

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW NO. 2015-07

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

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

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

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

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

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

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

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

TITLE

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

DEFINITIONS

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

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

(6) "Subject Lands" means:

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

APPLICATION

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

SEVERABILITY

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

REPORTING

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

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

ENACTMENT/TRANSITION

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

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

READ A SECOND TIME this 28th day of April, 2015.

READ A THIRD TIME and finally passed this 28th day of April, 2015.



Mayor

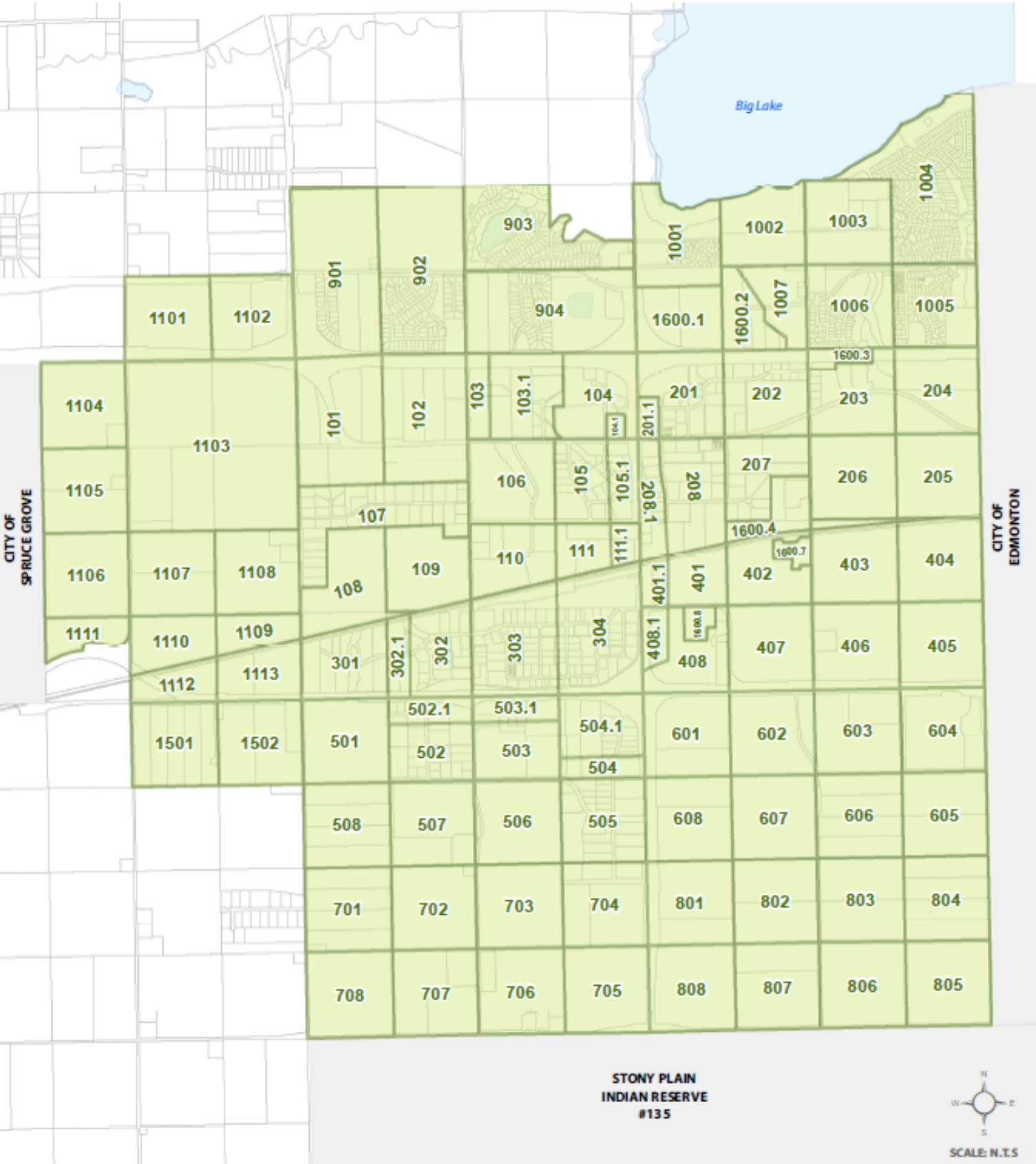


Manager, Legislative and Administrative Services

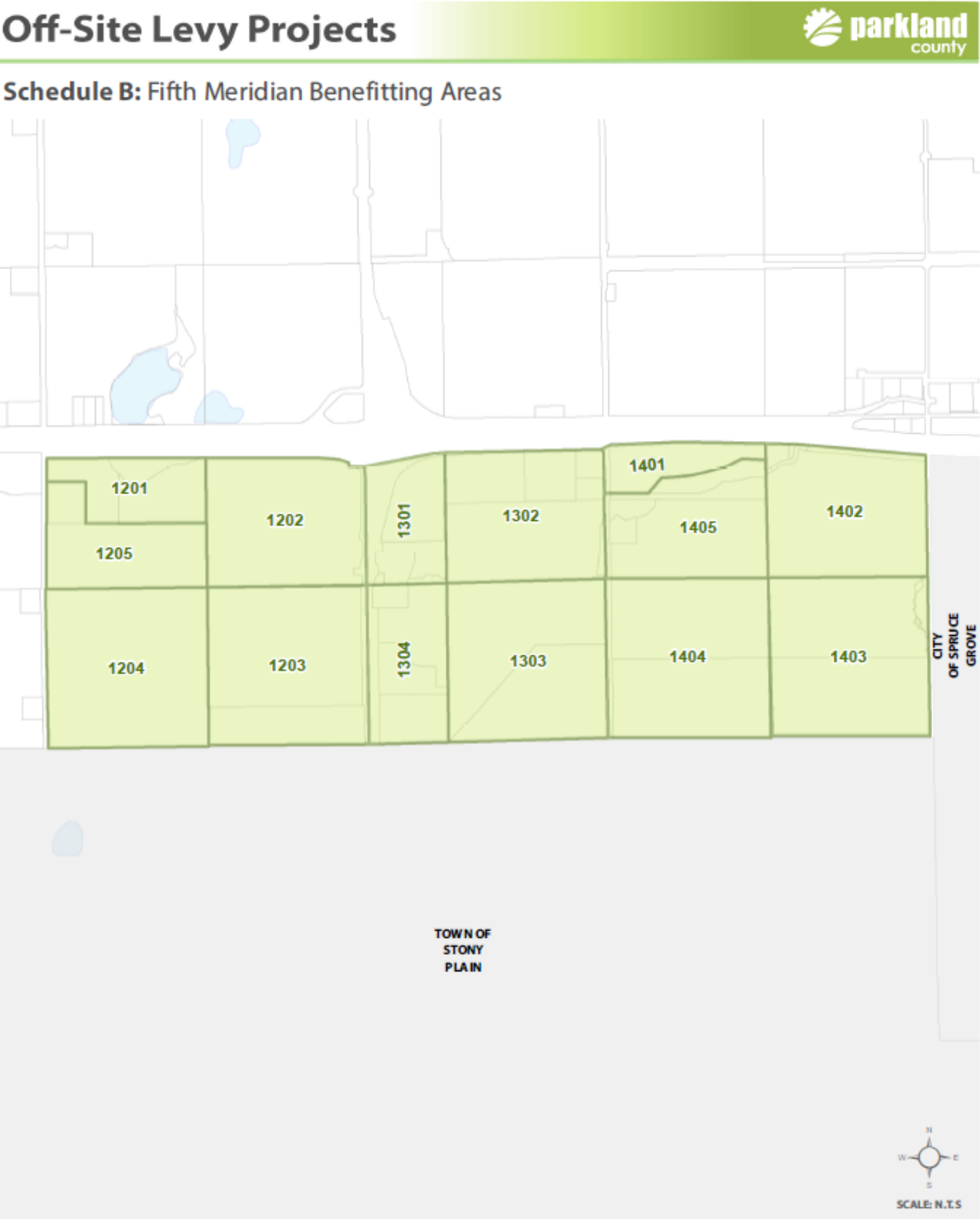
Schedule “A”
Acheson / Big Lake Benefitting Areas

Off-Site Levy Projects

Schedule A: Acheson/Big Lake Benefitting Areas



Schedule “B”
Fifth Meridian Benefitting Areas



PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “C”**
Water Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Zone 4 Reservoir Expansion (9000m3)	\$ 7,259,539.46	0.0%	0.0%	100.0%
Zone 3 Pump Upgrade	\$ -	0.0%	0.0%	100.0%
Zone 3 Pump Upgrade	\$ -	0.0%	0.0%	100.0%
Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ 17,897,477.31	0.0%	0.0%	100.0%
Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 19,456,500.00	0.0%	0.0%	100.0%
Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 4,892,325.88	0.0%	0.0%	100.0%
Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 4,793,732.40	0.0%	0.0%	100.0%
Big Lakes East Water Mains	\$ 8,556,122.74	0.0%	0.0%	100.0%
Big Lakes West Water Mains	\$ 2,694,840.00	0.0%	0.0%	100.0%
Zone 3 Water Mains	\$ 234,600.00	0.0%	0.0%	100.0%
5th Meridian - Supply Line From Regional Line	\$ 4,119,350.27	0.0%	0.0%	100.0%
5th Meridian - Water Reservoir	\$ 9,916,648.28	0.0%	0.0%	100.0%
5th Meridian (Area A) - Water Mains	\$ 3,173,454.59	0.0%	0.0%	100.0%
5th Meridian (Area B) - Water Mains	\$ 5,173,184.85	0.0%	0.0%	100.0%
5th Meridian (Area C) - Water Mains	\$ 8,174,750.87	0.0%	0.0%	100.0%
Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 325,872.01	6.6%	0.0%	93.4%
Zone 4 Water Mains	\$ 8,385,678.00	0.0%	0.0%	100.0%
Zone 5 Water Mains	\$ 9,880,530.13	0.0%	0.0%	100.0%
Zone 6 Water Mains	\$ 9,377,760.00	0.0%	0.0%	100.0%
Zone 7 Water Mains	\$ 8,709,240.35	0.0%	0.0%	100.0%
Zone 8 Water Mains	\$ 5,332,560.00	0.0%	0.0%	100.0%
Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 13,016,220.00	0.0%	0.0%	100.0%
New PRVs (x9)	\$ 3,504,077.49	0.0%	0.0%	100.0%
Acheson Big Lake Water Servicing Study Update - 2025	\$ 70,125.00	0.0%	0.0%	100.0%
Acheson Big Lake Water Servicing Study Update - 2030	\$ 70,125.00	0.0%	0.0%	100.0%
Acheson Big Lake Water Servicing Study Update - 2035	\$ 70,125.00	0.0%	0.0%	100.0%
Acheson Big Lake Water Servicing Study Update - 2040	\$ 70,125.00	0.0%	0.0%	100.0%
Zone 5 & 7 East-West Distribution Main	\$ 2,799,670.90	0.0%	0.0%	100.0%
Zone 6 & 8 East-West Distribution Main	\$ 3,203,988.93	0.0%	0.0%	100.0%
West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 2,977,380.00	0.0%	0.0%	100.0%
	\$ 177,636,444			

PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “D”**
Sanitary Sewer Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
5th Meridian (Area A) Gravity Main	\$ 1,226,358.84	0.0%	0.0%	100.0%
5th Meridian (Area B) Gravity Main	\$ 3,845,345.65	0.0%	0.0%	100.0%
5th Meridian (Area C) Gravity Main	\$ 3,194,317.69	0.0%	0.0%	100.0%
Parkland Business Park (Sewer Main Upsizing, etc)	\$ -	0.0%	0.0%	100.0%
Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	0.0%	0.0%	100.0%
Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	0.0%	0.0%	100.0%
Acheson Road (Sewer Main Upsizing, etc)	\$ -	0.0%	0.0%	100.0%
Glowing Embers (Sewer Main Upsizing, etc)	\$ -	0.0%	0.0%	100.0%
Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 572,220.00	0.0%	0.0%	100.0%
Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939.27	0.0%	0.0%	100.0%
Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 394,362.53	2.8%	0.0%	97.2%
Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 270,165.46	8.7%	0.0%	91.3%
Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 432,669.36	8.0%	0.0%	92.0%
Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873.36	0.0%	0.0%	100.0%
Leder Development Area (Sewer Main Upsizing, etc)	\$ 3,637,645.38	0.0%	0.0%	100.0%
Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 7,805,300.10	0.0%	0.0%	100.0%
Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	\$ 7,094,388.32	0.0%	0.0%	100.0%
Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 12,966,038.06	0.0%	0.0%	100.0%
Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 2,395,694.40	0.0%	0.0%	100.0%
Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 74,960.88	0.0%	0.0%	100.0%
Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 76,500.00	0.0%	0.0%	100.0%
Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 76,500.00	0.0%	0.0%	100.0%
Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 76,500.00	0.0%	0.0%	100.0%
Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 76,500.00	0.0%	0.0%	100.0%
Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 5,032,068.00	0.0%	0.0%	100.0%
Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 8,523,546.00	0.0%	0.0%	100.0%
Bevington Trunk Extension Zone 8	\$ 3,400,374.00	0.0%	0.0%	100.0%
Zone 6 Liftstation #1 & Forcemain	\$ 3,076,386.30	0.0%	0.0%	100.0%
Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 2,397,000.00	0.0%	0.0%	100.0%
Area 15 Liftstation #3 & Forcemain	\$ 2,828,460.00	0.0%	0.0%	100.0%
Zone 5 Liftstation #4 & Forcemain	\$ 1,927,800.00	0.0%	0.0%	100.0%
Zone 7 Liftstation #6 & Forcemain	\$ 927,786.90	0.0%	0.0%	100.0%
Zone 8 Liftstation #8 & Forcemain	\$ 1,611,600.00	0.0%	0.0%	100.0%
Zone 8 Liftstation #9 & Forcemain	\$ 1,621,800.00	0.0%	0.0%	100.0%
Zone 8 Liftstation #10 & Forcemain	\$ -	0.0%	0.0%	100.0%
Zone 6 Liftstation #11 & Forcemain	\$ -	0.0%	0.0%	100.0%
Zone 4 Liftstation #12 & Forcemain	\$ 1,907,400.00	0.0%	0.0%	100.0%
Zone 4 Liftstation #13 & Forcemain	\$ 718,341.12	0.0%	0.0%	100.0%
Zone 7 collector main (Area 701 & 702)	\$ 372,487.68	0.0%	0.0%	100.0%
Zone 7 collector main (Area 706 & 705)	\$ 494,713.74	0.0%	0.0%	100.0%
Zone 6 collector main (Area 604 & 603)	\$ 1,325,628.72	0.0%	0.0%	100.0%
Zone 2 collector main (Area 205 & 204)	\$ 500,634.36	0.0%	0.0%	100.0%
Zone 2 collector main (Area 205 & 206)	\$ -	0.0%	0.0%	100.0%
Area 11 (Atim Road) collector main (Area 108, 1109. 1110)	\$ 2,119,877.33	0.0%	0.0%	100.0%
West Big Lake collector main (Area 1102 & 1101)	\$ 476,646.00	0.0%	0.0%	100.0%
Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 1,621,800.00	0.0%	0.0%	100.0%
Big Lake East Collector Main (Area 1600.2 & 1007)	\$ 481,087.08	0.0%	0.0%	100.0%
Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ 1,478,988.00	0.0%	0.0%	100.0%
Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ 1,282,340.95	0.0%	0.0%	100.0%
	\$ 92,002,045			

PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “E”**
Stormwater Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
Outfall	\$ 18,230,985	0.0%	0.0%	100.0%
Acheson Big Lake Master Drainage Plan Update - 2021	\$ 68,850	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-111 to N-112	\$ 649,059	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,195,725	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-113 to N-114	\$ 267,775	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-114 to N-115	\$ 516,566	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-115 to N-116	\$ 352,440	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-116 to N-117	\$ 237,614	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5 N-117 to N-118	\$ 560,200	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,863,985	0.0%	0.0%	100.0%
Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,113,467	0.0%	0.0%	100.0%
Acheson Big Lake Master Drainage Plan Update - 2026	\$ 68,850	0.0%	0.0%	100.0%
Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 201,486	0.0%	0.0%	100.0%
Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,800,954	0.0%	0.0%	100.0%
Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 964,360	0.0%	0.0%	100.0%
Collector Stage 2, Zone 4&6 N-204 to N-118	\$ 2,456,923	0.0%	0.0%	100.0%
Acheson Big Lake Master Drainage Plan Update - 2031	\$ 68,850	0.0%	0.0%	100.0%
Acheson Big Lake Master Drainage Plan Update - 2036	\$ 68,850	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-301 to N-302	\$ 996,336	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-302 to N-303	\$ 101,265	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-303 to N-304	\$ 483,679	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-304 to N-305	\$ 764,434	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-305 to N-306	\$ 617,818	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,613,759	0.0%	0.0%	100.0%
Collector Stage 3, Zone 8 N-307 to N-204	\$ 925,140	0.0%	0.0%	100.0%
Collector Stage 3, Zone 8 N-308 to N-307	\$ 886,366	0.0%	0.0%	100.0%
Collector Stage 3, Zone 8 N-309 to N-310	\$ 649,537	0.0%	0.0%	100.0%
Collector Stage 3, Zone 8 N-310 to N-311	\$ 313,378	0.0%	0.0%	100.0%
Collector Stage 3, Zone 8 N-311 to N-312	\$ 379,443	0.0%	0.0%	100.0%
Collector Stage 3, Zone 6 N-312 to N-313	\$ 439,777	0.0%	0.0%	100.0%
Collector Stage 3, Zone 6 N-313 to N-314	\$ 459,553	0.0%	0.0%	100.0%
Collector Stage 3, Zone 6 N-314 to N-315	\$ 170,829	0.0%	0.0%	100.0%
Collector Stage 3, Zone 6 N-315 to N-316	\$ 249,536	0.0%	0.0%	100.0%
Collector Stage 3, Zone 6 N-316 to N-317	\$ 2,861,571	0.0%	0.0%	100.0%
Acheson Big Lake Master Drainage Plan Update - 2041	\$ 68,850	0.0%	0.0%	100.0%
Collector Stage 3, Zone 7	\$ 736,171	0.0%	0.0%	100.0%
	\$ 45,404,378			

PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “F”**
Transportation Projects and Estimated Costs

Project Description	Project Estimated Cost	County Share %	Other Stakeholder Share & Oversizing %	OSL / Developer Share %
114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 8,209,425	0.0%	0.0%	100.0%
114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 4,904,718	0.0%	0.0%	100.0%
Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ 3,863,569	0.0%	0.0%	100.0%
Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 6,463,099	0.0%	0.0%	100.0%
Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 342,000	0.0%	0.0%	100.0%
114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 6,417,260	0.0%	0.0%	100.0%
Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 3,182,869	0.0%	0.0%	100.0%
114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ 1,099,688	0.0%	0.0%	100.0%
Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ 957,837	0.0%	0.0%	100.0%
Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,665,625	0.0%	0.0%	100.0%
Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ 19,865,581	0.0%	0.0%	100.0%
Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 4,269,877	0.0%	0.0%	100.0%
Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$ 1,099,688	0.0%	0.0%	100.0%
Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ 1,099,688	0.0%	0.0%	100.0%
96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 12,641,720	0.0%	0.0%	100.0%
96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ 2,506,467	0.0%	0.0%	100.0%
Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 7,270,105	0.0%	0.0%	100.0%
Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ 1,005,848	0.0%	0.0%	100.0%
96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ 513,188	0.0%	0.0%	100.0%
Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 6,396,807	0.0%	0.0%	100.0%
Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ 1,271,679	0.0%	0.0%	100.0%
Meridian Ave / 231 Street Intersection (Big Lake East)	\$ 601,529	0.0%	0.0%	100.0%
Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$ 3,825,239	0.0%	0.0%	100.0%
Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,962,942	0.0%	0.0%	100.0%
Meridian Ave / RR264 Intersection (Big Lake West)	\$ 771,981	0.0%	0.0%	100.0%
Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 27,772,168	0.0%	0.0%	100.0%
Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 5,524,318	0.0%	0.0%	100.0%
Golf Course Road (5th Meridian ASP)	\$ 3,409,031	0.0%	0.0%	100.0%
New Proposed Road (5th Meridian ASP)	\$ 2,727,225	0.0%	0.0%	100.0%
114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ 5,979,910	0.0%	0.0%	100.0%
92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 600,000	0.0%	0.0%	100.0%
92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 21,219,221	0.0%	0.0%	100.0%
92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ 1,005,848	0.0%	0.0%	100.0%
92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ 513,188	0.0%	0.0%	100.0%
279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ 8,152,551	0.0%	0.0%	100.0%
96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 18,370,671	0.0%	0.0%	100.0%
92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 27,830,792.01	0.0%	0.0%	100.0%
96th Avenue & 231st Street Intersection (Zone 6)	\$ 1,099,687.50	0.0%	0.0%	100.0%
92nd Avenue & 231st Street Intersection (Zone 8)	\$ 1,099,687.50	0.0%	0.0%	100.0%
Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ 21,351,573.56	0.0%	0.0%	100.0%
96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ 513,187.50	0.0%	0.0%	100.0%
92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ 513,187.50	0.0%	0.0%	100.0%
Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ 5,285,098.13	0.0%	0.0%	100.0%
Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ 4,417,811.25	0.0%	0.0%	100.0%
Acheson Traffic Impact Assessment Update - 2019	\$ 130,353.00	0.0%	0.0%	100.0%
Acheson Traffic Impact Assessment Update - 2024	\$ 73,312.50	0.0%	0.0%	100.0%
Acheson Traffic Impact Assessment Update - 2029	\$ 73,312.50	0.0%	0.0%	100.0%
Acheson Traffic Impact Assessment Update - 2034	\$ 73,312.50	0.0%	0.0%	100.0%
Acheson Traffic Impact Assessment Update - 2039	\$ 73,312.50	0.0%	0.0%	100.0%
96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ 3,727,207.50	0.0%	0.0%	100.0%
Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ 513,187.50	0.0%	0.0%	100.0%
Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 497,782.00	0.0%	0.0%	100.0%
	\$ 266,755,361			

PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “G”**
Off-Site Levy Rates – Page 1 of 2

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
101.0	\$ 65,093	\$ 37,662	\$ 616	\$ 134	\$ 103,505
102.0	\$ 65,093	\$ 37,662	\$ 616	\$ 134	\$ 103,505
103.0	\$ 65,093	\$ 37,662	\$ -	\$ 134	\$ 102,889
103.1	\$ 65,093	\$ 37,662	\$ 1,767	\$ 134	\$ 104,656
104.0					
104.1	\$ 65,093	\$ 37,662	\$ -	\$ 134	\$ 102,889
105.0					
105.1					
106.0					
107.0	\$ 65,093	\$ 37,663	\$ 126	\$ 134	\$ 103,016
108.0	\$ 65,093	\$ 37,663	\$ 33,589	\$ 134	\$ 136,479
109.0	\$ 65,093	\$ 37,663	\$ 126	\$ 134	\$ 103,016
110.0					
111.0	\$ 65,093	\$ 37,662	\$ -	\$ 134	\$ 102,889
111.1	\$ 65,093	\$ 44,563	\$ 4,525	\$ 134	\$ 114,314
201.0					
201.1					
202.0					
203.0	\$ 57,210	\$ 36,674	\$ 126	\$ 134	\$ 94,144
204.0	\$ 57,210	\$ 36,674	\$ 13,315	\$ 134	\$ 107,334
205.0	\$ 57,210	\$ 36,674	\$ 4,951	\$ 134	\$ 98,970
206.0	\$ 57,210	\$ 36,674	\$ 126	\$ 134	\$ 94,144
207.0	\$ 57,210	\$ 36,674	\$ 126	\$ 134	\$ 94,144
208.0	\$ 57,210	\$ 36,674	\$ -	\$ 134	\$ 94,018
208.1	\$ 57,210	\$ 43,574	\$ 1,767	\$ 134	\$ 102,685
301.0	\$ 173,403	\$ 55,097	\$ 12,447	\$ 134	\$ 241,081
302.0	\$ 173,403				
302.1	\$ 173,403				
303.0	\$ 173,403				
304.0	\$ 173,403				
401.0	\$ 93,554				
401.1	\$ 93,554				
402.0	\$ 93,554	\$ 43,942	\$ 25,345	\$ 134	\$ 162,975
403.0	\$ 93,554	\$ 43,943	\$ 15,352	\$ 134	\$ 152,983
404.0	\$ 93,554	\$ 43,943	\$ 15,352	\$ 134	\$ 152,983
405.0	\$ 93,554	\$ 43,943	\$ 28,423	\$ 134	\$ 166,055
406.0	\$ 93,554	\$ 43,943	\$ 28,423	\$ 134	\$ 166,055
407.0	\$ 93,554	\$ 43,942	\$ 26,930	\$ 17,172	\$ 181,598
408.0	\$ 93,554	\$ 43,942	\$ 38,156	\$ 11,295	\$ 186,947
408.1					
501.0	\$ 81,529	\$ 75,287	\$ 54,942	\$ 44,722	\$ 256,480
502.0					
502.1					
503.0					
503.1					
504.0	\$ 81,529	\$ 75,286	\$ 390	\$ 21,460	\$ 178,666
504.1	\$ 81,529	\$ 75,286	\$ 6,193	\$ 21,460	\$ 184,468
505.0					
506.0	\$ 81,529	\$ 75,286	\$ 66,985	\$ 24,688	\$ 248,489
507.0					
508.0	\$ 81,529	\$ 75,287	\$ 41,546	\$ 44,722	\$ 243,084
601.0	\$ 77,272	\$ 43,919	\$ 31,427	\$ 13,008	\$ 165,626
602.0	\$ 77,272	\$ 43,919	\$ 31,427	\$ 16,718	\$ 169,336
603.0	\$ 77,272	\$ 43,919	\$ 28,818	\$ 25,529	\$ 175,538
604.0	\$ 77,272	\$ 43,919	\$ 28,818	\$ 26,928	\$ 176,937
605.0	\$ 77,272	\$ 43,919	\$ 12,596	\$ 30,377	\$ 164,164
606.0	\$ 77,272	\$ 43,919	\$ 12,596	\$ 30,377	\$ 164,164
607.0	\$ 77,272	\$ 43,919	\$ 12,596	\$ 134	\$ 133,921
608.0	\$ 77,272	\$ 43,919	\$ 57,437	\$ 13,008	\$ 191,636
701.0	\$ 95,737	\$ 50,376	\$ 70,773	\$ 53,036	\$ 269,922
702.0	\$ 95,737	\$ 50,376	\$ 70,773	\$ 41,249	\$ 258,135
703.0					

Legend:

Residential

Commercial / Industrial

Fully Developed

PURSUANT TO THE PROVISIONS OF BYLAW 2015-07

2025 Updated **Schedule “G”**
Off-Site Levy Rates Page 2 of 2

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
704.0					
705.0	\$ 95,737	\$ 50,376	\$ 73,826	\$ 26,720	\$ 246,659
706.0	\$ 95,737	\$ 50,376	\$ 73,826	\$ 37,740	\$ 257,679
707.0	\$ 95,737	\$ 50,376	\$ 75,217	\$ 40,469	\$ 261,799
708.0	\$ 95,737	\$ 50,376	\$ 75,217	\$ 53,036	\$ 274,365
801.0	\$ 102,018	\$ 35,915	\$ 66,559	\$ 22,355	\$ 226,847
802.0	\$ 102,018	\$ 35,915	\$ 21,718	\$ 34,942	\$ 194,593
803.0	\$ 102,018	\$ 35,915	\$ 21,718	\$ 32,683	\$ 192,334
804.0	\$ 102,018	\$ 35,915	\$ 21,718	\$ 35,338	\$ 194,990
805.0	\$ 102,018	\$ 35,915	\$ 40,794	\$ 44,437	\$ 223,165
806.0	\$ 102,018	\$ 35,915	\$ 40,794	\$ 44,437	\$ 223,165
807.0	\$ 102,018	\$ 35,915	\$ 43,236	\$ 40,819	\$ 221,988
808.0	\$ 102,018	\$ 35,915	\$ 43,236	\$ 40,819	\$ 221,988
901.0	\$ 37,296	\$ 35,788	\$ 126	\$ 134	\$ 73,344
902.0	\$ 37,296	\$ 35,788	\$ 126	\$ 134	\$ 73,344
903.0	\$ 37,296	\$ 35,788	\$ 126	\$ 134	\$ 73,344
904.0	\$ 37,296	\$ 35,788	\$ 126	\$ 134	\$ 73,344
1001.0	\$ 34,248	\$ 58,070	\$ 126	\$ 134	\$ 92,578
1002.0	\$ 34,248	\$ 58,070	\$ 126	\$ 134	\$ 92,578
1003.0	\$ 34,248	\$ 58,070	\$ 5,226	\$ 134	\$ 97,678
1004.0					
1005.0	\$ 34,248	\$ 58,070	\$ 126	\$ 134	\$ 92,578
1006.0	\$ 34,248	\$ 58,070	\$ 5,226	\$ 134	\$ 97,678
1007.0	\$ 34,248	\$ 58,070	\$ 5,226	\$ 134	\$ 97,678
1101.0	\$ 6,203	\$ 45,227	\$ 15,805	\$ 134	\$ 67,370
1102.0	\$ 6,203	\$ 45,226	\$ 15,805	\$ 134	\$ 67,369
1103.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1104.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1105.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1106.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1107.0	\$ 34,341	\$ 45,227	\$ 15,934	\$ 134	\$ 95,636
1108.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1109.0	\$ 34,341	\$ 45,227	\$ 33,589	\$ 134	\$ 113,291
1110.0	\$ 34,341	\$ 45,227	\$ 33,589	\$ 134	\$ 113,291
1111.0	\$ 34,341	\$ 45,227	\$ 10,077	\$ 134	\$ 89,779
1112.0	\$ 9,151	\$ 39,724	\$ 54,304	\$ 134	\$ 103,313
1113.0	\$ 9,151	\$ 39,724	\$ 54,304	\$ 134	\$ 103,313
1201.0	\$ 67,359	\$ 27,551	\$ -	\$ -	\$ 94,910
1202.0	\$ 67,359	\$ 70,604	\$ 34,220	\$ -	\$ 172,183
1203.0	\$ 67,359	\$ 64,725	\$ 15,361	\$ -	\$ 147,445
1204.0	\$ 67,359	\$ 27,551	\$ -	\$ -	\$ 94,910
1205.0	\$ 67,359	\$ 27,551	\$ -	\$ -	\$ 94,910
1301.0	\$ 86,935	\$ 70,604	\$ 34,220	\$ -	\$ 191,758
1302.0	\$ 86,935	\$ 70,604	\$ 34,220	\$ -	\$ 191,758
1303.0	\$ 86,935	\$ 27,551	\$ -	\$ -	\$ 114,485
1304.0	\$ 86,935	\$ 64,725	\$ 15,361	\$ -	\$ 167,020
1401.0	\$ 86,935	\$ 70,604	\$ 34,220	\$ -	\$ 191,758
1402.0	\$ 86,935	\$ 78,671	\$ 21,360	\$ -	\$ 186,965
1403.0	\$ 86,935	\$ 78,671	\$ 21,360	\$ -	\$ 186,965
1404.0	\$ 86,935	\$ 78,671	\$ 21,360	\$ -	\$ 186,965
1405.0	\$ 86,935	\$ 78,671	\$ 21,360	\$ -	\$ 186,965
1501.0	\$ 53,605	\$ 39,724	\$ 84,617	\$ 134	\$ 178,080
1502.0	\$ 53,605	\$ 39,724	\$ 84,617	\$ 134	\$ 178,080
1600.1	\$ 34,248	\$ 58,070	\$ 8,490	\$ 134	\$ 100,942
1600.2	\$ 34,248	\$ 58,070	\$ 19,447	\$ 134	\$ 111,899
1600.3					
1600.4	\$ 57,210	\$ 36,674	\$ 8,490	\$ 134	\$ 102,508
1600.5	\$ 57,210	\$ 36,674	\$ 8,490	\$ 134	\$ 102,508
1600.6	\$ 57,210	\$ 36,674	\$ 8,490	\$ 134	\$ 102,509
1600.7	\$ 93,554	\$ 43,942	\$ 8,490	\$ 134	\$ 146,120
1600.8					

Legend:

Residential

Commercial / Industrial

Fully Developed