	Collector Stage 2, Zone 4&6 N-203 to N-104	\$	-	\$ -	\$	945,451	\$	945,451
16	Collector Stage 2, Zone 4&6 N-204 to N-118	\$	1,691,166	\$ 765,757	\$	-	\$	2,456,923
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$	-	\$ <del>-</del>	\$	67,500	\$	67,500
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$	-	\$ -	\$	67,500	\$	67,500
19	Collector Stage 3, Zone 7 N-301 to N-302	\$	-	\$ -	\$	810,101	\$	810,101
20	Collector Stage 3, Zone 7 N-302 to N-303	\$	-	\$ -	\$	60,804	\$	60,804
21	Collector Stage 3, Zone 7 N-303 to N-304	\$	-	\$ -	\$	393,541	\$	393,541
22	Collector Stage 3, Zone 7 N-304 to N-305	\$	-	\$ -	\$	1,006,520	\$	1,006,520
23	Collector Stage 3, Zone 7 N-305 to N-306	\$	478,015	\$ 139,804	\$	-	\$	617,818
24	Collector Stage 3, Zone 7 N-306 to N-307	\$	1,110,793	\$ 502,965	\$	-	\$	1,613,759
	Collector Stage 3, Zone 8 N-307 to N-204	\$	-	\$ -	\$	907,000	\$	907,000
26	Collector Stage 3, Zone 8 N-308 to N-307	\$	-	\$ -	\$	738,824	\$	738,824
27	Collector Stage 3, Zone 8 N-309 to N-310	\$	-	\$ -	\$	528,051	\$	528,051
	Collector Stage 3, Zone 8 N-310 to N-311	\$	-	\$ -	\$	300,802	\$	300,802
29	Collector Stage 3, Zone 8 N-311 to N-312	\$	-	\$ -	\$	372,003	\$	372,003
30	Collector Stage 3, Zone 6 N-312 to N-313	\$	-	\$ -	\$	366,778	\$	366,778
	Collector Stage 3, Zone 6 N-313 to N-314	\$	-	\$ -	\$	353,167	\$	353,167
	Collector Stage 3, Zone 6 N-314 to N-315	\$	-	\$ -	\$	94,576	\$	94,576
	Collector Stage 3, Zone 6 N-315 to N-316	\$	-	\$ -	\$	239,090	_	239,090
	Collector Stage 3, Zone 6 N-316 to N-317	\$	-	\$ -	\$	2,623,937	\$	2,623,937
	Acheson Big Lake Master Drainage Plan Update - 2041	\$	-	\$ -	\$	67,500	\$	67,500
36	Collector Stage 3, Zone 7	\$	-	\$ -	\$	1.042.200	\$	1,042,200
	V /	\$	28,124,141	\$ 4,832,485	\$	12,976,045	\$	45,932,671

<sup>\*</sup>Costs are based on 2020 estimates and include engineering costs and contingencies.



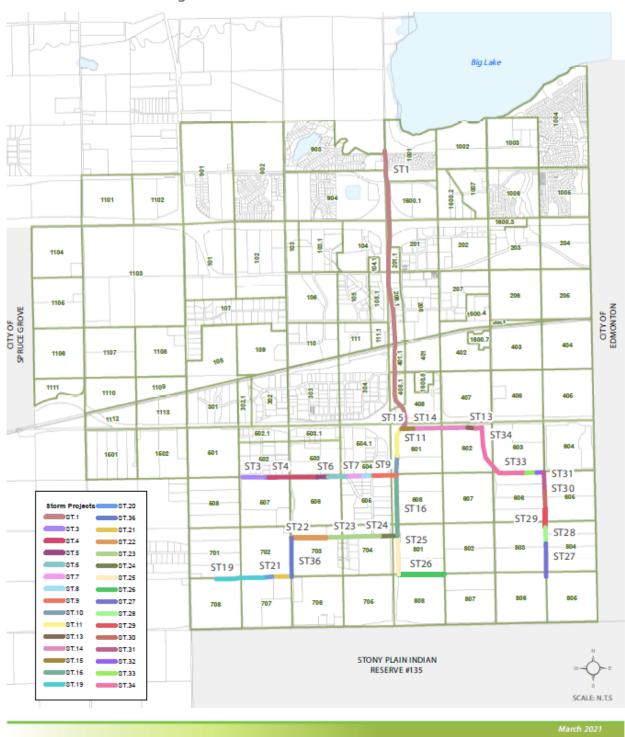
A map showing the location of the stormwater offsite infrastructure is shown below.

Location of Stormwater Offsite Infrastructure

# **Off-Site Levy Projects**



# Schedule K: Acheson/Big Lake Stormwater Off-site Infrastructure





### E2. Stormwater Offsite Infrastructure Grants & Contributions to Date

The MGA enables the County to allocate the costs of offsite infrastructure to future development, other than those costs that have been provided by way of special grant or contribution (i.e., contributed infrastructure). Parkland County has/will receive \$1.28 million in special grants and contributions for stormwater offsite levy infrastructure as shown in the table below (note, if the County receives other grants or contributions in the future, it will be reflected in one of the annual updates and rates adjusted accordingly). The result is that the total reduced project cost is \$44.65 million.

Special Grants and Contributions for Stormwater Offsite Infrastructure

Item	Project Description	otal Project imated Cost	S	pecial Provincial Grants	O	Developer Agreement Contributions	(	Other Contributions	uced Project imated Cost
	Outfall	\$ 19,239,895			\$	1,008,910		-	\$ 18,230,985
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$ 67,500	\$	-	\$	-	\$	-	\$ 67,500
3	Collector Stage 1, Zone 5 N-111 to N-112	\$ 920,460	_		\$	-	\$	271,401	\$ 649,059
4	Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,195,725			\$	-	\$	-	\$ 1,195,725
	Collector Stage 1, Zone 5 N-113 to N-114	\$ 267,775			\$	-	\$	-	\$ 267,775
	Collector Stage 1, Zone 5 N-114 to N-115	\$ 516,566			\$	-	\$	-	\$ 516,566
	Collector Stage 1, Zone 5 N-115 to N-116	\$ 352,440	\$		\$	-	\$	-	\$ 352,440
	Collector Stage 1, Zone 5 N-116 to N-117	\$ 237,614	_		\$	-	\$	-	\$ 237,614
9	Collector Stage 1, Zone 5 N-117 to N-118	\$ 560,200	_		\$	-	\$	-	\$ 560,200
	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,876,710			\$	-	\$	-	\$ 1,876,710
	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,126,192	\$		\$	-	\$	-	\$ 3,126,192
	Acheson Big Lake Master Drainage Plan Update - 2026	\$ 67,500	\$	-	\$	-	\$	-	\$ 67,500
	Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 64,609	\$	-	\$	-	\$	-	\$ 64,609
14	Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,765,641	\$	-	\$		\$	-	\$ 1,765,641
15	Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 945,451	\$	-	\$		\$	-	\$ 945,451
	Collector Stage 2, Zone 4&6 N-204 to N-118	\$ 2,456,923	\$	-	\$	-	\$	-	\$ 2,456,923
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$ 67,500	\$	-	\$	-	\$	-	\$ 67,500
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$ 67,500	\$	-	\$		\$	-	\$ 67,500
19	Collector Stage 3, Zone 7 N-301 to N-302	\$ 810,101	\$	-	\$		\$	-	\$ 810,101
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ 60,804	\$	-	\$		\$	-	\$ 60,804
21	Collector Stage 3, Zone 7 N-303 to N-304	\$ 393,541	\$	-	\$	-	\$	-	\$ 393,541
22	Collector Stage 3, Zone 7 N-304 to N-305	\$ 1,006,520	\$	-	\$		\$	-	\$ 1,006,520
23	Collector Stage 3, Zone 7 N-305 to N-306	\$ 617,818	\$	-	\$	-	\$	-	\$ 617,818
24	Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,613,759	\$	-	\$	-	\$	-	\$ 1,613,759
25	Collector Stage 3, Zone 8 N-307 to N-204	\$ 907,000	\$	-	\$	-	\$	-	\$ 907,000
26	Collector Stage 3, Zone 8 N-308 to N-307	\$ 738,824	\$	-	\$		\$	-	\$ 738,824
27	Collector Stage 3, Zone 8 N-309 to N-310	\$ 528,051	\$	-	\$	-	\$	-	\$ 528,051
28	Collector Stage 3, Zone 8 N-310 to N-311	\$ 300,802	\$	-	\$	-	\$	-	\$ 300,802
29	Collector Stage 3, Zone 8 N-311 to N-312	\$ 372,003	\$	-	\$	-	\$	-	\$ 372,003
30	Collector Stage 3, Zone 6 N-312 to N-313	\$ 366,778	\$	-	\$	-	\$	-	\$ 366,778
	Collector Stage 3, Zone 6 N-313 to N-314	\$ 353,167	\$	-	\$	-	\$	-	\$ 353,167
	Collector Stage 3, Zone 6 N-314 to N-315	\$ 94,576	_	-	\$	-	\$	-	\$ 94,576
	Collector Stage 3, Zone 6 N-315 to N-316	\$ 239,090	\$	-	\$	-	\$	-	\$ 239,090
	Collector Stage 3, Zone 6 N-316 to N-317	\$ 2,623,937	\$		\$	-	\$	-	\$ 2,623,937
	Acheson Big Lake Master Drainage Plan Update - 2041	\$ 67,500	\$		\$		\$	-	\$ 67,500
36	Collector Stage 3, Zone 7	\$ 1,042,200	\$	-	\$	-	\$	-	\$ 1,042,200
		\$ 45,932,671	\$	-	\$	1,008,910	\$	271,401	\$ 44,652,359



# E3. Stormwater Infrastructure Staging

The timing of construction is used to determine the impact of inflation on cost, the impact of forecast reserve balances, and the estimate of financial oversizing (described in Section E4). The County anticipates construction of offsite infrastructure as outlined in the table below. Note, if this schedule is adjusted in the future, it will be reflected in one of the County's annual rate/bylaw updates.

### Stormwater Infrastructure Staging

Item	Project Description	Construction Start Year
1	Outfall	2016
2	Acheson Big Lake Master Drainage Plan Update - 2021	
3	Collector Stage 1, Zone 5 N-111 to N-112	2016
4	Collector Stage 1, Zone 5 N-112 to N-113	2016
5	Collector Stage 1, Zone 5 N-113 to N-114	2016
6	Collector Stage 1, Zone 5 N-114 to N-115	2016
7	Collector Stage 1, Zone 5 N-115 to N-116	2016
8	Collector Stage 1, Zone 5 N-116 to N-117	2016
9	Collector Stage 1, Zone 5 N-117 to N-118	2016
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	2017
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	2017
12	Acheson Big Lake Master Drainage Plan Update - 2026	2026
13	Collector Stage 2, Zone 4&6 N-201 to N-202	2041
14	Collector Stage 2, Zone 4&6 N-202 to N-203	2023
15	Collector Stage 2, Zone 4&6 N-203 to N-104	2023
16	Collector Stage 2, Zone 4&6 N-204 to N-118	2019
17	Acheson Big Lake Master Drainage Plan Update - 2031	2031
18	Acheson Big Lake Master Drainage Plan Update - 2036	2036
	Collector Stage 3, Zone 7 N-301 to N-302	2044
20	Collector Stage 3, Zone 7 N-302 to N-303	2037
21	Collector Stage 3, Zone 7 N-303 to N-304	2037
	Collector Stage 3, Zone 7 N-304 to N-305	2021
	Collector Stage 3, Zone 7 N-305 to N-306	2019
	Collector Stage 3, Zone 7 N-306 to N-307	2019
25	Collector Stage 3, Zone 8 N-307 to N-204	2047
26	Collector Stage 3, Zone 8 N-308 to N-307	2047
27	Collector Stage 3, Zone 8 N-309 to N-310	2047
28	Collector Stage 3, Zone 8 N-310 to N-311	2047
	Collector Stage 3, Zone 8 N-311 to N-312	2047
30	Collector Stage 3, Zone 6 N-312 to N-313	2047
31	Collector Stage 3, Zone 6 N-313 to N-314	2047
	Collector Stage 3, Zone 6 N-314 to N-315	2044
	Collector Stage 3, Zone 6 N-315 to N-316	2022
	Collector Stage 3, Zone 6 N-316 to N-317	2022
35	Acheson Big Lake Master Drainage Plan Update - 2041	2041
36	Collector Stage 3, Zone 7	2021

<sup>\*</sup>The share of projects constructed beyond the 25-year review period are not included in rates today (see financial oversizing in next section).

<sup>\*\*</sup>Project costs were inflated by 2% per annum for the first 3 years, and 3% per annum thereafter to the year of construction.

<sup>\*\*\*</sup>A blank year (if any) represents a project which has been combined with another project, costs have been removed from the model, or project has been completed.



# E4. Stormwater Offsite Infrastructure Benefiting Parties

The stormwater offsite infrastructure previously outlined will benefit various parties to varying degrees as determined by County staff. Four potential benefiting parties were identified including:

- Parkland County a portion of the stormwater infrastructure which is required to service existing residents/businesses.
- Other Stakeholders other parties (such as neighboring municipalities) that benefit from the infrastructure.
- Parkland County Future Development (Financial Oversizing) that portion of cost which benefits future development beyond the 25-year review period.
- Parkland County Future Development (In Rates) all growth-related infrastructure (i.e., levyable stormwater infrastructure costs) during the 25-year rate planning period.

The table below outlines the allocation of stormwater offsite levy infrastructure costs to benefiting parties. Project allocations were determined by County staff.

### Allocation of Stormwater Infrastructure to Benefiting Parties

Item	Project Description	Reduced Project Estimated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	Outfall	\$ 18,230,985			0.0%	100.0%
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$ 67,500			0.0%	100.0%
3	Collector Stage 1, Zone 5 N-111 to N-112	\$ 649,059			0.0%	100.0%
	Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,195,725			0.0%	100.0%
	Collector Stage 1, Zone 5 N-113 to N-114	\$ 267,775			0.0%	100.0%
	Collector Stage 1, Zone 5 N-114 to N-115	\$ 516,566			0.0%	100.0%
	Collector Stage 1, Zone 5 N-115 to N-116	\$ 352,440			0.0%	100.0%
	Collector Stage 1, Zone 5 N-116 to N-117	\$ 237,614			0.0%	100.0%
	Collector Stage 1, Zone 5 N-117 to N-118	\$ 560,200			0.0%	100.0%
	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,876,710			0.0%	100.0%
	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,126,192			0.0%	100.0%
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$ 67,500			20.0%	80.0%
		\$ 64,609			80.0%	20.0%
	Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,765,641			8.0%	92.0%
	Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 945,451			8.0%	92.0%
	Collector Stage 2, Zone 4&6 N-204 to N-118	\$ 2,456,923			0.0%	100.0%
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$ 67,500			40.0%	60.0%
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$ 67,500			60.0%	40.0%
19	Collector Stage 3, Zone 7 N-301 to N-302	\$ 810,101			92.0%	8.0%
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ 60,804			64.0%	36.0%
	Collector Stage 3, Zone 7 N-303 to N-304	\$ 393,541			64.0%	36.0%
	Collector Stage 3, Zone 7 N-304 to N-305	\$ 1,006,520			0.0%	100.0%
	Collector Stage 3, Zone 7 N-305 to N-306	\$ 617,818			0.0%	100.0%
	Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,613,759			0.0%	100.0%
	Collector Stage 3, Zone 8 N-307 to N-204	\$ 907,000			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			92.0%	8.0%
	Collector Stage 3, Zone 6 N-315 to N-316	\$ 239,090			4.0%	96.0%
	Collector Stage 3, Zone 6 N-316 to N-317	\$ 2,623,937			4.0%	96.0%
	Acheson Big Lake Master Drainage Plan Update - 2041	\$ 67,500			80.0%	20.0%
36	Collector Stage 3, Zone 7	\$ 1,042,200			0.0%	100.0%
		\$ 44,652,359				

<sup>\*\*</sup>Financial oversizing is determined by separating out the pro rata portion of developer cost beyond the 25-year review period, in comparison with the anticipated year of construction. In future, as the 25-year review period moves further out these additional developer costs will gradually be included in future rate calculations.



# E5. Existing Receipts & Adjusted Levy Cost

Using the offsite levy share percentages shown in the previous section and applying those percentages to project costs results in an offsite levy cost of approximately \$38.61 million. However, prior to allocating these costs to benefiting areas, existing offsite levy receipts collected from developers need to be considered in determining the residual/net costs to developers. The County has collected \$9.08 million in offsite levies to date. This results in an adjusted offsite levy cost of approximately \$30.36 million.

### Offsite Levy Funds Collected to Date & Adjusted Levy Cost

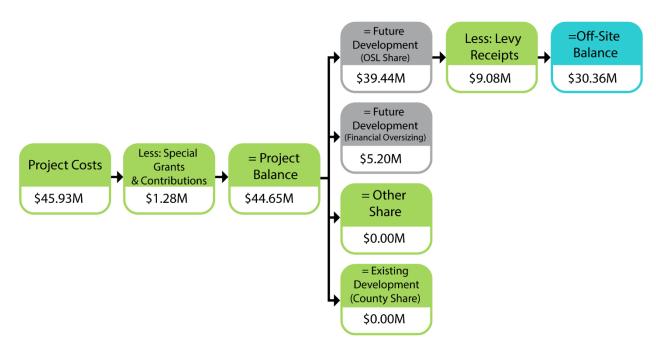
Item	Project Description	os	L / Developer Cost	Fur	Offsite Levy nds Collected ler Old Bylaw #52-2003	Fu	Offsite Levy nds Collected tarting Jan 1, 2013	Dev	Adjusted veloper (Levy) Cost
	Outfall	\$	18,230,985	\$	2,964,467	\$	3,080,430	\$	12,186,088
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$	67,500	\$	-	\$	1,038	\$	66,462
3	Collector Stage 1, Zone 5 N-111 to N-112	\$	649,059	\$	-	\$	-	\$	649,059
4	Collector Stage 1, Zone 5 N-112 to N-113	\$	1,195,725	\$	-	\$	-	\$	1,195,725
5	Collector Stage 1, Zone 5 N-113 to N-114	\$	267,775	\$	-	\$	18,731	\$	249,044
6	Collector Stage 1, Zone 5 N-114 to N-115	\$	516,566	\$	-	\$	32,665	\$	483,900
7	Collector Stage 1, Zone 5 N-115 to N-116	\$	352,440	\$	-	\$	34,510	\$	317,930
8	Collector Stage 1, Zone 5 N-116 to N-117	\$	237,614	\$	-	\$	81,312	\$	156,302
9	Collector Stage 1, Zone 5 N-117 to N-118	\$	560,200	\$	-	\$	271,390	\$	288,809
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$	1,876,710	\$	-	\$	561,092	\$	1,315,618
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$	3,126,192	\$	-	\$	1,040,153	\$	2,086,038
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$	54,000	\$	-	\$	782	\$	53,218
13	Collector Stage 2, Zone 4&6 N-201 to N-202	\$	12,922	\$	-	\$	-	\$	12,922
	Collector Stage 2, Zone 4&6 N-202 to N-203	\$	1,624,389	\$	-	\$	-	\$	1,624,389
15	Collector Stage 2, Zone 4&6 N-203 to N-104	\$	869,815	\$	-	\$	-	\$	869,815
16	Collector Stage 2, Zone 4&6 N-204 to N-118	\$	2,456,923	\$	-	\$	361,785	\$	2,095,138
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$	40,500	\$	-	\$	563	\$	39,937
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$	27,000	\$	-	\$	343	\$	26,657
19	Collector Stage 3, Zone 7 N-301 to N-302	\$	64,808	\$	-	\$	-	\$	64,808
20	Collector Stage 3, Zone 7 N-302 to N-303	\$	21,889	\$	-	\$	-	\$	21,889
21	Collector Stage 3, Zone 7 N-303 to N-304	\$	141,675	\$	-	\$	-	\$	141,675
22	Collector Stage 3, Zone 7 N-304 to N-305	\$	1,006,520	\$	-	\$	68,954	\$	937,565
23	Collector Stage 3, Zone 7 N-305 to N-306	\$	617,818	\$	-	\$	173,246	\$	444,572
24	Collector Stage 3, Zone 7 N-306 to N-307	\$	1,613,759	\$	-	\$	46,498	\$	1,567,261
25	Collector Stage 3, Zone 8 N-307 to N-204	\$	-	\$	-	\$	342,057	\$	(342,057)
26	Collector Stage 3, Zone 8 N-308 to N-307	\$	-	\$	-	\$	-	\$	-
27	Collector Stage 3, Zone 8 N-309 to N-310	\$	-	\$	-	\$	-	\$	-
28	Collector Stage 3, Zone 8 N-310 to N-311	\$	-	\$	-	\$	-	\$	-
29	Collector Stage 3, Zone 8 N-311 to N-312	\$	-	\$	-	\$	-	\$	-
30	Collector Stage 3, Zone 6 N-312 to N-313	\$	-	\$	-	\$	-	\$	-
31	Collector Stage 3, Zone 6 N-313 to N-314	\$	-	\$	-	\$	-	\$	-
32	Collector Stage 3, Zone 6 N-314 to N-315	\$	7,566	\$	-	\$	-	\$	7,566
33	Collector Stage 3, Zone 6 N-315 to N-316	\$	229,526	\$	-	\$	-	\$	229,526
34	Collector Stage 3, Zone 6 N-316 to N-317	\$	2,518,979	\$	-	\$	-	\$	2,518,979
35	Acheson Big Lake Master Drainage Plan Update - 2041	\$	13,500	\$	-	\$	124	\$	13,376
36	Collector Stage 3, Zone 7	\$	1,042,200	\$	-	\$	-	\$	1,042,200
	<b>3</b> ,	\$	39,444,554	\$	2,964,467	\$	6,115,674	\$	30,364,414



# E6. Summary of Stormwater Offsite Levy Cost Flow-through

As shown in the figure below, the total cost for stormwater infrastructure that forms the basis of the rate is approximately \$30.36 million. The cost allocations to each benefitting party are based on the benefitting percentages shown in Section B4. The offsite levy balance (due from developers) is allocated to various benefitting areas (as described in the next section).

### **Total Stormwater Offsite Levy Costs**





# E7. Stormwater Infrastructure Benefiting Areas

Net developer costs for each project have been allocated to multiple benefiting offsite levy area (see tables below). Allocations are denoted with a "1" below applicable area numbers. Benefiting areas were determined by County staff. The lands anticipated to develop over the 25-years in each offsite levy benefitting area are used to determine rates.

# Benefiting Areas for Stormwater Offsite Infrastructure

Item	Developer Cost	101.0	102.0	103.0	103.1	104.0	104.1	105.0	105.1	106.0	107.0	108.0	109.0	110.0	111.0 11	1.1 201	1.0 201.	1 202.0	203.0	204.0	205.0	206.0	207.0	208.0	208.1	301.0	302.0	302.1	303.0	304.0
1	\$ 12,326,359													_																
2	\$ 66,764	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 649,059 \$ 1,195,725														-	_		+		1						1	1			<del>                                     </del>
	\$ 249,044														_	_	$\top$													
6	\$ 483,900																													
	\$ 330,053																													
	\$ 162,261																	4												
9	\$ 299,822 \$ 1,341,165															_	_	+		-										$\vdash$
11														$\rightarrow$	_	_		+		1								+		
	\$ 50,747	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13	\$ 10,337																													
	\$ 1,553,764																													
	\$ 831,997							_	-					_	_	_		+		-						_	_	-		
	\$ 1,368,469 \$ 37,406	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 24,065	1	1	1	1	1	1	1	1	1	1	1	1	1		1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$ 32,404																													
20																	_													
21														$\dashv$	_	_	_													
23														- 1																
24																														
25	\$ 614,382																													
	\$ 29,553													$\Box$																Щ
	\$ 21,122 \$ 12,032													_		_														
28	\$ 12,032 \$ 14.880							-								_														
	\$ 14,671															_		1												
	\$ 14,127																													
	\$ 3,783																													
	\$ 219,963													_	_	_		-								_	_		_	
34 35	\$ 2,414,022 \$ 10,724	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 29,819,122																													
	Developer														_		_				_	_								
Item		401.0	401.1	402.0	403.0	404.0	405.0	406.0	407.0	408	0 408	.1 501	.0 502	.0 502.	1 503.0	503.1	504.0	504.1	05.0	506.0	07.0	0.80	601.0	602.0	603.0	604.0	605.0	606.0	607.0	608.0
	Cost			402.0	403.0	404.0	405.0	406.0																					607.0	
1	Cost \$ 12,326,359	1	1		403.0	404.0	405.0	406.0	407.0 1	1 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1
1 2 3	\$ 12,326,359 \$ 66,764 \$ 649,059	1		402.0					1	1	1	1	1	1	1						1 1	1							607.0	
1 2 3 4	\$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725	1	1						1	1	1	1 1 1	1 1 1	1 1 1	1 1	1	1	1	1	1	1 1 1 1	1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044	1	1						1	1	1	1 1 1 1	1 1 1 1	1 1 1 1	1 1	1 1	1	1	1	1	1 1 1 1 1	1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5 6	\$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900	1	1						1	1	1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1	1 1 1	1	1	1	1 1	1 1 1 1 1	1 1 1 1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5 6 7	\$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053	1	1						1	1	1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1	1 1 1 1 1	1	1	1	1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5 6 7 8	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261	1	1						1	1	1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1	1 1 1 1	1 1 1 1	1 1 1 1	1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5 6 7	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822	1	1						1	1	1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1	1	1 1 1 1 1 1 1	1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1	1	1	1	1		1
1 2 3 4 5 6 7 8 9	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546	1 1	1 1	1	1	1	1	1	1 1	1 1	1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1	1 1	1 1	1 1	1 1	1 1	1	1
1 2 3 4 5 6 7 8 9 10 11	Cost \$ 12,326,359 \$ 66,764 \$ 66,764 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 50,747	1 1	1						1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1		1
1 2 3 4 5 6 7 8 9 10 11 12	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 1,341,165 \$ 2,126,546 \$ 5,07,47 \$ \$ 10,337	1 1	1 1	1	1	1	1	1	1 1 1	1 1	1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1	1 1 1 1 1	1 1 1 1	1 1 1 1	1	1
1 2 3 4 5 6 7 8 9 10 11 12 13	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 50,747 \$ 10,337 \$ 1,553,764	1 1	1 1	1	1	1	1	1	1 1 1 1	1 1	1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1	1
1 2 3 4 5 6 7 8 9 10 11 12 13 14	Cost 5 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 10,337 \$ 15,553,764 \$ 10,337 \$ 1,553,764 \$ 81,997	1 1	1 1	1	1	1	1	1	1 1 1	1 1	1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1	1 1 1 1 1	1 1 1 1	1 1 1 1	1	1
1 2 3 4 5 6 7 8 9 10 11 12 13	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,655 \$ 2,126,546 \$ 5,50,747 \$ 10,337 \$ 1,553,764 \$ 11,358,469	1 1	1 1	1	1	1	1	1	1 1 1 1	1 1	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1	1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 10,337 \$ 1,553,764 \$ 13,88,469 \$ 37,406 \$ 37,406 \$ 24,065 \$ 24,065	1 1	1 1 1	1	1	1	1	1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1 1	1	1
1 2 3 4 5 6 6 7 8 9 10 11 12 13 14 15 16 17 18	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 50,747 \$ 10,337 \$ 1,553,764 \$ 831,997 \$ 1,368,469 \$ 37,406 \$ 24,065 \$ 32,404	1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Cost 5 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 162,261 \$ 298,225 \$ 1,341,165 \$ 2,126,546 \$ 10,337 \$ 1,553,764 \$ 13,368,469 \$ 31,937 \$ 1,368,469 \$ 37,460 \$ 32,40,65	1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 11,957,255 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 50,747 \$ 10,337 \$ 1,553,764 \$ 37,406 \$ 37,406 \$ 34,404 \$ 19,457 \$ 19,457 \$ 11,463	1 1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 6 7 8 9 10 11 11 12 13 14 15 16 17 18 19 20 21 21 22	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 11,95,725 \$ 249,044 \$ \$ 483,900 \$ 162,261 \$ 193,475 \$ 10,337 \$ 10,337 \$ 1,553,474 \$ 10,337 \$ 1,553,474 \$ 10,374 \$ 10,474 \$ 10,	1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 22 23	Cost 5 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 2,126,546 \$ 10,337 \$ 1,553,764 \$ 31,455 \$ 32,404 \$ 13,457 \$ 171,630 \$ 171,630 \$ 171,630 \$ 171,630 \$ 171,630 \$ 1,1630	1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 25 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Cost 5 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 162,261 \$ 5 298,225 \$ 1,341,165 \$ 2,126,546 \$ 10,337 \$ 1,553,764 \$ 10,337 \$ 1,368,469 \$ 37,469 \$ 37,469 \$ 171,630 \$ 171,630 \$ 171,630 \$ 171,630 \$ 1,517,213 \$ 1,106,046 \$ 144,382 \$ 144,382 \$ 11,06,046	1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
1 2 3 4 5 6 6 7 8 9 10 11 11 2 13 14 15 16 17 18 19 20 21 22 22 23 24 25 26 26 26 27 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Cost \$ 12,326,359 \$ 66,764 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 162,261 \$ 299,822 \$ 1,341,165 \$ 21,26,546 \$ 10,337 \$ 1,553,764 \$ 31,4165 \$ 244,065 \$ 34,065 \$ 34,065 \$ 34,065 \$ 34,065 \$ 31,467,717,630 \$ 495,629 \$ 1,157,213 \$ 1,106,046 \$ 614,382 \$ 29,553	1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1 1 1 1 1 1 1	1	1 1 1 1
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1 2 3 4 5 6 6 7 8 9 10 111 12 13 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30	Cost \$ 12,326,359 \$ 649,059 \$ 1,195,725 \$ 249,044 \$ 483,900 \$ 330,053 \$ 162,261 \$ 2,126,546 \$ 5,737 \$ 1,353,764 \$ 31,41,165 \$ 1,337 \$ 1,553,764 \$ 31,41,657 \$ 15,553,764 \$ 17,1630 \$ 11,66,469 \$ 14,362 \$ 11,66,469 \$ 11,66,46	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 1 1 1
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1 2 3 4 4 5 6 6 7 7 8 9 10 11 11 12 13 14 15 15 16 6 17 18 19 20 21 22 23 24 25 26 29 30 31 32 24 33 33 34 35	Cost	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1	1 1	1	1	1	1 1	1 1 1 1 1 1	1	1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 1 1 1



ltom	Developer	701.0	702.0	702.0	704.0	705.0	706.0	707.0	709.0	904.0	902.0	903.0	904.0	90E 0	806.0	907.0	909.0	001.0	002.0	003.0	004.0	1001.0	1002.0	1002.0	1004.0	1005.0	1006.0	1007.0	1101.0	1102.0	1102.0	1104.0
Item	Cost	701.0	702.0	703.0	704.0	703.0	706.0	707.0	700.0	801.0	802.0	803.0	804.0	803.0	000.0	807.0	808.0	901.0	902.0	903.0	904.0	1001.0	1002.0	1003.0	1004.0	1005.0	1006.0	1007.0	1101.0	1102.0	1103.0	1104.0
1	\$ 12,186,088	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
2	\$ 66,462	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	\$ 649,059																															
4	\$ 1,195,725																															
5																																
6																																
	\$ 317,930																															
8																																
9																																
10		1	1	1	1	1	1	1	1	1	1					1	1															
11		1	1	1	1	1	1	1	1	1	1					1	1															
12		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13												1	1	1	1	1	1															
14	\$ 1,624,389											1	1	1	1	1	1															
15												1	1	1	1	1	1															
16	\$ 2,095,138	1	1	1	1	1	1	1	1	1	1					1	1															
17		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18	\$ 26,657	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$ 64,808	1							1																							
20	\$ 21,889	1	1						1																							
21		1	1					1	1																							
22		1	1	1			1	1	1																							
23		1	1	1	1		1	1	1																							
24		1	1	1	1		1	1	1																							
25						1					1					1	1															
26											1					1	1															
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29												1	1	1	1																	
30												1	1	1	1																	
31												1	1	1	1																	
32	\$ 7,566											1	1	1	1																	
33												1	1	1	1																	
34	\$ 2,518,979											1	1	1	1																	
35	\$ 13,376	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
36		1	1	1			1	1	1																							
	\$ 30,364,414																															

Item	Developer Cost	1105.0	1106.0	1107.0	1108.0	1109.0	1110.0	1111.0	1112.0	1113.0	1201.0	1202.0	1203.0	1204.0	1205.0	1301.0	1302.0	1303.0	1304.0	1401.0	1402.0	1403.0	1404.0	1405.0	1501.0	1502.0	1600.1	1600.2	1600.3	1600.4	1600.5	1600.6	1600.7	1600.8
1	\$ 12,326,359																																	1
2	\$ 66,764	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
3	\$ 649,059																																	
4	\$ 1,195,725																																	
5	\$ 249,044																																	
6	\$ 483,900																																	
7	\$ 330,053																																	
8	\$ 162,261																																	
9	\$ 299,822																																	
10	\$ 1,341,165																																	
11	\$ 2,126,546																																	
12	\$ 50,747	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
13	\$ 10,337																																	
14	\$ 1,553,764																																	
15	\$ 831,997																																	
16	\$ 1,368,469																																	
17	\$ 37,406	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
18	\$ 24,065	1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
19	\$ 32,404																																	
20	\$ 19,457																																	
21	\$ 171,630																																	
22																																		
23	\$ 1,517,213																																	
24	\$ 1,106,046																																	
25	\$ 614,382																																	
26																																		
27																																		
28																																		
29	\$ 14,880																																	
30	\$ 14,671																																	
31	\$ 14,127																																	
32	\$ 3,783																																	
33	\$ 219,963																																	
34	\$ 2,414,022																																	
35		1	1	1	1	1	1	1	1	1															1	1	1	1	1	1	1	1	1	1
$\neg$	\$ 29,819,122	, i																																



# E8. Development and Stormwater Infrastructure Staging Impacts

Stormwater offsite infrastructure will be constructed in a staged fashion over the 25-year review period. County Staff have reviewed the availability of offsite levy funds to meet these construction requirements and found that offsite levy reserve funds will not be sufficient to pay for construction of stormwater infrastructure from time to time, therefore front ending of infrastructure will be required. A front-ender is the party that constructs and pays up front for infrastructure that benefits other parties.

To compensate parties for capital they provide in front-ending offsite infrastructure construction, a 2.31% interest allowance has been charged to the reserve when it is forecast to be in a negative balance. Further, a 1.25% interest credit has been provided to the reserve when it is forecast to be in a positive balance.

If necessary, an interest staging adjustment has been applied to rates (slightly positive or slightly negative) to ensure that the forecast reserve balance at the end of the 25-year review period always returns to break-even (i.e., developers are not charged too much thereby providing a windfall to the County, nor are they charged too little thereby placing an unequitable burden on taxpayers).