



2023 OFF-SITE LEVY ANNUAL REPORT

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

FOR THE YEAR ENDED DECEMBER 31, 2023

One Parkland: Powerfully Connected.

April 2024

Planning & Development Services
Parkland County



This page was intentionally left blank

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
1 INTRODUCTION	2
2.1 Introduction	2
2.2 Methodology	2
2.3 Definitions	2
3 KEY FINDINGS	4
3.1 Offsite Infrastructure Costs	4
3.2 Offsite Levy Collections.....	5
3.3 Offsite Levy Areas and Forecast Development.....	5
3.4 Offsite Levy Reserves.....	5
3.5 Tracking and Responsibility of Front-ending	6
4 RATES.....	6
APPENDIX A: OFFSITE LEVY AREAS AND STAGING	9
APPENDIX B: WATER OFFSITE INFRASTRUCTURE	17
APPENDIX C: SANITARY OFFSITE INFRASTRUCTURE.....	27
APPENDIX D: TRANSPORTATION OFFSITE INFRASTRUCTURE.....	38
APPENDIX E: STORMWATER OFFSITE INFRASTRUCTURE.....	49

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 30th 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 31st, 2023, the most current completed year-end. Information pertaining to 2023 and prior is treated as an “actual”. Information pertaining to 2024 and beyond is treated as an “estimate”. When the next update is completed in 2025, 2024 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 2022, 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 2022, 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 2022, benefit the entire wastewater distribution basin they collect from and thus the cost of such facilities is then **assessed proportionately against** all benefitting 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 bems 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 **\$610.21 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 **\$27.48 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 **\$582.64 million** and is based on the allocations shown in Appendices B4, C4, D4, and E4. However, **\$175.99 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 **\$610.21 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 **406.65 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	Special Grants & Contributions	Muni Share of Costs	Other Stakeholders' Share of Costs	Developer Cost Beyond 25 Yrs (Financial Oversizing)	Developer Costs (In Rates)	Total Costs
Transportation	\$ 18,770,704	\$ -	\$ -	\$ 62,859,337	\$ 197,888,823	\$ 279,518,864
Water	\$ 3,944,860	\$ 21,527	\$ -	\$ 83,696,283	\$ 103,996,027	\$ 191,658,697
Sanitary	\$ 3,484,290	\$ 68,822	\$ -	\$ 23,428,701	\$ 65,606,096	\$ 92,587,908
Stormwater	\$ 1,280,311	\$ -	\$ -	\$ 6,003,136	\$ 39,161,900	\$ 46,445,348
Total	\$ 27,480,165	\$ 90,349	\$ -	\$ 175,987,457	\$ 406,652,846	\$ 610,210,817

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. As of March 14, 2024, the County has collected **\$32.40 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 To Date	
Transportation	\$ 17,172,492
Water	\$ 2,971,826
Sanitary	\$ 1,882,259
Stormwater	\$ 10,369,301
Total	\$ 32,395,877

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 **1,943 hectares** over the 25-year review period. The land development forecast is shown in Appendix A2.

3.4 Offsite Levy Reserves (Deferred Revenue)

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 2023 the water deferred revenue account (unspent offsite levy plus interest) reflected a balance of **\$27,425.73**.

At end 2023, the sanitary deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately **\$56,512.32**.

At end 2023, the transportation deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately **\$44,880.07**.

At end 2023, the stormwater deferred revenue account (unspent offsite levy plus interest) reflected a balance of approximately **\$25,317.03**.

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

Since the last update, on average rates have increased from \$150,163 per net hectare to \$153,840 per net hectare, a 2.45 % increase over the previous year. While the 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, particularly in areas benefiting from funding contributions. The model update based on 2023 information included; adjustments to project cost estimates, project expenditures, changes in developed areas in the County based on 2023 development, changes in available net developable lands, and updates to projects based on planning documents, project costs, and projects benefitting the lands identified within Bylaw 2015-07.



Summary of Offsite Levies by Benefitting Area

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
101.0	\$ 75,203	\$ 30,235	\$ 597	\$ 149	\$ 106,185
102.0	\$ 75,203	\$ 30,235	\$ 597	\$ 149	\$ 106,185
103.0	\$ 75,203	\$ 30,235	\$ -	\$ 149	\$ 105,588
103.1	\$ 75,203	\$ 30,235	\$ 1,647	\$ 149	\$ 107,235
104.0					
104.1	\$ 75,203	\$ 30,235	\$ -	\$ 149	\$ 105,588
105.0					
105.1					
106.0					
107.0					
108.0	\$ 75,203	\$ 30,236	\$ 87,538	\$ 149	\$ 193,127
109.0	\$ 75,203	\$ 30,236	\$ 145	\$ 149	\$ 105,733
110.0					
111.0	\$ 75,203	\$ 30,235	\$ -	\$ 149	\$ 105,588
111.1	\$ 75,203	\$ 36,272	\$ 4,162	\$ 149	\$ 115,788
201.0					
201.1					
202.0					
203.0	\$ 52,430	\$ 29,335	\$ 145	\$ 149	\$ 82,059
204.0	\$ 52,430	\$ 29,336	\$ 13,635	\$ 149	\$ 95,551
205.0	\$ 52,430	\$ 29,336	\$ 4,892	\$ 149	\$ 86,808
206.0					
207.0	\$ 52,430	\$ 29,335	\$ 145	\$ 149	\$ 82,059
208.0	\$ 52,430	\$ 29,335	\$ -	\$ 149	\$ 81,915
208.1	\$ 52,430	\$ 35,373	\$ 1,647	\$ 149	\$ 89,599
301.0	\$ 148,332	\$ 42,042	\$ 13,432	\$ 149	\$ 203,955
302.0	\$ 148,332				
302.1	\$ 148,332				
303.0	\$ 148,332				
304.0	\$ 148,332				
401.0	\$ 72,120				
401.1	\$ 72,120				
402.0	\$ 72,120	\$ 31,465	\$ 19,987	\$ 149	\$ 123,723
403.0	\$ 72,120	\$ 31,466	\$ 14,671	\$ 149	\$ 118,407
404.0	\$ 72,120	\$ 31,466	\$ 14,671	\$ 149	\$ 118,407
405.0					
406.0	\$ 72,120	\$ 31,466	\$ 22,147	\$ 149	\$ 125,884
407.0	\$ 72,120	\$ 31,465	\$ 19,987	\$ 41,514	\$ 165,087
408.0	\$ 72,120	\$ 31,465	\$ 33,728	\$ 22,335	\$ 159,648
408.1					
501.0	\$ 74,281	\$ 60,036	\$ 67,139	\$ 60,430	\$ 261,887
502.0	\$ 74,281	\$ 60,035	\$ 50,110	\$ 60,430	\$ 244,856
502.1	\$ 74,281	\$ 60,035	\$ 56,304	\$ 60,430	\$ 251,050
503.0					
503.1					
504.0	\$ 74,281	\$ 60,035	\$ 7,638	\$ 36,742	\$ 178,696
504.1	\$ 74,281	\$ 60,035	\$ 13,832	\$ 36,742	\$ 184,890
505.0					
506.0					
507.0					
508.0	\$ 74,281	\$ 60,036	\$ 49,657	\$ 60,430	\$ 244,405
601.0	\$ 144,526	\$ 58,116	\$ 50,478	\$ 27,060	\$ 280,180
602.0	\$ 144,526	\$ 58,116	\$ 50,478	\$ 39,482	\$ 292,601
603.0	\$ 144,526	\$ 58,116	\$ 50,753	\$ 82,544	\$ 335,939
604.0					
605.0					
606.0					
607.0					
608.0	\$ 144,526	\$ 58,116	\$ 60,091	\$ 27,060	\$ 289,793
701.0					
702.0	\$ 125,397	\$ 57,992	\$ 101,743	\$ 76,376	\$ 361,509
703.0	\$ 125,397	\$ 57,992	\$ 96,777	\$ 70,603	\$ 350,770

Legend:

- Residential
- Commercial / Industrial
- No Development Area Avail
- Development >25 Years



Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
704.0					
705.0					
706.0	\$ 125,397	\$ 57,992	\$ 107,467	\$ 70,603	\$ 361,459
707.0					
708.0					
801.0	\$ 241,343	\$ 57,725	\$ 60,091	\$ 44,471	\$ 403,630
802.0					
803.0					
804.0					
805.0					
806.0					
807.0					
808.0					
901.0	\$ 22,303	\$ 27,567	\$ 145	\$ 149	\$ 50,164
902.0	\$ 22,303	\$ 27,567	\$ 145	\$ 149	\$ 50,164
903.0	\$ 22,303	\$ 27,567	\$ 145	\$ 149	\$ 50,164
904.0	\$ 22,303	\$ 27,567	\$ 145	\$ 149	\$ 50,164
1001.0	\$ 27,435	\$ 45,494	\$ 145	\$ 149	\$ 73,223
1002.0	\$ 27,435	\$ 45,494	\$ 145	\$ 149	\$ 73,223
1003.0	\$ 27,435	\$ 45,494	\$ 4,373	\$ 149	\$ 77,451
1004.0					
1005.0	\$ 27,435	\$ 45,494	\$ 145	\$ 149	\$ 73,223
1006.0	\$ 27,435	\$ 45,494	\$ 4,373	\$ 149	\$ 77,451
1007.0	\$ 27,435	\$ 45,494	\$ 4,373	\$ 149	\$ 77,451
1101.0	\$ 2,703	\$ 85,787	\$ 37,516	\$ 149	\$ 126,155
1102.0	\$ 2,703	\$ 85,786	\$ 37,516	\$ 149	\$ 126,155
1103.0					
1104.0					
1105.0					
1106.0					
1107.0					
1108.0					
1109.0					
1110.0					
1111.0					
1112.0					
1113.0					
1201.0					
1202.0	\$ 108,695	\$ 72,124	\$ 23,652	\$ -	\$ 204,471
1203.0	\$ 108,695	\$ 50,904	\$ 4,260	\$ -	\$ 163,859
1204.0					
1205.0					
1301.0	\$ 172,693	\$ 72,124	\$ 23,652	\$ -	\$ 268,469
1302.0					
1303.0					
1304.0	\$ 172,693	\$ 50,904	\$ 4,260	\$ -	\$ 227,857
1401.0					
1402.0					
1403.0					
1404.0					
1405.0					
1501.0					
1502.0	\$ 22,897	\$ 14,930	\$ 71,554	\$ 149	\$ 109,530
1600.1	\$ 27,435	\$ 45,494	\$ 8,888	\$ 149	\$ 81,966
1600.2	\$ 27,435	\$ 45,494	\$ 52,437	\$ 149	\$ 125,515
1600.3	\$ 52,430	\$ 29,335	\$ 8,888	\$ 149	\$ 90,803
1600.4	\$ 52,430	\$ 29,335	\$ 8,888	\$ 149	\$ 90,803
1600.5					
1600.6	\$ 52,430	\$ 29,336	\$ 8,888	\$ 149	\$ 90,804
1600.7	\$ 72,120	\$ 31,465	\$ 8,888	\$ 149	\$ 112,623
1600.8					

Legend:

- Residential
- Commercial / Industrial
- No Development Area Avail
- Development >25 Years

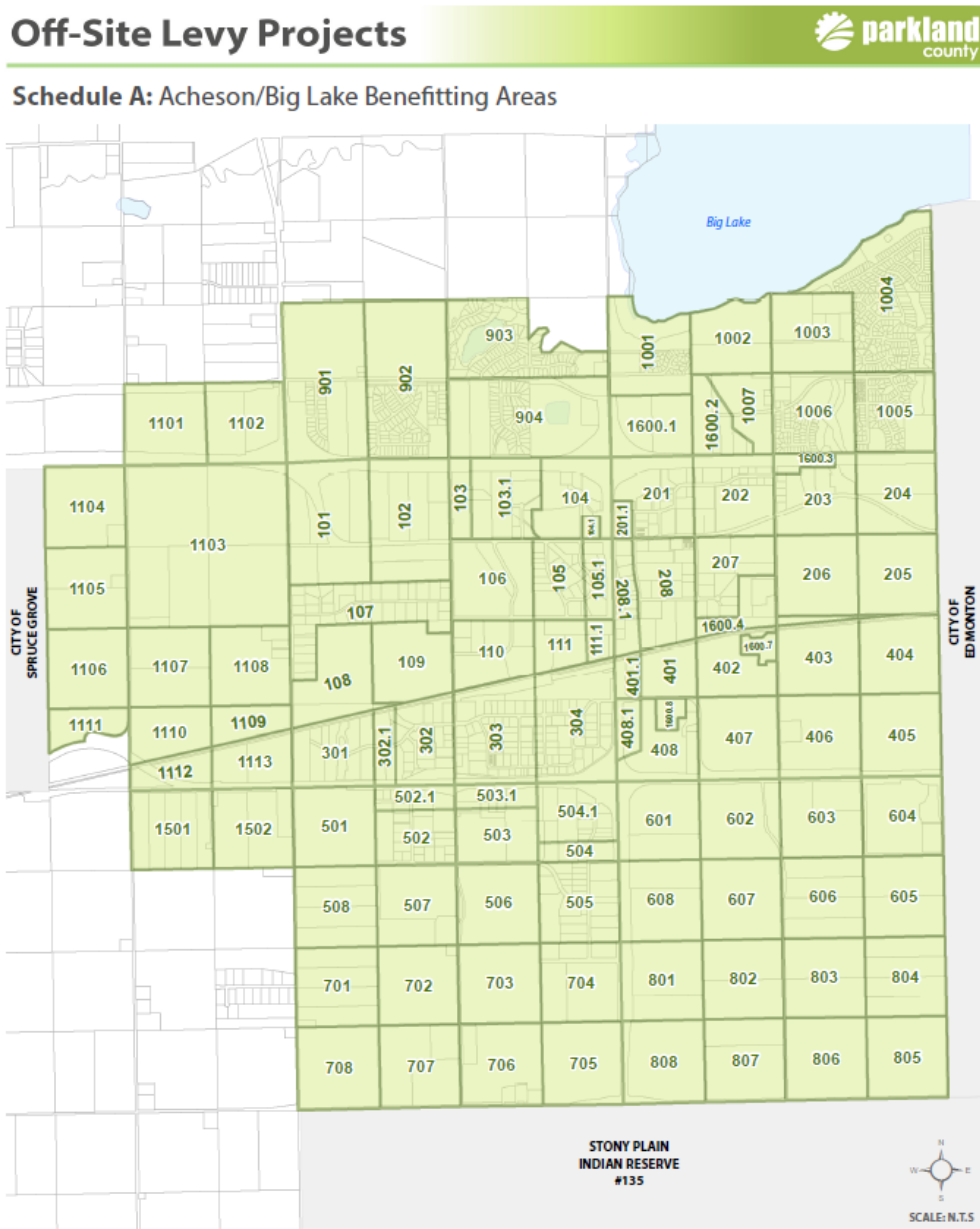
* The levy amounts represent the rate per hectare.

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.

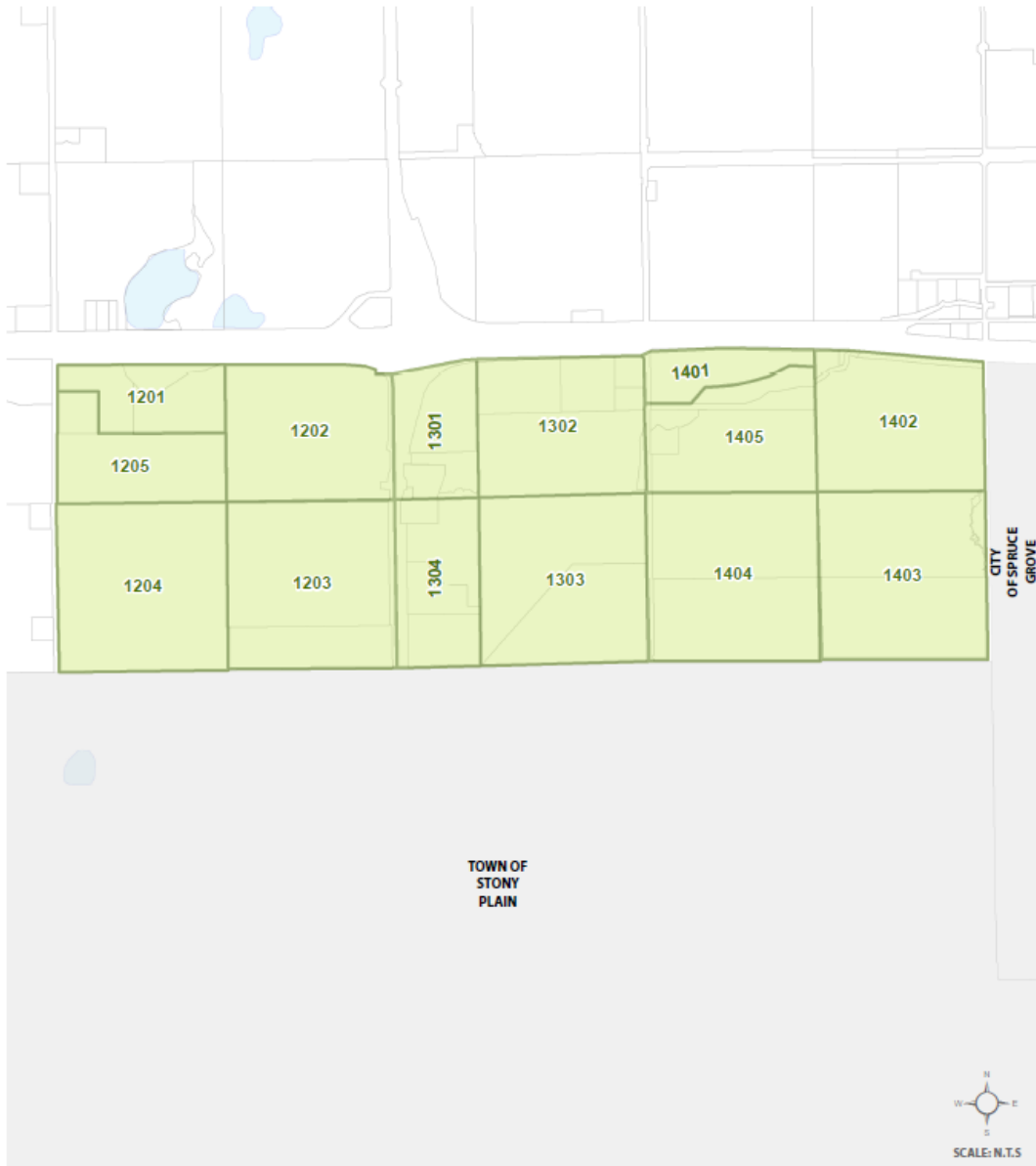
Offsite Levy Areas



Off-Site Levy Projects



Schedule B: Fifth Meridian Benefitting Areas



Total net development area, the amount of land available for development across all offsite levy areas, is approximately **4112 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	-	0.20	50.92
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	-	0.55	64.05
207.0	Acheson Zone 2 (Pt. SE10-53-26)	Commercial / Industrial	23.02	-	23.02	-	1.07	21.95
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	-	0.65	58.89
404.0	Acheson Zone 4 (NE2-53-26) - South of Railway	Commercial / Industrial	60.27	-	60.27	-	3.01	57.26
405.0	Acheson Zone 4 (SE2-53-26)	Commercial / Industrial	61.70	-	61.70	-	0.27	61.43
406.0	Acheson Zone 4 (SW2-53-26)	Commercial / Industrial	59.26	0.50	58.76	-	4.85	53.91
407.0	Acheson Zone 4 (SE3-53-26)	Commercial / Industrial	56.89	-	56.89	-	5.45	51.44
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	-	-	-	-	-	-

OFF-SITE LEVY ANNUAL REPORT



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	-	1.40	63.35
606.0	Acheson Zone 6 (SW35-52-26)	Commercial / Industrial	63.88	-	63.88	-	0.16	63.72
607.0	Acheson Zone 6 (SE34-52-26)	Commercial / Industrial	64.72	-	64.72	-	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	-	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

OFF-SITE LEVY ANNUAL REPORT



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
1600.2	Big Lake East (Pt. SE15-53-26)	Residential	30.45	-	30.45	3.05	0.62	26.79
1600.3	Acheson Zone 2 (Pt. NW11-53-26)	Commercial / Industrial	2.41	-	2.41	-	-	2.41
1600.4	Acheson Zone 2 (Pt. SE10-53-26 and Pt. NE3-53-26 N of F	Commercial / Industrial	25.93	-	25.93	-	0.15	25.78
1600.5	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	-	0.13	7.97
1600.8	Acheson Zone 4 (Lot 2, Plan 0722672 in SW3-53-26)	Commercial / Industrial	-	-	-	-	-	-
Total			4,754.24	285.69	4,468.55	66.38	289.78	4,112.39



Summary of Offsite Levy Net Development Area

Description	ha.
Gross Development Area	4,754.27
Less Environment Reserve	285.69
Less Municipal Reserve	66.38
Less ROW Allowance	289.78
Net Development Area	<u>4,112.42</u>

*Note: 1 Hectare (ha.) = ~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.
 - Less: Any environmental reserves (undevelopable land) contained within the development area.
 - Less: A 10% allowance for Municipal Reserves (As applicable per County Policy C-PD15)
 - 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 4,112 net hectares of development area available across all offsite levy development areas, approximately **297.48 hectares (7.2%)** have been developed to date, and County Planners estimate that approximately **1,916.52 ha. (46.6%)** will develop during the next 25-years (2024 – 2048, 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	308.27	7.5%
Developed In Next 25 Years	1,943.45	47.3%
Developed Beyond 25 Years	<u>1,860.70</u>	45.2%
Net Development Area	<u>4,112.42</u>	



Anticipated Development During the 25-year Rate Planning Period

Area Ref. #	Area Developed in Next 25 years (Net ha.)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
101.0	16.080	-	-	-	-	-	-	-	-	-	-	16.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102.0	54.160	-	-	-	14.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39.91	-	-
103.0	8.010	-	-	4.00	-	-	-	-	-	4.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103.1	21.840	-	4.09	-	-	13.89	-	-	-	3.86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
104.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
104.1	4.050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05	-	-	-	-	-	-	-	-	-	-
105.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
106.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
108.0	34.990	-	-	-	34.99	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
109.0	29.380	-	29.38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
110.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
111.0	10.400	-	-	-	-	-	-	-	1.14	-	-	-	-	-	-	-	-	9.26	-	-	-	-	-	-	-	-
111.1	7.965	-	-	-	-	-	-	-	2.68	-	-	-	-	-	-	-	-	5.29	-	-	-	-	-	-	-	-
201.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
202.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
203.0	28.660	24.66	-	-	-	-	-	-	-	-	-	-	-	4.00	-	-	-	-	-	-	-	-	-	-	-	-
204.0	52.330	-	-	22.07	-	-	-	30.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
205.0	48.100	-	48.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206.0	30.000	-	-	-	-	-	-	-	-	-	-	30.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
207.0	3.720	-	-	-	3.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208.0	4.000	-	-	-	-	-	-	-	-	4.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
208.1	5.310	-	-	-	-	-	-	-	-	5.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
301.0	6.140	-	-	-	6.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
302.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
302.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	53.910	-	-	-	-	-	-	26.96	-	-	-	-	-	-	-	-	-	26.96	-	-	-	-	-	-	-	-
407.0	51.440	-	-	-	25.72	-	-	-	-	-	-	-	-	-	-	25.72	-	-	-	-	-	-	-	-	-	-
408.0	13.930	-	-	13.12	-	-	-	-	-	-	-	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-
408.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
501.0	61.690	61.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
502.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
502.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
503.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
503.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
504.0	5.063	-	-	-	-	-	-	-	-	5.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
504.1	10.020	-	-	-	-	-	-	-	10.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
505.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
506.0	56.000	56.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
507.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
508.0	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

OFF-SITE LEVY ANNUAL REPORT

Area Ref. #	Area Developed in Next 25 years (Net ha.)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
701.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
702.0	56.560	-	-	-	-	-	-	56.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
703.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
705.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
706.0	46.220	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46.22	-	-	-	-	-	-	-	-	-	-
707.0	61.810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61.81	-	-	-
708.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
801.0	53.630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53.63	-	-	-	-	-	-	-	-	-
802.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
803.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
804.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
805.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
806.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
807.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
808.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901.0	67.640	-	-	-	-	28.62	-	-	-	-	-	-	27.45	-	-	-	-	-	-	-	11.57	-	-	-	-	-
902.0	15.550	-	-	-	-	-	-	-	5.85	-	-	-	-	-	-	-	-	9.70	-	-	-	-	-	-	-	-
903.0	7.569	-	-	5.75	-	-	-	1.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
904.0	30.350	30.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,001.0	15.700	-	-	-	-	-	15.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,002.0	32.850	-	-	-	-	-	-	-	-	14.13	-	-	-	-	-	-	-	18.72	-	-	-	-	-	-	-	-
1,003.0	51.710	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51.71	-	-	-	-
1,004.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,005.0	12.520	-	-	-	-	-	-	-	-	-	10.73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,006.0	21.460	7.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.85	-	-	-	1.79	-	-
1,007.0	24.525	-	-	-	-	-	15.73	-	-	-	-	-	-	-	8.80	-	-	-	-	-	-	-	-	-	-	-
1,101.0	48.160	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48.16
1,102.0	44.170	-	-	-	-	-	-	-	-	-	-	-	44.17	-	-	-	-	-	-	-	-	-	-	-	-	-
1,103.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,104.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,105.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,106.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,107.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,108.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,109.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,110.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,111.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,112.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,113.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,201.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,202.0	44.510	-	-	-	-	-	-	-	-	-	-	-	-	-	44.51	-	-	-	-	-	-	-	-	-	-	-
1,203.0	54.830	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54.83	-	-	-	-
1,204.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,205.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,301.0	17.600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.60	-	-	-	-	-	-	-	-
1,302.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,303.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,304.0	27.660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27.66	-	-	-	-	-	-	-	-
1,401.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,402.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,403.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,404.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,405.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,501.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,502.0	46.120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.1	33.528	-	-	-	-	-	-	-	-	14.70	-	-	-	-	-	-	-	-	18.83	-	-	-	-	-	23.06	23.06
1,600.2	9.710	-	-	-	-	-	-	-	-	-	-	-	-	-	9.71	-	-	-	-	-	-	-	-	-	-	-
1,600.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.4	25.780	-	-	-	-	-	-	-	-	-	-	25.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.6	0.760	-	0.76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,600.7	7.970	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.97	-	-	-	-	-	-
1,600.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1,943.44	180.31	139.48	101.26	84.82	109.56	31.43	142.36	18.90	19.61	75.56	57.62	97.40	4.00	95.17	75.99	53.63	115.18	18.83	61.85	68.62	168.35	55.38	41.70	23.06	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 **\$191.66 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	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$ 5,753,497	\$ 1,506,043	\$ -	\$ 7,259,539
2	Zone 3 Pump Upgrade	\$ -	\$ -	\$ -	\$ -
3	Zone 3 Pump Upgrade	\$ -	\$ -	\$ -	\$ -
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ -	\$ -	\$ 17,580,000	\$ 17,580,000
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ -	\$ -	\$ 38,150,000	\$ 38,150,000
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ -	\$ -	\$ 4,799,000	\$ 4,799,000
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 1,579,772	\$ -	\$ 3,921,000	\$ 5,500,772
8	Big Lakes East Water Mains	\$ 1,888,729	\$ 194,066	\$ 6,346,400	\$ 8,429,195
9	Big Lakes West Water Mains	\$ -	\$ -	\$ 2,642,000	\$ 2,642,000
10	Zone 3 Water Mains	\$ -	\$ -	\$ 230,000	\$ 230,000
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)	\$ -	\$ -	\$ 13,179,000	\$ 13,179,000
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 272,702	\$ 74,981	\$ -	\$ 347,683
18	Acheson Big Lake Water Servicing Study Update - 2020	\$ 57,860	\$ -	\$ -	\$ 57,860
19	Zone 4 Water Mains	\$ -	\$ -	\$ 8,818,000	\$ 8,818,000
20	Zone 5 Water Mains	\$ 6,468,196	\$ 505,790	\$ 4,858,504	\$ 11,832,490
21	Zone 6 Water Mains	\$ -	\$ -	\$ 9,638,000	\$ 9,638,000
22	Zone 7 Water Mains	\$ 2,675,555	\$ 1,178,485	\$ 4,760,000	\$ 8,614,040
23	Zone 8 Water Mains	\$ -	\$ -	\$ 5,228,000	\$ 5,228,000
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ -	\$ -	\$ 12,761,000	\$ 12,761,000
25	New PRVs (x9)	\$ 255,377	\$ -	\$ 3,185,000	\$ 3,440,377
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ -	\$ -	\$ 68,750	\$ 68,750
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ -	\$ -	\$ 68,750	\$ 68,750
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ -	\$ -	\$ 68,750	\$ 68,750
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ -	\$ -	\$ 68,750	\$ 68,750
30	Zone 5 & 7 East-West Distribution Main	\$ 1,522,631	\$ -	\$ 1,252,000	\$ 2,774,631
31	Zone 6 & 8 East-West Distribution Main	\$ 245,079	\$ 103,929	\$ 2,799,000	\$ 3,148,009
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ -	\$ -	\$ 2,919,000	\$ 2,919,000
		\$ 20,719,399	\$ 3,563,295	\$ 167,376,004	\$ 191,658,697

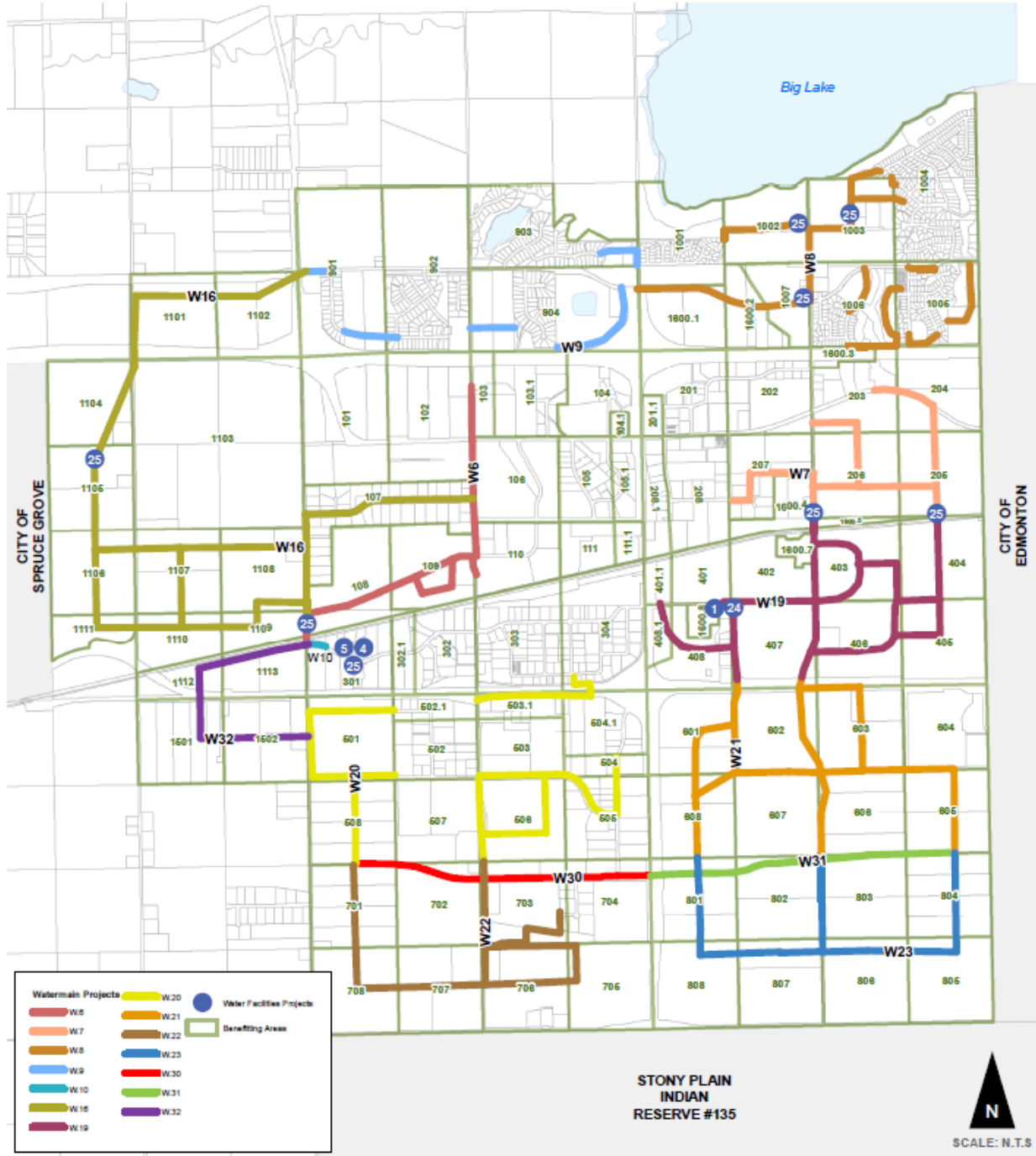
*Costs are based on 2023 estimates and include engineering costs and contingencies.

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

Location of Water Offsite Infrastructure

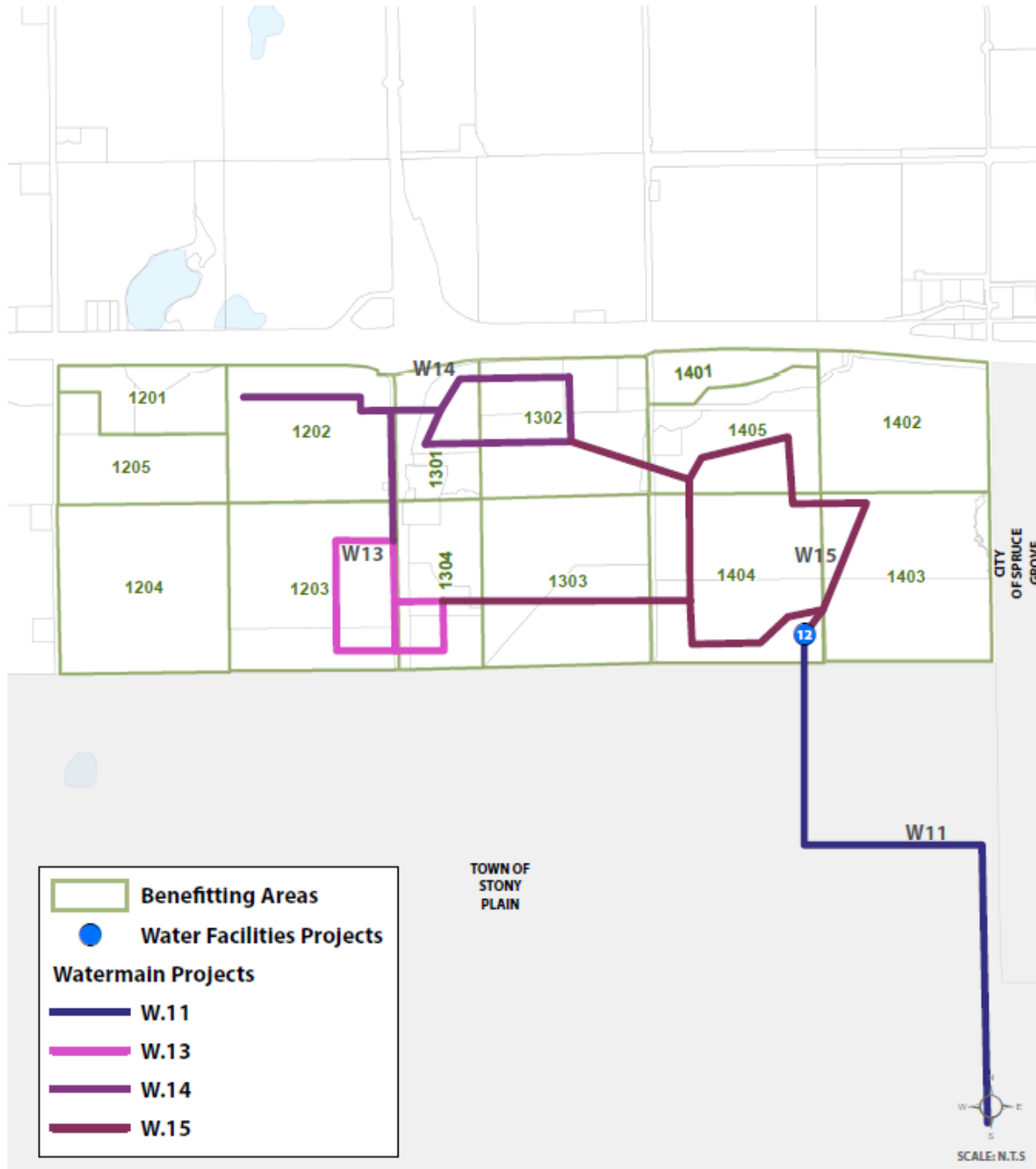
Off-Site Levy Projects

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



Off-Site Levy Projects

Schedule F: Schedule F: Fifth Meridian 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 **\$3.94 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 **\$187.71 million**.

Special Grants and Contributions for Water Offsite Infrastructure

Item	Project Description	Total Project Estimated Cost	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$ 7,259,539	\$ -	\$ -	\$ -	\$ 7,259,539
2	Zone 3 Pump Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -
3	Zone 3 Pump Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ 17,580,000	\$ -	\$ 34,123	\$ -	\$ 17,545,877
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 38,150,000	\$ -	\$ -	\$ -	\$ 38,150,000
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 4,799,000	\$ -	\$ 2,654	\$ -	\$ 4,796,346
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 5,500,772	\$ -	\$ 785,460	\$ -	\$ 4,715,312
8	Big Lakes East Water Mains	\$ 8,429,195	\$ -	\$ -	\$ -	\$ 8,429,195
9	Big Lakes West Water Mains	\$ 2,642,000	\$ -	\$ -	\$ -	\$ 2,642,000
10	Zone 3 Water Mains	\$ 230,000	\$ -	\$ -	\$ -	\$ 230,000
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)	\$ 13,179,000	\$ -	\$ -	\$ -	\$ 13,179,000
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 347,883	\$ -	\$ 21,811	\$ -	\$ 325,872
18	Acheson Big Lake Water Servicing Study Update - 2020	\$ 57,860	\$ -	\$ -	\$ -	\$ 57,860
19	Zone 4 Water Mains	\$ 8,818,000	\$ 608,682	\$ -	\$ -	\$ 8,209,318
20	Zone 5 Water Mains	\$ 11,832,490	\$ -	\$ 2,049,130	\$ -	\$ 9,783,360
21	Zone 6 Water Mains	\$ 9,638,000	\$ 443,000	\$ -	\$ -	\$ 9,195,000
22	Zone 7 Water Mains	\$ 8,614,040	\$ -	\$ -	\$ -	\$ 8,614,040
23	Zone 8 Water Mains	\$ 5,228,000	\$ -	\$ -	\$ -	\$ 5,228,000
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 12,761,000	\$ -	\$ -	\$ -	\$ 12,761,000
25	New PRVs (x9)	\$ 3,440,377	\$ -	\$ -	\$ -	\$ 3,440,377
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ 68,750	\$ -	\$ -	\$ -	\$ 68,750
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ 68,750	\$ -	\$ -	\$ -	\$ 68,750
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ 68,750	\$ -	\$ -	\$ -	\$ 68,750
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ 68,750	\$ -	\$ -	\$ -	\$ 68,750
30	Zone 5 & 7 East-West Distribution Main	\$ 2,774,631	\$ -	\$ -	\$ -	\$ 2,774,631
31	Zone 6 & 8 East-West Distribution Main	\$ 3,148,009	\$ -	\$ -	\$ -	\$ 3,148,009
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 2,919,000	\$ -	\$ -	\$ -	\$ 2,919,000
		\$ 191,658,697	\$ 1,051,682	\$ 2,893,178	\$ -	\$ 187,713,837

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	
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	2047
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	2062
6	Zone 1 Water Mains (Near future, long term, and ultimate)	2024
7	Zone 2 Water Mains (Near future, long term, and ultimate)	2016
8	Big Lakes East Water Mains	2022
9	Big Lakes West Water Mains	2023
10	Zone 3 Water Mains	2024
11	5th Meridian - Supply Line From Regional Line	2035
12	5th Meridian - Water Reservoir	2035
13	5th Meridian (Area A) - Water Mains	2038
14	5th Meridian (Area B) - Water Mains	2035
15	5th Meridian (Area C) - Water Mains	2035
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	2034
17	Old Bylaw #52-2003 (A5 - Hunter's Watermain)	2014
18	Acheson Big Lake Water Servicing Study Update - 2020	2022
19	Zone 4 Water Mains	2024
20	Zone 5 Water Mains	2024
21	Zone 6 Water Mains	2024
22	Zone 7 Water Mains	2021
23	Zone 8 Water Mains	2038
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	2039
25	New PRVs (x9)	2022
26	Acheson Big Lake Water Servicing Study Update - 2025	2026
27	Acheson Big Lake Water Servicing Study Update - 2030	2031
28	Acheson Big Lake Water Servicing Study Update - 2035	2036
29	Acheson Big Lake Water Servicing Study Update - 2040	2041
30	Zone 5 & 7 East-West Distribution Main	2018
31	Zone 6 & 8 East-West Distribution Main	2018
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	2046

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

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

***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.



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.

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)	\$ 7,259,539			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	\$ 17,545,877			92.0%	8.0%
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 38,150,000			100.0%	0.0%
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 4,796,346			0.0%	100.0%
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 4,715,312			0.0%	100.0%
8	Big Lakes East Water Mains	\$ 8,429,195			0.0%	100.0%
9	Big Lakes West Water Mains	\$ 2,642,000			0.0%	100.0%
10	Zone 3 Water Mains	\$ 230,000			0.0%	100.0%
11	5th Meridian - Supply Line From Regional Line	\$ 3,240,100			44.0%	56.0%
12	5th Meridian - Water Reservoir	\$ 7,800,000			44.0%	56.0%
13	5th Meridian (Area A) - Water Mains	\$ 2,496,100			56.0%	44.0%
14	5th Meridian (Area B) - Water Mains	\$ 4,069,000			44.0%	56.0%
15	5th Meridian (Area C) - Water Mains	\$ 6,429,900			44.0%	56.0%
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$ 13,179,000			40.0%	60.0%
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	\$ 57,860			0.0%	100.0%
19	Zone 4 Water Mains	\$ 8,209,318			0.0%	100.0%
20	Zone 5 Water Mains	\$ 9,783,360			0.0%	100.0%
21	Zone 6 Water Mains	\$ 9,195,000			0.0%	100.0%
22	Zone 7 Water Mains	\$ 8,614,040			0.0%	100.0%
23	Zone 8 Water Mains	\$ 5,228,000			56.0%	44.0%
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 12,761,000			60.0%	40.0%
25	New PRVs (x9)	\$ 3,440,377			0.0%	100.0%
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ 68,750			8.0%	92.0%
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ 68,750			28.0%	72.0%
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ 68,750			48.0%	52.0%
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ 68,750			68.0%	32.0%
30	Zone 5 & 7 East-West Distribution Main	\$ 2,774,631			0.0%	100.0%
31	Zone 6 & 8 East-West Distribution Main	\$ 3,148,009			0.0%	100.0%
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 2,919,000			88.0%	12.0%
		\$ 187,713,837				

**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 **\$103.99 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 **\$2.97**



million in water offsite levies to date. This results in an adjusted offsite levy cost of approximately **\$101.02 million**.

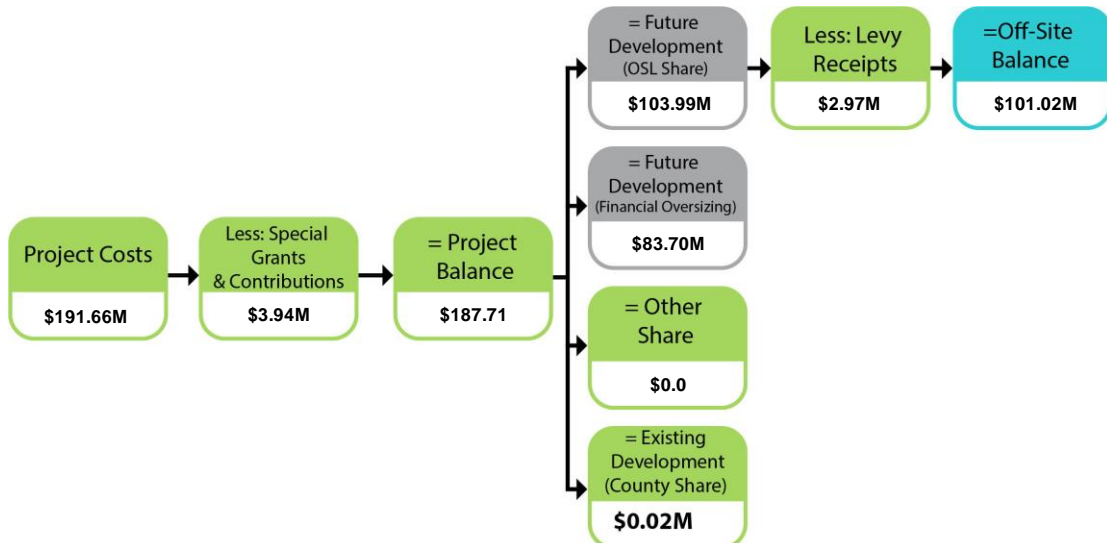
Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected Under Old Bylaw #52-2003	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	Zone 4 Reservoir Expansion (9000m3)	\$ 7,259,539	\$ -	\$ 98,254	\$ 7,161,285
2	Zone 3 Pump Upgrade	\$ -	\$ -	\$ 405	\$ (405)
3	Zone 3 Pump Upgrade	\$ -	\$ -	\$ 405	\$ (405)
4	Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ 1,403,670	\$ 1,063,780.82	\$ 21,054	\$ 318,835
5	Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ -	\$ -	\$ 279,457	\$ (279,457)
6	Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 4,796,346	\$ 123,287.03	\$ 102,999	\$ 4,570,060
7	Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 4,715,312	\$ -	\$ 54,033	\$ 4,661,279
8	Big Lakes East Water Mains	\$ 8,429,195	\$ -	\$ 93,929	\$ 8,335,266
9	Big Lakes West Water Mains	\$ 2,642,000	\$ 36,223.72	\$ -	\$ 2,605,776
10	Zone 3 Water Mains	\$ 230,000	\$ -	\$ -	\$ 230,000
11	5th Meridian - Supply Line From Regional Line	\$ 1,814,456	\$ -	\$ -	\$ 1,814,456
12	5th Meridian - Water Reservoir	\$ 4,368,000	\$ -	\$ -	\$ 4,368,000
13	5th Meridian (Area A) - Water Mains	\$ 1,098,284	\$ -	\$ -	\$ 1,098,284
14	5th Meridian (Area B) - Water Mains	\$ 2,278,640	\$ -	\$ -	\$ 2,278,640
15	5th Meridian (Area C) - Water Mains	\$ 3,600,744	\$ -	\$ -	\$ 3,600,744
16	Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$ 7,907,400	\$ -	\$ -	\$ 7,907,400
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	\$ 57,860	\$ -	\$ 523	\$ 57,336
19	Zone 4 Water Mains	\$ 8,209,318	\$ -	\$ -	\$ 8,209,318
20	Zone 5 Water Mains	\$ 9,783,360	\$ -	\$ -	\$ 9,783,360
21	Zone 6 Water Mains	\$ 9,195,000	\$ -	\$ -	\$ 9,195,000
22	Zone 7 Water Mains	\$ 8,614,040	\$ -	\$ 813,613	\$ 7,800,427
23	Zone 8 Water Mains	\$ 2,300,320	\$ -	\$ -	\$ 2,300,320
24	Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 5,104,400	\$ -	\$ 15,527	\$ 5,088,873
25	New PRVs (x9)	\$ 3,440,377	\$ -	\$ 37,619	\$ 3,402,759
26	Acheson Big Lake Water Servicing Study Update - 2025	\$ 63,250	\$ -	\$ 427	\$ 62,823
27	Acheson Big Lake Water Servicing Study Update - 2030	\$ 49,500	\$ -	\$ 313	\$ 49,187
28	Acheson Big Lake Water Servicing Study Update - 2035	\$ 35,750	\$ -	\$ 200	\$ 35,550
29	Acheson Big Lake Water Servicing Study Update - 2040	\$ 22,000	\$ -	\$ 87	\$ 21,913
30	Zone 5 & 7 East-West Distribution Main	\$ 2,774,631	\$ -	\$ 13,657	\$ 2,760,974
31	Zone 6 & 8 East-West Distribution Main	\$ 3,148,009	\$ -	\$ -	\$ 3,148,009
32	West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 350,280	\$ -	\$ -	\$ 350,280
		\$ 103,996,027	\$ 1,434,610	\$ 1,537,216	\$ 101,024,201

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 **\$98.30 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 benefiting area are used to determine rates.

Benefiting Areas for Water Offsite Infrastructure

Item	Developer Cost	Development Area				Development Area				Development Area				Development Area				Development Area				Development Area									
		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	\$ 7,161,285	1	1	1	1	1	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	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	1	1	1	1	
4	\$ 318,835	1	1	1	1	1	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	\$ (279,457)	1	1	1	1	1	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	\$ 4,570,060	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	\$ 4,661,279																														
8	\$ 8,335,286																1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	\$ 2,605,776																														
10	\$ 230,000																										1	1	1	1	1
11	\$ 1,814,456																														
12	\$ 4,368,000																														
13	\$ 1,098,284																														
14	\$ 2,278,640																														
15	\$ 3,600,744																														
16	\$ 7,907,400																														
17	\$ 88,313																1	1	1	1	1	1	1	1	1	1	1	1	1	1	
18	\$ 57,336	1	1	1	1	1	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	\$ 8,209,318																														
20	\$ 9,783,360																														
21	\$ 9,155,000																														
22	\$ 7,800,427																														
23	\$ 2,300,320																														
24	\$ 5,088,873	1	1	1	1	1	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	\$ 3,402,759	1	1	1	1	1	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	\$ 62,823	1	1	1	1	1	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	\$ 49,187	1	1	1	1	1	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	\$ 35,550	1	1	1	1	1	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	\$ 21,913	1	1	1	1	1	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	\$ 2,760,974																														
31	\$ 3,148,009																														
32	\$ 350,280																														
	\$ 101,024,201																														



Item	Developer Cost	Development Area				Development Area				Development Area				Development Area				Development Area											
		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
1	\$ 7,161,285	1	1	1	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	
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	
4	\$ 318,835	1	1	1	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	\$ (279,457)	1	1	1	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	\$ 4,570,060																												
7	\$ 4,661,279																												
8	\$ 8,335,266																												
9	\$ 2,605,776																												
10	\$ 230,000																												
11	\$ 1,814,456																												
12	\$ 4,368,000																												
13	\$ 1,098,284																												
14	\$ 2,278,640																												
15	\$ 3,600,744																												
16	\$ 7,907,400																												
17	\$ 88,313																												
18	\$ 57,336	1	1	1	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	\$ 8,209,318	1	1	1	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	\$ 9,783,360											1	1	1			1	1		1		1							
21	\$ 9,195,000																						1	1	1	1	1	1	1
22	\$ 7,800,427																												
23	\$ 2,300,320																												
24	\$ 5,088,873	1	1	1	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	\$ 3,402,759	1	1	1	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	\$ 62,823	1	1	1	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	\$ 49,187	1	1	1	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	\$ 35,550	1	1	1	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	\$ 21,913	1	1	1	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	\$ 2,760,974											1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
31	\$ 3,148,009																						1	1	1	1	1	1	1
32	\$ 350,280																												
	\$ 101,024,201																												

Item	Developer Cost	Development Area				Development Area				Development Area				Development Area				Development Area				Devel													
		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	1105.0	
1	\$ 7,161,285	1	1	1	1	1	1	1	1	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)																																		
3	\$ (405)																																		
4	\$ 318,835	1	1	1	1	1	1	1	1	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	\$ (279,457)	1	1	1	1	1	1	1	1	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	\$ 4,570,060																																		
7	\$ 4,661,279																																		
8	\$ 8,335,266																																		
9	\$ 2,605,776																																		
10	\$ 230,000																																		
11	\$ 1,814,456																																		
12	\$ 4,368,000																																		
13	\$ 1,098,284																																		
14	\$ 2,278,640																																		
15	\$ 3,600,744																																		
16	\$ 7,907,400																																		
17	\$ 88,313																																		
18	\$ 57,336	1	1	1	1	1	1	1	1	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	\$ 8,209,318																																		
20	\$ 9,783,360																																		
21	\$ 9,195,000																																		
22	\$ 7,800,427	1	1	1	1	1	1	1	1	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	\$ 2,300,320																																		
24	\$ 5,088,873	1	1	1	1	1	1	1	1	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	\$ 3,402,759	1	1	1	1	1	1	1	1	1	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	\$ 62,823	1	1	1	1	1	1	1	1	1	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	\$ 49,187	1	1	1	1	1	1	1	1	1	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	\$ 35,550	1	1	1	1	1	1	1	1	1	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	\$ 21,913	1	1	1	1	1	1	1	1	1	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	\$ 2,760,974																																		
31	\$ 3,148,009																																		
32	\$ 350,280																																		
	\$ 101,024,201																																		



Item	Developer Cost	Development Area								Development Area				Development Area				Development Area				Development Area														
		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	\$ 7,161,285	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		
3	\$ (405)																									1	1	1	1	1	1	1	1	1		
4	\$ 318,835	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1		
5	\$ (279,457)	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1		
6	\$ 4,570,060																																			
7	\$ 4,661,279																																			
8	\$ 8,335,266																																			
9	\$ 2,605,776																									1	1									
10	\$ 230,000																																			
11	\$ 1,814,456									1	1	1	1	1	1	1	1	1	1	1	1	1	1													
12	\$ 4,368,000									1	1	1	1	1	1	1	1	1	1	1	1	1	1													
13	\$ 1,088,284											1																								
14	\$ 2,278,640									1					1	1																				
15	\$ 3,600,744																																			
16	\$ 7,907,400	1	1	1	1	1	1	1																												
17	\$ 88,313																																			
18	\$ 57,336	1	1	1	1	1	1	1	1																	1	1	1	1	1	1	1	1	1	1	
19	\$ 8,209,318																																			
20	\$ 9,783,360																																			
21	\$ 9,195,000																																			
22	\$ 7,800,427																																			
23	\$ 2,300,320																																			
24	\$ 5,088,873	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
25	\$ 3,402,759	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
26	\$ 62,823	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
27	\$ 49,187	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
28	\$ 35,550	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
29	\$ 21,913	1	1	1	1	1	1	1	1																1	1	1	1	1	1	1	1	1	1	1	
30	\$ 2,760,974																																			
31	\$ 3,148,009																																			
32	\$ 350,280																																			
	\$ 101,024,201																																			



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 **\$92.59 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	\$ -	\$ -	\$ 2,512,510	\$ 2,512,510
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
7	Acheson Road (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ 561,000	\$ 561,000
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)	\$ -	\$ -	\$ 3,566,319	\$ 3,566,319
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ -	\$ -	\$ 7,652,255	\$ 7,652,255
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ 6,810,000	\$ 6,810,000
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 7,267,051	\$ 5,048,441	\$ 637,790	\$ 12,953,282
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ -	\$ -	\$ 2,348,720	\$ 2,348,720
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 74,961	\$ -	\$ -	\$ 74,961
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ -	\$ -	\$ 75,000	\$ 75,000
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ -	\$ -	\$ 75,000	\$ 75,000
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ -	\$ -	\$ 75,000	\$ 75,000
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ -	\$ -	\$ 75,000	\$ 75,000
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ -	\$ -	\$ 4,933,400	\$ 4,933,400
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ -	\$ -	\$ 9,250,162	\$ 9,250,162
27	Bevington Trunk Extension Zone 8	\$ -	\$ -	\$ 3,333,700	\$ 3,333,700
28	Zone 6 Liftstation #1 & Forcemain	\$ -	\$ -	\$ 3,016,065	\$ 3,016,065
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ -	\$ -	\$ 2,350,000	\$ 2,350,000
30	Area 15 Liftstation #3 & Forcemain	\$ -	\$ -	\$ 2,773,000	\$ 2,773,000
31	Zone 5 Liftstation #4 & Forcemain	\$ -	\$ -	\$ 1,890,000	\$ 1,890,000
32	Zone 7 Liftstation #6 & Forcemain	\$ -	\$ -	\$ 909,595	\$ 909,595
33	Zone 8 Liftstation #8 & Forcemain	\$ -	\$ -	\$ 1,580,000	\$ 1,580,000
34	Zone 8 Liftstation #9 & Forcemain	\$ -	\$ -	\$ 1,590,000	\$ 1,590,000
35	Zone 8 Liftstation #10 & Forcemain	\$ -	\$ -	\$ -	\$ -
36	Zone 6 Liftstation #11 & Forcemain	\$ -	\$ -	\$ -	\$ -
37	Zone 4 Liftstation #12 & Forcemain	\$ -	\$ -	\$ 1,870,000	\$ 1,870,000
38	Zone 4 Liftstation #13 & Forcemain	\$ -	\$ -	\$ 704,256	\$ 704,256
39	Zone 7 collector main (Area 701 & 702)	\$ -	\$ -	\$ 365,184	\$ 365,184
40	Zone 7 collector main (Area 706 & 705)	\$ 165,063	\$ -	\$ 323,187	\$ 488,250
41	Zone 6 collector main (Area 604 & 603)	\$ -	\$ -	\$ 1,299,636	\$ 1,299,636
42	Zone 2 collector main (Area 205 & 204)	\$ -	\$ -	\$ 490,818	\$ 490,818
43	Zone 2 collector main (Area 205 & 206)	\$ -	\$ -	\$ -	\$ -
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ -	\$ -	\$ 2,078,311	\$ 2,078,311
45	West Big Lake collector main (Area 1102 & 1101)	\$ -	\$ -	\$ 467,300	\$ 467,300
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ -	\$ -	\$ 1,590,000	\$ 1,590,000
47	Big Lake East Collector Main (Area 1600.2 & 1007)	\$ -	\$ -	\$ 471,654	\$ 471,654
48	Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ -	\$ -	\$ 1,008,650	\$ 1,008,650
49	Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ -	\$ -	\$ 1,650,000	\$ 1,650,000
		\$ 14,961,496	\$ 5,303,720	\$ 72,322,692	\$ 92,587,908

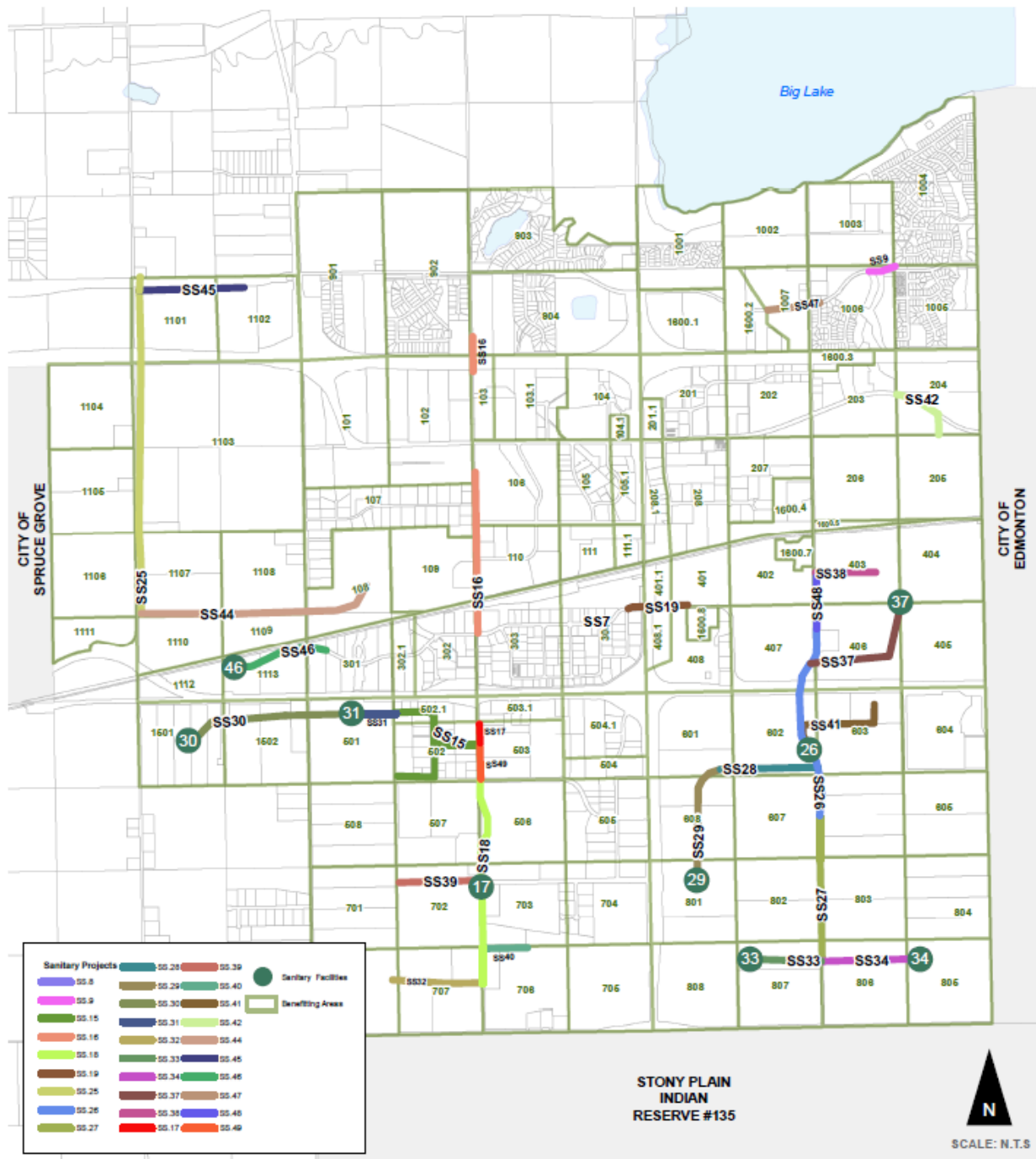
*Costs are based on 2023 estimates and include engineering costs and contingencies.

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

Location of Sanitary Offsite Infrastructure

Off-Site Levy Projects

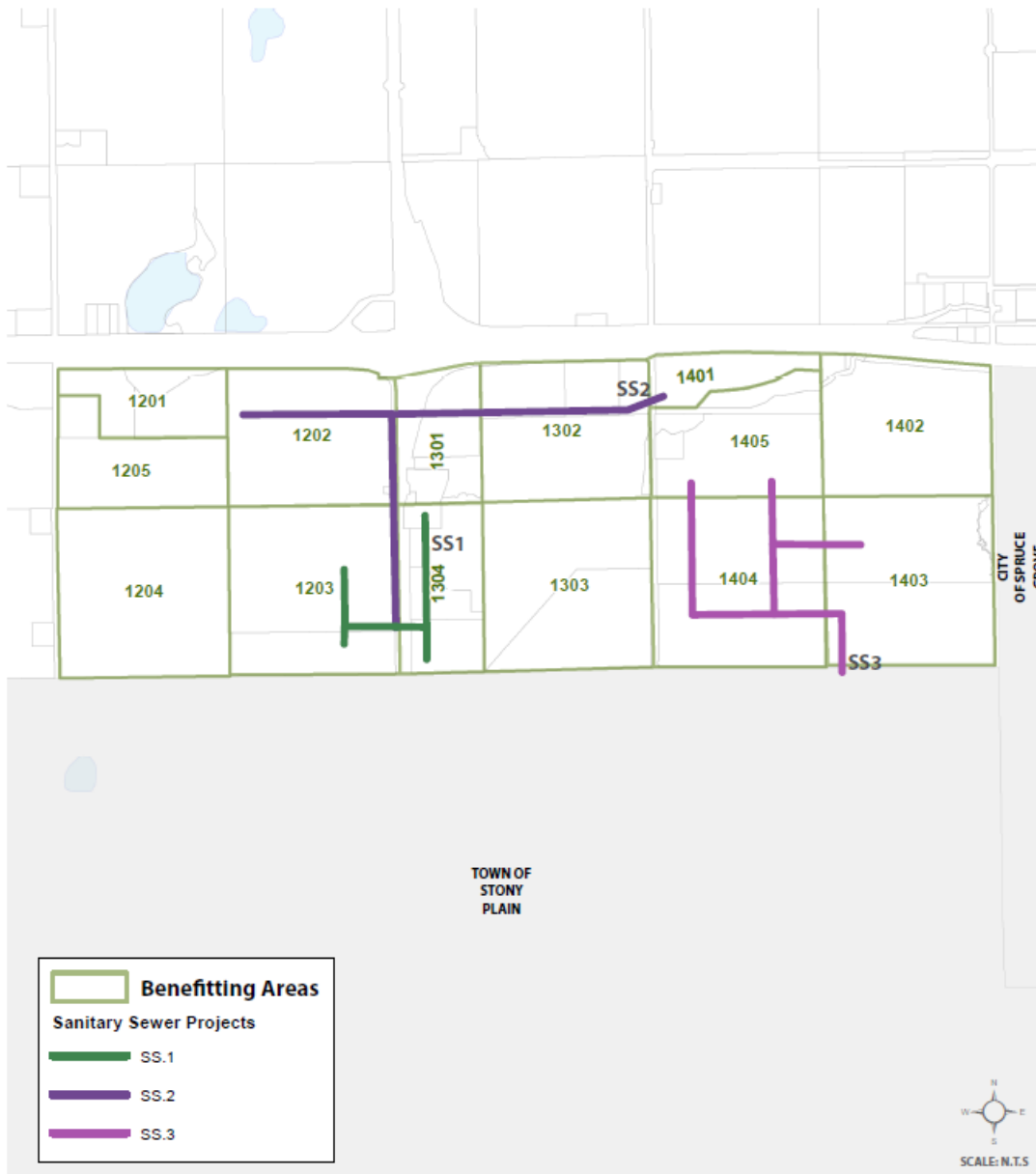
Schedule I: Acheson/Big Lake Sanitary Off-Site Infrastructure



Off-Site Levy Projects



Schedule J: Fifth Meridian Sanitary Sewer Off-site Infrastructure



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 **\$3.48 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 **\$89.10 million**.

Special Grants and Contributions for Sanitary Offsite Infrastructure

Item	Project Description	Special Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	5th Meridian (Area A) Gravity Main	\$ -		\$ -	\$ 964,600
2	5th Meridian (Area B) Gravity Main	\$ -		\$ -	\$ 3,024,580
3	5th Meridian (Area C) Gravity Main	\$ -		\$ -	\$ 2,512,510
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ -
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ -
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ -
7	Acheson Road (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ -
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ -
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ 561,000
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ -	\$ 2,909,771	\$ -	\$ 2,915,939
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ -	\$ 17,478	\$ -	\$ 394,363
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ -		\$ -	\$ 270,165
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ -	\$ 25,440	\$ -	\$ 432,669
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$ -		\$ -	\$ 743,873
15	Leder Development Area (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ 3,566,319
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ -		\$ -	\$ 7,652,255
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	\$ -		\$ -	\$ 6,810,000
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ -		\$ -	\$ 12,953,282
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ -	\$ -	\$ -	\$ 2,348,720
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ -	\$ -	\$ -	\$ 74,961
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ -	\$ -	\$ -	\$ 75,000
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ -	\$ -	\$ -	\$ 75,000
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ -	\$ -	\$ -	\$ 75,000
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ -	\$ -	\$ -	\$ 75,000
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ -	\$ -	\$ -	\$ 4,933,400
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 531,600	\$ -	\$ -	\$ 8,718,562
27	Bevington Trunk Extension Zone 8	\$ -	\$ -	\$ -	\$ 3,333,700
28	Zone 6 Liftstation #1 & Forcemain	\$ -	\$ -	\$ -	\$ 3,016,065
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ -	\$ -	\$ -	\$ 2,350,000
30	Area 15 Liftstation #3 & Forcemain	\$ -	\$ -	\$ -	\$ 2,773,000
31	Zone 5 Liftstation #4 & Forcemain	\$ -	\$ -	\$ -	\$ 1,890,000
32	Zone 7 Liftstation #6 & Forcemain	\$ -	\$ -	\$ -	\$ 909,595
33	Zone 8 Liftstation #8 & Forcemain	\$ -	\$ -	\$ -	\$ 1,580,000
34	Zone 8 Liftstation #9 & Forcemain	\$ -	\$ -	\$ -	\$ 1,590,000
35	Zone 8 Liftstation #10 & Forcemain	\$ -	\$ -	\$ -	\$ -
36	Zone 6 Liftstation #11 & Forcemain	\$ -	\$ -	\$ -	\$ -
37	Zone 4 Liftstation #12 & Forcemain	\$ -	\$ -	\$ -	\$ 1,870,000
38	Zone 4 Liftstation #13 & Forcemain	\$ -	\$ -	\$ -	\$ 704,256
39	Zone 7 collector main (Area 701 & 702)	\$ -	\$ -	\$ -	\$ 365,184
40	Zone 7 collector main (Area 706 & 705)	\$ -	\$ -	\$ -	\$ 488,250
41	Zone 6 collector main (Area 604 & 603)	\$ -	\$ -	\$ -	\$ 1,299,636
42	Zone 2 collector main (Area 205 & 204)	\$ -	\$ -	\$ -	\$ 490,818
43	Zone 2 collector main (Area 205 & 206)	\$ -	\$ -	\$ -	\$ -
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ -	\$ -	\$ -	\$ 2,078,311
45	West Big Lake collector main (Area 1102 & 1101)	\$ -	\$ -	\$ -	\$ 467,300
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ -	\$ -	\$ -	\$ 1,590,000
47	Big Lake East Collector Main (Area 1600.2 & 1007)	\$ -	\$ -	\$ -	\$ 471,654
48	Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ -	\$ -	\$ -	\$ 1,008,650
49	Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ -	\$ -	\$ -	\$ 1,650,000
		\$ 531,600	\$ 2,952,690	\$ -	\$ 89,103,618

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

Item	Project Description	Year of Construction
1	5th Meridian (Area A) Gravity Main	2040
2	5th Meridian (Area B) Gravity Main	2037
3	5th Meridian (Area C) Gravity Main	2049
4	Parkland Business Park (Sewer Main Upsizing, etc)	
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	
7	Acheson Road (Sewer Main Upsizing, etc)	
8	Glowing Embers (Sewer Main Upsizing, etc)	2018
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	2029
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)	2024
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	2030
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	2024
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	2022
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	2027
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	2022
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	2026
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	2031
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	2036
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	2041
25	Atim Creek Gravity Trunk (West Acheson Area 11)	2027
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	2024
27	Bevington Trunk Extension Zone 8	2049
28	Zone 6 Liftstation #1 & Forcemain	2025
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	2039
30	Area 15 Liftstation #3 & Forcemain	2047
31	Zone 5 Liftstation #4 & Forcemain	2025
32	Zone 7 Liftstation #6 & Forcemain	2044
33	Zone 8 Liftstation #8 & Forcemain	2049
34	Zone 8 Liftstation #9 & Forcemain	2049
35	Zone 8 Liftstation #10 & Forcemain	
36	Zone 6 Liftstation #11 & Forcemain	
37	Zone 4 Liftstation #12 & Forcemain	2033
38	Zone 4 Liftstation #13 & Forcemain	2026
39	Zone 7 collector main (Area 701 & 702)	2030
40	Zone 7 collector main (Area 706 & 705)	2022
41	Zone 6 collector main (Area 604 & 603)	2032
42	Zone 2 collector main (Area 205 & 204)	2025
43	Zone 2 collector main (Area 205 & 206)	
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	2027
45	West Big Lake collector main (Area 1102 & 1101)	2035
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	2049
47	Big Lake East Collector Main (Area 1600.2 & 1007)	2029
48	Bevington Trunk Upgrade in Zone 4 (Ultimate)	2049
49	Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	2024

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

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

***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

Item	Project Description	Reduced Project Estimated 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			64.0%	36.0%
2	5th Meridian (Area B) Gravity Main	\$ 3,024,580			52.0%	48.0%
3	5th Meridian (Area C) Gravity Main	\$ 2,512,510			100.0%	0.0%
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
7	Acheson Road (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ -			0.0%	100.0%
9	Residential (Meridian Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 561,000			20.0%	80.0%
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)	\$ 3,566,319			0.0%	100.0%
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 7,652,255			24.0%	76.0%
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	\$ 6,810,000			0.0%	100.0%
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 12,953,282			0.0%	100.0%
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 2,348,720			12.0%	88.0%
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 74,961			0.0%	100.0%
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 75,000			8.0%	92.0%
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 75,000			28.0%	72.0%
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 75,000			48.0%	52.0%
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 75,000			68.0%	32.0%
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 4,933,400			12.0%	88.0%
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 8,718,562			0.0%	100.0%
27	Bevington Trunk Extension Zone 8	\$ 3,333,700			100.0%	0.0%
28	Zone 6 Liftstation #1 & Forcemain	\$ 3,016,065			4.0%	96.0%
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 2,350,000			60.0%	40.0%
30	Area 15 Liftstation #3 & Forcemain	\$ 2,773,000			92.0%	8.0%
31	Zone 5 Liftstation #4 & Forcemain	\$ 1,890,000			4.0%	96.0%
32	Zone 7 Liftstation #6 & Forcemain	\$ 909,595			80.0%	20.0%
33	Zone 8 Liftstation #8 & Forcemain	\$ 1,580,000			100.0%	0.0%
34	Zone 8 Liftstation #9 & Forcemain	\$ 1,590,000			100.0%	0.0%
35	Zone 8 Liftstation #10 & Forcemain	\$ -			0.0%	100.0%
36	Zone 6 Liftstation #11 & Forcemain	\$ -			0.0%	100.0%
37	Zone 4 Liftstation #12 & Forcemain	\$ 1,870,000			36.0%	64.0%
38	Zone 4 Liftstation #13 & Forcemain	\$ 704,256			8.0%	92.0%
39	Zone 7 collector main (Area 701 & 702)	\$ 365,184			24.0%	76.0%
40	Zone 7 collector main (Area 706 & 705)	\$ 488,250			0.0%	100.0%
41	Zone 6 collector main (Area 604 & 603)	\$ 1,299,636			32.0%	68.0%
42	Zone 2 collector main (Area 205 & 204)	\$ 490,818			4.0%	96.0%
43	Zone 2 collector main (Area 205 & 206)	\$ -			0.0%	100.0%
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ 2,078,311			12.0%	88.0%
45	West Big Lake collector main (Area 1102 & 1101)	\$ 467,300			44.0%	56.0%
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 1,590,000			100.0%	0.0%
47	Big Lake East Collector Main (Area 1600.2 & 1007)	\$ 471,654			20.0%	80.0%
48	Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ 1,008,650			100.0%	0.0%
49	Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ 1,650,000			0.0%	100.0%
		\$ 89,103,618				

**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 **\$64.18 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 **\$62.84 million**.

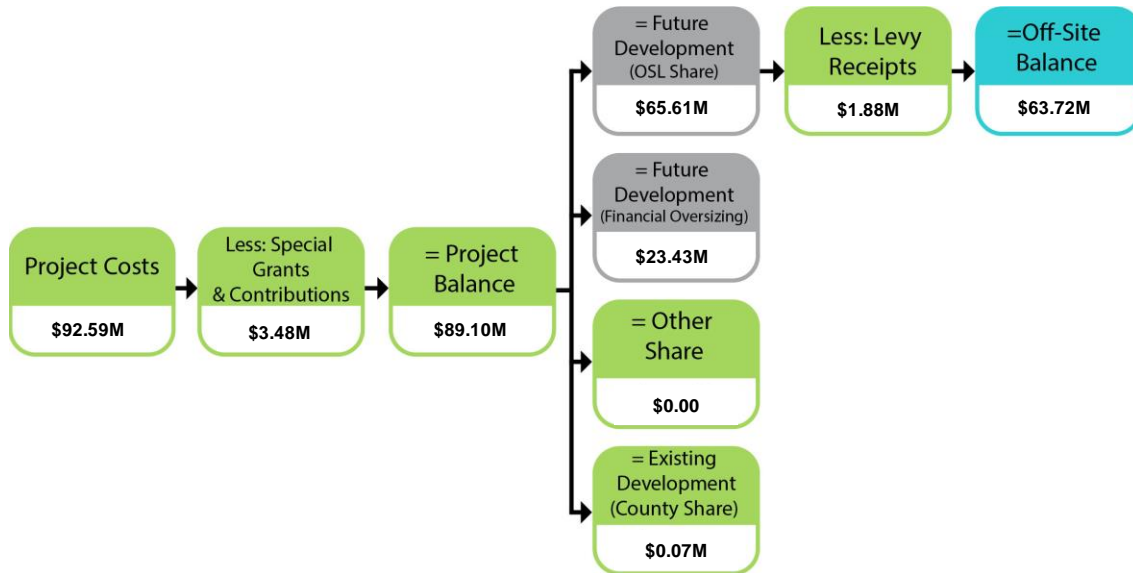
Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected Under Old Bylaw #52-2003	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	5th Meridian (Area A) Gravity Main	\$ 347,256	\$ -	\$ -	\$ 347,256
2	5th Meridian (Area B) Gravity Main	\$ 1,451,798	\$ -	\$ -	\$ 1,451,798
3	5th Meridian (Area C) Gravity Main	\$ -	\$ -	\$ -	\$ -
4	Parkland Business Park (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ 107,411	\$ (107,411)
5	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
6	Parkland Industrial Estates (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ 64,718	\$ (64,718)
7	Acheson Road (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ -	\$ -
8	Glowing Embers (Sewer Main Upsizing, etc)	\$ -	\$ -	\$ 339,640	\$ (339,640)
9	Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc)	\$ 448,800	\$ -	\$ -	\$ 448,800
10	Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,915,939	\$ -	\$ 23,283	\$ 2,892,656
11	Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ 383,447	\$ 203,286	\$ 80,646	\$ 99,515
12	Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 246,661	\$ 110,051	\$ 12,873	\$ 123,737
13	Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 398,268	\$ 228,724	\$ 108,208	\$ 61,336
14	Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873	\$ -	\$ -	\$ 743,873
15	Leder Development Area (Sewer Main Upsizing, etc)	\$ 3,566,319	\$ -	\$ 218,700	\$ 3,347,619
16	Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 5,815,714	\$ -	\$ 197,302	\$ 5,618,412
17	Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc)	\$ 6,810,000	\$ -	\$ 143,090	\$ 6,666,910
18	Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 12,953,282	\$ -	\$ 40,470	\$ 12,912,813
19	Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 2,066,874	\$ -	\$ -	\$ 2,066,874
20	Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 74,961	\$ -	\$ 1,265	\$ 73,696
21	Acheson Big Lake Sanitary Servicing Study Update - 2025	\$ 69,000	\$ -	\$ 1,043	\$ 67,957
22	Acheson Big Lake Sanitary Servicing Study Update - 2030	\$ 54,000	\$ -	\$ 780	\$ 53,220
23	Acheson Big Lake Sanitary Servicing Study Update - 2035	\$ 39,000	\$ -	\$ 516	\$ 38,484
24	Acheson Big Lake Sanitary Servicing Study Update - 2040	\$ 24,000	\$ -	\$ 253	\$ 23,747
25	Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 4,341,392	\$ -	\$ -	\$ 4,341,392
26	Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 8,718,562	\$ -	\$ -	\$ 8,718,562
27	Bevington Trunk Extension Zone 8	\$ -	\$ -	\$ -	\$ -
28	Zone 6 Liftstation #1 & Forcemain	\$ 2,895,422	\$ -	\$ -	\$ 2,895,422
29	Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 940,000	\$ -	\$ -	\$ 940,000
30	Area 15 Liftstation #3 & Forcemain	\$ 221,840	\$ -	\$ -	\$ 221,840
31	Zone 5 Liftstation #4 & Forcemain	\$ 1,814,400	\$ -	\$ -	\$ 1,814,400
32	Zone 7 Liftstation #6 & Forcemain	\$ 181,919	\$ -	\$ -	\$ 181,919
33	Zone 8 Liftstation #8 & Forcemain	\$ -	\$ -	\$ -	\$ -
34	Zone 8 Liftstation #9 & Forcemain	\$ -	\$ -	\$ -	\$ -
35	Zone 8 Liftstation #10 & Forcemain	\$ -	\$ -	\$ -	\$ -
36	Zone 6 Liftstation #11 & Forcemain	\$ -	\$ -	\$ -	\$ -
37	Zone 4 Liftstation #12 & Forcemain	\$ 1,196,800	\$ -	\$ -	\$ 1,196,800
38	Zone 4 Liftstation #13 & Forcemain	\$ 647,916	\$ -	\$ -	\$ 647,916
39	Zone 7 collector main (Area 701 & 702)	\$ 277,540	\$ -	\$ -	\$ 277,540
40	Zone 7 collector main (Area 706 & 705)	\$ 488,250	\$ -	\$ -	\$ 488,250
41	Zone 6 collector main (Area 604 & 603)	\$ 883,752	\$ -	\$ -	\$ 883,752
42	Zone 2 collector main (Area 205 & 204)	\$ 471,185	\$ -	\$ -	\$ 471,185
43	Zone 2 collector main (Area 205 & 206)	\$ -	\$ -	\$ -	\$ -
44	Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ 1,828,914	\$ -	\$ -	\$ 1,828,914
45	West Big Lake collector main (Area 1102 & 1101)	\$ 261,688	\$ -	\$ -	\$ 261,688
46	Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ -	\$ -	\$ -	\$ -
47	Big Lake East Collector Main (Area 1600.2 & 1007)	\$ 377,323	\$ -	\$ -	\$ 377,323
48	Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ -	\$ -	\$ -	\$ -
49	Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ 1,650,000	\$ -	\$ -	\$ 1,650,000
		\$ 65,606,096	\$ 542,061	\$ 1,340,198	\$ 63,723,837

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 **\$63.72 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



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 **\$279.52 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 Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total 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	\$ -	\$ -	\$ 4,904,718
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)	\$ 39,139	\$ -	\$ 6,298,000	\$ 6,337,139
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 2,106,477	\$ -	\$ 5,660,000	\$ 7,766,477
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 11,944	\$ -	\$ 3,108,750	\$ 3,120,694
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)	\$ 4,775	\$ -	\$ 934,375	\$ 939,150
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)	\$ 39,331	\$ -	\$ 19,437,500	\$ 19,476,831
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 31,777	\$ -	\$ 6,420,000	\$ 6,451,777
13	Acheson Road / Bevington Road Intersection (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	\$ -	\$ 9,366,335	\$ 13,951,974
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)	\$ 15,656	\$ -	\$ 7,978,235	\$ 7,993,891
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)	\$ 687,393	\$ -	\$ 5,702,400	\$ 6,389,793
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)	\$ 1,539,355	\$ -	\$ 2,241,063	\$ 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)	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 4,100,000	\$ -	\$ -	\$ 4,100,000
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 7,209,604	\$ 2,454,205	\$ 11,328,835	\$ 20,992,644
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)	\$ 2,621,889	\$ -	\$ 4,047,279	\$ 6,669,168
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 42,227	\$ -	\$ 17,969,063	\$ 18,011,290
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 40,573	\$ -	\$ 27,245,313	\$ 27,285,886
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)	\$ 40,411	\$ -	\$ 22,109,375	\$ 22,149,786
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
52	Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 4,950	\$ -	\$ 4,288,000	\$ 4,292,950
		\$ 36,013,467	\$ 2,454,205	\$ 241,051,193	\$ 279,518,864

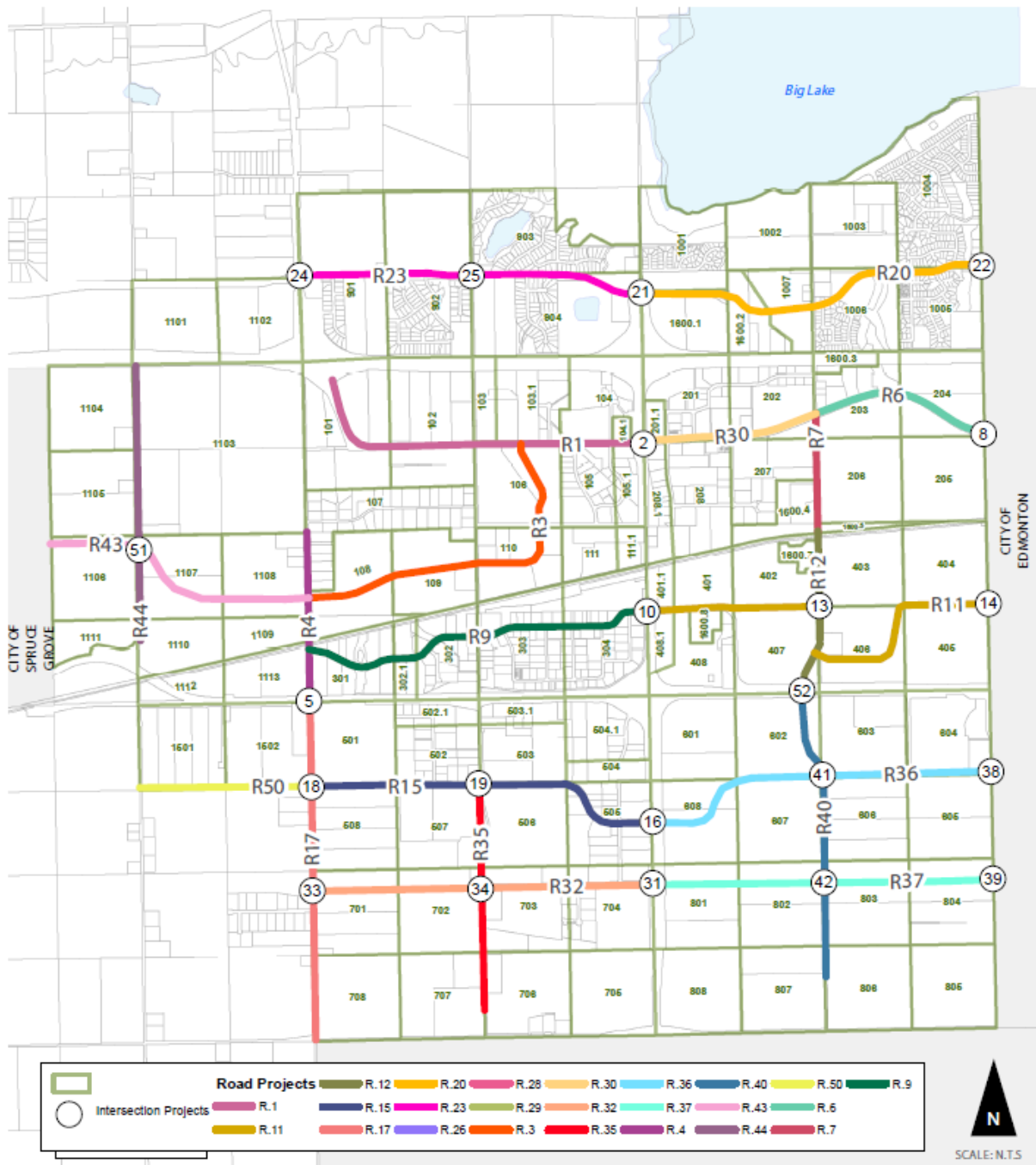
*Costs are based on 2023 estimates and include engineering costs and contingencies.

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

Location of Transportation Offsite Infrastructure

Off-Site Levy Projects

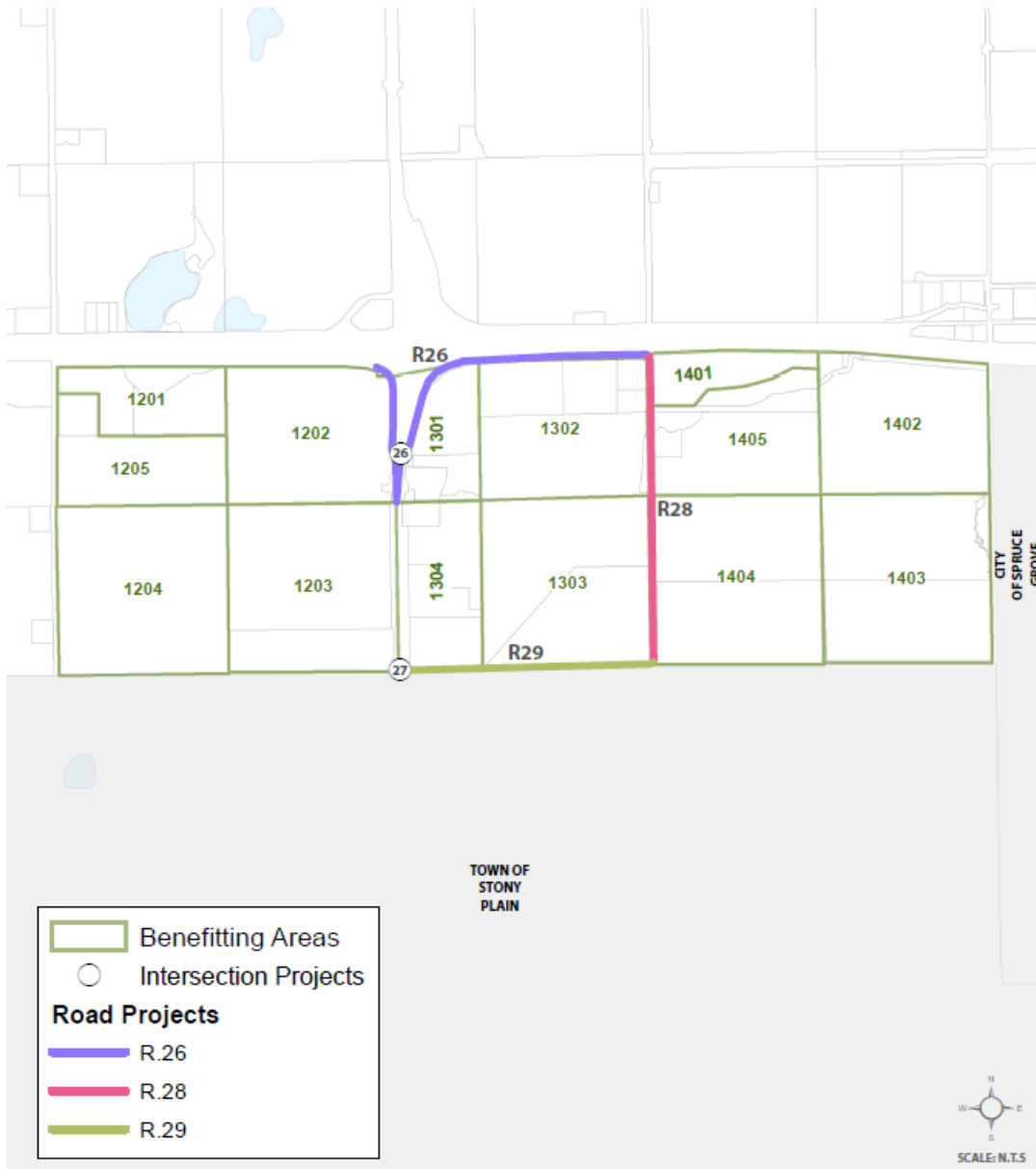
Schedule G: Acheson/Big Lake Transportation Off-Site Infrastructure



Off-Site Levy Projects



Schedule H: Fifth Meridian Transportation Off-site Infrastructure



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 **\$18.77 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 **\$260.75 million**.

Special Grants and Contributions for Transportation Offsite Infrastructure

Item	Project Description	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Cost
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ -	\$ 241,226	\$ -	\$ 8,128,925
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ -	\$ -	\$ -	\$ 4,904,718
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ -	\$ -	\$ -	\$ 3,787,813
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ -	\$ -	\$ -	\$ 6,337,139
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 2,658,000	\$ -	\$ -	\$ 342,000
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ -	\$ 1,462,417	\$ -	\$ 6,304,060
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ -	\$ -	\$ -	\$ 3,120,694
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ -	\$ -	\$ -	\$ 1,078,125
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ -	\$ -	\$ -	\$ 939,150
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ -	\$ -	\$ -	\$ 3,593,750
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ -	\$ -	\$ -	\$ 19,476,831
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 2,259,300	\$ -	\$ -	\$ 4,192,477
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	\$ -	\$ -	\$ -	\$ 1,078,125
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ -	\$ -	\$ -	\$ 1,078,125
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ -	\$ 1,497,581	\$ -	\$ 12,454,393
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ -	\$ 1,005,638	\$ -	\$ 2,506,467
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 863,850	\$ -	\$ -	\$ 7,130,041
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ -	\$ -	\$ -	\$ 986,125
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ -	\$ -	\$ -	\$ 503,125
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ -	\$ 107,034	\$ -	\$ 6,282,759
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ -	\$ -	\$ -	\$ 1,246,744
22	Meridian Ave / 231 Street Intersection (Big Lake East)	\$ -	\$ -	\$ -	\$ 589,734
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$ -	\$ -	\$ -	\$ 3,780,418
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ -	\$ -	\$ -	\$ 1,924,453
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$ -	\$ -	\$ -	\$ 756,844
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ -	\$ -	\$ -	\$ 27,227,616
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$ -	\$ -	\$ -	\$ 5,415,998
28	Golf Course Road (5th Meridian ASP)	\$ -	\$ -	\$ -	\$ 3,342,188
29	New Proposed Road (5th Meridian ASP)	\$ -	\$ -	\$ -	\$ 2,673,750
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ -	\$ 140,090	\$ -	\$ 5,859,910
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 3,500,000	\$ -	\$ -	\$ 600,000
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ -	\$ -	\$ -	\$ 20,992,644
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ -	\$ -	\$ -	\$ 986,125
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ -	\$ -	\$ -	\$ 503,125
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ -	\$ -	\$ -	\$ 6,669,168
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ -	\$ -	\$ -	\$ 18,011,290
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ -	\$ -	\$ -	\$ 27,285,886
38	96th Avenue & 231st Street Intersection (Zone 6)	\$ -	\$ -	\$ -	\$ 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)	\$ 1,240,400	\$ -	\$ -	\$ 20,909,386
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ -	\$ -	\$ -	\$ 503,125
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ -	\$ -	\$ -	\$ 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
45	Acheson Traffic Impact Assessment Update - 2019	\$ -	\$ -	\$ -	\$ 130,353
46	Acheson Traffic Impact Assessment Update - 2024	\$ -	\$ -	\$ -	\$ 71,875
47	Acheson Traffic Impact Assessment Update - 2029	\$ -	\$ -	\$ -	\$ 71,875
48	Acheson Traffic Impact Assessment Update - 2034	\$ -	\$ -	\$ -	\$ 71,875
49	Acheson Traffic Impact Assessment Update - 2039	\$ -	\$ -	\$ -	\$ 71,875
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ -	\$ -	\$ -	\$ 3,654,125
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ -	\$ -	\$ -	\$ 503,125
52	Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 3,795,168	\$ -	\$ -	\$ 497,782
		\$ 14,316,718	\$ 4,453,986	\$ -	\$ 260,748,160

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	Year of Construction
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	2025
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	2027
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	2024
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	2024
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	2024
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	2030
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	2027
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	2026
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	2027
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	2024
13	Acheson Road / Bevington Road Intesection (Acheson Zone 4)	2027
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	2030
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	2015
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	2014
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	2024
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	2025
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	2025
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	2025
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	2032
22	Meridian Ave / 231 Street Intersection (Big Lake East)	2029
23	Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	2034
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	2034
25	Meridian Ave / RR264 Intersection (Big Lake West)	2029
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	2035
27	Hwy 779 / Proposed Road (5th Meridian ASP)	2035
28	Golf Course Road (5th Meridian ASP)	2035
29	New Proposed Road (5th Meridian ASP)	2035
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	2024
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	2018
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	2019
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	2049
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	2030
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	2023
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	2026
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	2039
38	96th Avenue & 231st Street Intersection (Zone 6)	2032
39	92nd Avenue & 231st Street Intersection (Zone 8)	2049
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	2024
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	2028
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	2049
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	2049
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	2049
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)	2047
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	2049
52	Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	2024

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

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

***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			48.0%	52.0%
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 4,904,718			0.0%	100.0%
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ 3,787,813			4.0%	96.0%
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 6,337,139			12.0%	88.0%
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 342,000			0.0%	100.0%
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 6,304,060			0.0%	100.0%
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 3,120,694			0.0%	100.0%
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ 1,078,125			24.0%	76.0%
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ 939,150			12.0%	88.0%
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,593,750			8.0%	92.0%
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ 19,476,831			12.0%	88.0%
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 4,192,477			0.0%	100.0%
13	Acheson Road / Bevington Road Intersection (Acheson Zone 4)	\$ 1,078,125			12.0%	88.0%
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ 1,078,125			24.0%	76.0%
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 12,454,393			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)	\$ 7,130,041			0.0%	100.0%
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ 986,125			4.0%	96.0%
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ 503,125			4.0%	96.0%
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 6,282,759			4.0%	96.0%
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			40.0%	60.0%
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,924,453			40.0%	60.0%
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$ 756,844			20.0%	80.0%
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 27,227,616			44.0%	56.0%
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 5,415,998			44.0%	56.0%
28	Golf Course Road (5th Meridian ASP)	\$ 3,342,188			44.0%	56.0%
29	New Proposed Road (5th Meridian ASP)	\$ 2,673,750			44.0%	56.0%
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ 5,859,910			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)	\$ 20,992,644			0.0%	100.0%
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ 986,125			100.0%	0.0%
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ 503,125			24.0%	76.0%
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ 6,669,168			0.0%	100.0%
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 18,011,290			8.0%	92.0%
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 27,285,886			60.0%	40.0%
38	96th Avenue & 231st Street Intersection (Zone 6)	\$ 1,078,125			32.0%	68.0%
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$ 1,078,125			100.0%	0.0%
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ 20,909,386			0.0%	100.0%
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ 503,125			16.0%	84.0%
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ 503,125			100.0%	0.0%
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ 5,181,469			100.0%	0.0%
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ 4,331,188			100.0%	0.0%
45	Acheson Traffic Impact Assessment Update - 2019	\$ 130,353			0.0%	100.0%
46	Acheson Traffic Impact Assessment Update - 2024	\$ 71,875			0.0%	100.0%
47	Acheson Traffic Impact Assessment Update - 2029	\$ 71,875			20.0%	80.0%
48	Acheson Traffic Impact Assessment Update - 2034	\$ 71,875			40.0%	60.0%
49	Acheson Traffic Impact Assessment Update - 2039	\$ 71,875			60.0%	40.0%
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ 3,654,125			92.0%	8.0%
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ 503,125			100.0%	0.0%
52	Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 497,782			0.0%	100.0%
		\$ 260,748,160				

**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 **\$197.89 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 **\$17.17 million** in transportation offsite levies to date. This results in an adjusted offsite levy cost of approximately **\$180.71 million**.

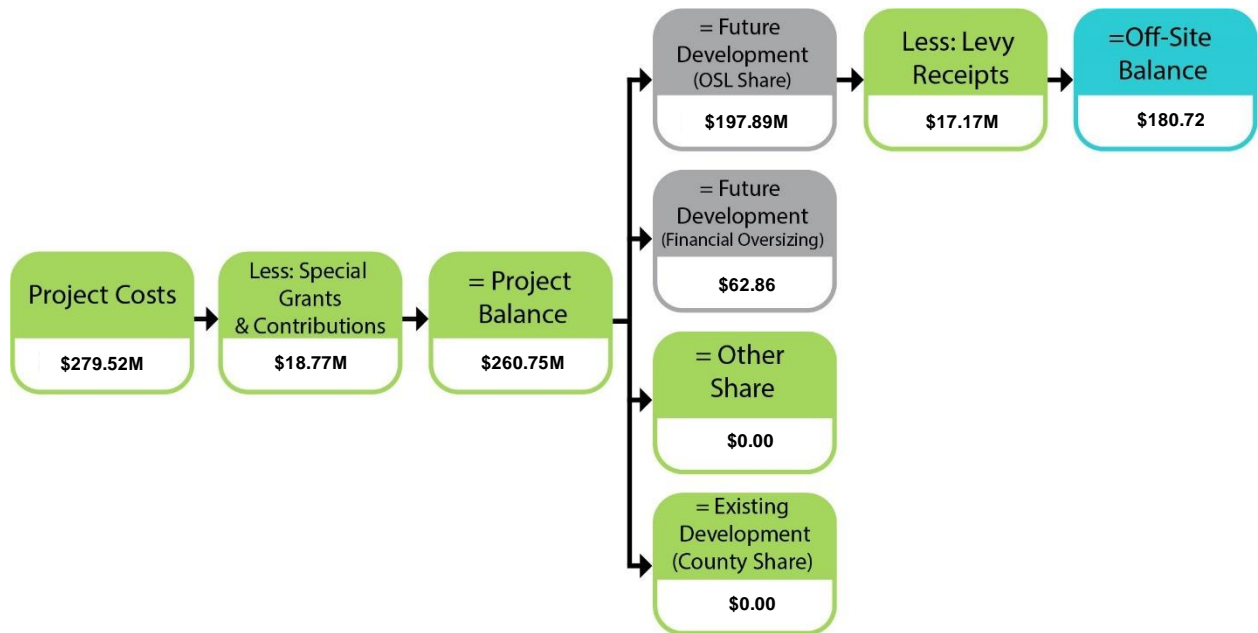
Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected Under Old Bylaw to Dec 31 2013	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 4,227,041	\$ 1,285,258	\$ 416,158	\$ 2,525,625
2	114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 4,904,718	\$ 537,406	\$ 521,412	\$ 3,845,899
3	Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ 3,636,300	\$ 553,547	\$ 219,689	\$ 2,863,064
4	Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 5,576,682	\$ 156,611	\$ 91,942	\$ 5,328,129
5	Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 342,000	\$ 183,660	\$ 180,213	\$ (21,873)
6	114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 6,304,060	\$ 905,954	\$ 356,291	\$ 5,041,815
7	Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 3,120,694	\$ 342,307	\$ 118,537	\$ 2,659,850
8	114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ 819,375	\$ 182,272	\$ 41,505	\$ 595,597
9	Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ 826,452	\$ -	\$ -	\$ 826,452
10	Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,306,250	\$ 4,154	\$ -	\$ 3,302,096
11	Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ 17,139,611	\$ 8,861	\$ -	\$ 17,130,750
12	Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 4,192,477	\$ 4,154	\$ -	\$ 4,188,323
13	Acheson Road / Bevington Road Intersection (Acheson Zone 4)	\$ 948,750	\$ 1,340	\$ -	\$ 947,410
14	Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winterburn)	\$ 819,375	\$ 1,340	\$ -	\$ 818,035
15	96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 12,454,393	\$ 2,150,339	\$ 1,918,925	\$ 8,385,130
16	96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ 2,506,467	\$ 205,844	\$ 331,544	\$ 1,969,079
17	Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 7,130,041	\$ 91,434	\$ 129,169	\$ 6,909,437
18	Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ 946,680	\$ 94,080	\$ 70,022	\$ 782,578
19	96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ 483,000	\$ 48,000	\$ 63,790	\$ 371,210
20	Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 6,031,448	\$ 395,455	\$ 150,295	\$ 5,485,698
21	Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ 847,786	\$ 72,629	\$ 21,849	\$ 753,308
22	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)	\$ 2,268,251	\$ 300,937	\$ -	\$ 1,967,314
24	Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,154,672	\$ 522,346	\$ -	\$ 632,326
25	Meridian Ave / RR264 Intersection (Big Lake West)	\$ 605,475	\$ 94,297	\$ -	\$ 511,178
26	Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 15,247,465	\$ -	\$ -	\$ 15,247,465
27	Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 3,032,959	\$ -	\$ -	\$ 3,032,959
28	Golf Course Road (5th Meridian ASP)	\$ 1,871,625	\$ -	\$ -	\$ 1,871,625
29	New Proposed Road (5th Meridian ASP)	\$ 1,497,300	\$ -	\$ -	\$ 1,497,300
30	114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ 5,859,910	\$ -	\$ 150,613	\$ 5,709,296
31	92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 600,000	\$ -	\$ 957,384	\$ (357,384)
32	92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 20,992,644	\$ -	\$ 2,530,149	\$ 18,462,495
33	92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ -	\$ -	\$ 1,805	\$ (1,805)
34	92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ 382,375	\$ -	\$ 161,946	\$ 220,429
35	279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ 6,669,168	\$ -	\$ 572,005	\$ 6,097,163
36	96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 16,570,387	\$ -	\$ -	\$ 16,570,387
37	92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 10,914,354	\$ -	\$ -	\$ 10,914,354
38	96th Avenue & 231st Street Intersection (Zone 6)	\$ 733,125	\$ -	\$ -	\$ 733,125
39	92nd Avenue & 231st Street Intersection (Zone 8)	\$ -	\$ -	\$ -	\$ -
40	Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ 20,909,386	\$ -	\$ -	\$ 20,909,386
41	96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ 422,625	\$ -	\$ -	\$ 422,625
42	92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ -	\$ -	\$ -	\$ -
43	Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ -	\$ -	\$ -	\$ -
44	Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ -	\$ -	\$ -	\$ -
45	Acheson Traffic Impact Assessment Update - 2019	\$ 130,353	\$ -	\$ 2,513	\$ 127,840
46	Acheson Traffic Impact Assessment Update - 2024	\$ 71,875	\$ -	\$ 1,367	\$ 70,508
47	Acheson Traffic Impact Assessment Update - 2029	\$ 57,500	\$ -	\$ 1,041	\$ 56,459
48	Acheson Traffic Impact Assessment Update - 2034	\$ 43,125	\$ -	\$ 716	\$ 42,409
49	Acheson Traffic Impact Assessment Update - 2039	\$ 28,750	\$ -	\$ 391	\$ 28,359
50	96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ 292,330	\$ -	\$ -	\$ 292,330
51	Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ -	\$ -	\$ -	\$ -
52	Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 497,782	\$ -	\$ -	\$ 497,782
		\$ 197,888,823	\$ 8,142,226	\$ 9,030,265	\$ 180,716,332

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 **\$180.72 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).

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	Developer Cost	Development Area					Development Area					Development Area					Development Area					Development Area									
		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	\$ (725,945)	1	1	1	1	1	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	\$ 3,845,899	1	1	1	1	1	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	\$ 2,863,064	1	1	1	1	1	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	\$ 5,328,129	1	1	1	1	1	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	\$ (21,873)	1	1	1	1	1	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	\$ 4,537,490	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	\$ 1,411,572															1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	\$ 595,597															1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	\$ 826,452															1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	\$ 3,302,096															1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	\$ 17,130,750																														
12	\$ 4,188,323																														
13	\$ 947,410																														
14	\$ 818,035																														
15	\$ 6,392,427																														
16	\$ 1,969,079																														
17	\$ 4,627,824																														
18	\$ 782,578																														
19	\$ 371,210																														
20	\$ 5,485,698																														
21	\$ 753,308																														
22	\$ 452,793																														
23	\$ 1,967,314																														
24	\$ 632,326																														
25	\$ 511,178																														
26	\$ 15,247,465																														
27	\$ 3,032,959																														
28	\$ 1,871,625																														
29	\$ 1,497,300																														
30	\$ 5,709,296	1	1	1	1	1	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	\$ (357,384)																														
32	\$ 13,424,261																														
33	\$ (1,805)																														
34	\$ 220,429																														
35	\$ 5,830,397																														
36	\$ 16,570,397																														
37	\$ 10,914,354																														
38	\$ 733,125																														
39	\$ -																														
40	\$ 20,909,386																														
41	\$ 422,625																														
42	\$ -																														
43	\$ -																														
44	\$ -																														
45	\$ 127,840	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
46	\$ 70,508	1	1	1	1	1	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	\$ 56,459	1	1	1	1	1	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	\$ 42,409	1	1	1	1	1	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	\$ 28,359	1	1	1	1	1	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																														
51	\$ -																														
52	\$ 497,782																														
	\$ 166,132,842																														



Item	Developer Cost	Development Area				Development Area				Development Area				Development Area				Development Area											
		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
1	\$ (725,945)																												
2	\$ 3,845,899																												
3	\$ 2,863,064																												
4	\$ 5,328,129																												
5	\$ (21,873)											1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
6	\$ 4,537,490																												
7	\$ 1,411,572																												
8	\$ 595,597																												
9	\$ 826,452																												
10	\$ 3,302,096	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	\$ 17,130,750	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
12	\$ 4,188,323	1	1	1	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	\$ 947,410	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
14	\$ 818,035	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
15	\$ 6,392,427											1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
16	\$ 1,969,079										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
17	\$ 4,627,824										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
18	\$ 782,578										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
19	\$ 371,210										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
20	\$ 5,485,698																												
21	\$ 753,308																												
22	\$ 452,793																												
23	\$ 1,967,314																												
24	\$ 632,326																												
25	\$ 511,178																												
26	\$ 15,247,465																												
27	\$ 3,032,959																												
28	\$ 1,871,625																												
29	\$ 1,497,300																												
30	\$ 5,709,296																												
31	\$ (357,384)																												
32	\$ 13,424,261																												
33	\$ (1,805)																												
34	\$ 220,429																												
35	\$ 5,830,397											1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
36	\$ 16,570,387																												
37	\$ 10,914,354																												
38	\$ 733,125																							1	1	1	1	1	1
39	\$ -																												
40	\$ 20,909,386																							1	1	1	1	1	1
41	\$ 422,625																							1	1	1	1	1	1
42	\$ -																												
43	\$ -																												
44	\$ -																												
45	\$ 127,840	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
46	\$ 70,508	1	1	1	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	\$ 56,459	1	1	1	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	\$ 42,409	1	1	1	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	\$ 28,359	1	1	1	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																												
51	\$ -																												
52	\$ 497,782	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	\$ 166,132,842																												

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 **\$46.45 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.

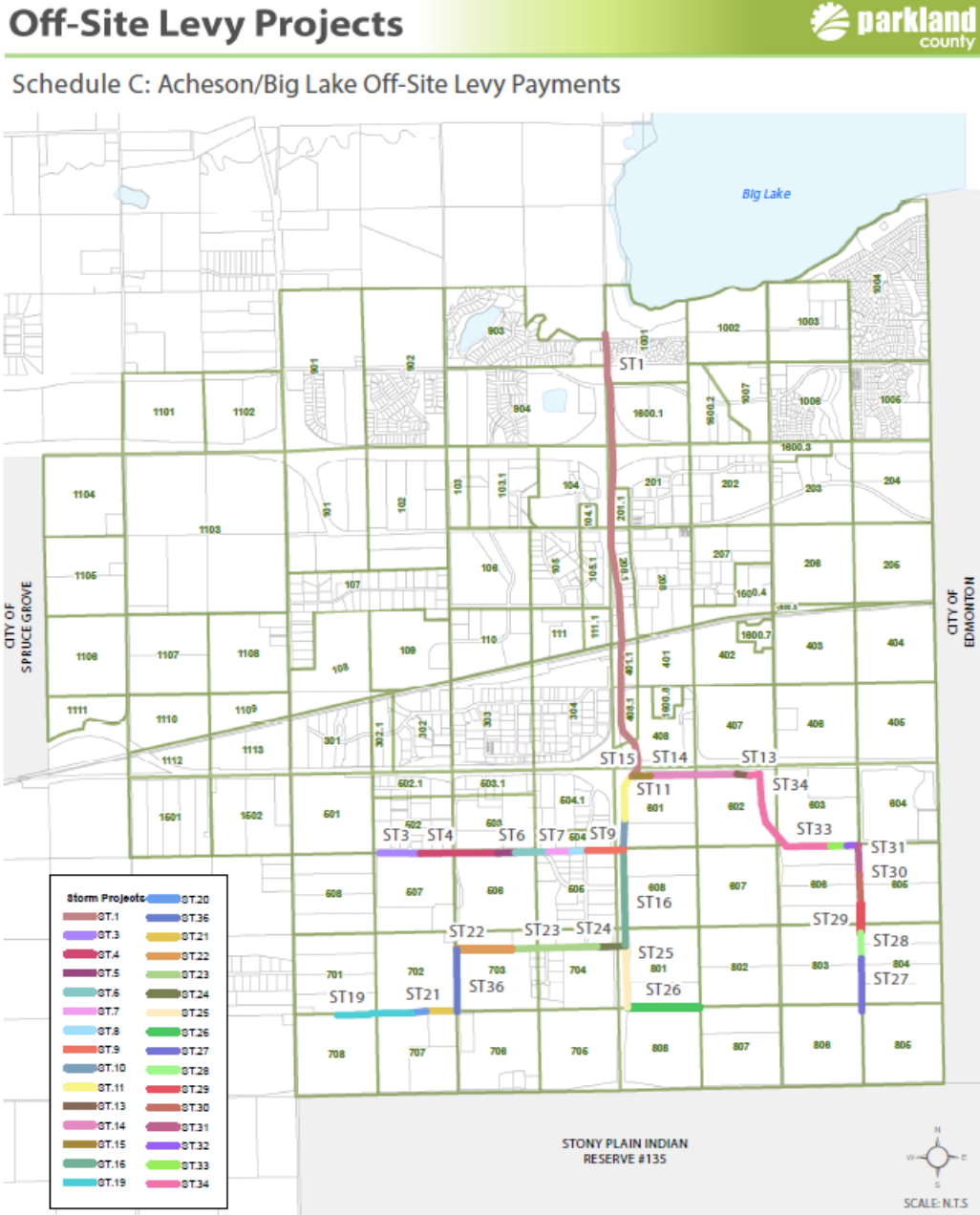
Summary of Stormwater Offsite Infrastructure

Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	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
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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 1,863,985
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,113,467	\$ -	\$ -	\$ 3,113,467
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	\$ -	\$ -	\$ 197,535	\$ 197,535
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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 976,800	\$ 976,800
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ -	\$ -	\$ 99,279	\$ 99,279
21	Collector Stage 3, Zone 7 N-303 to N-304	\$ 21,024	\$ -	\$ 453,583	\$ 474,607
22	Collector Stage 3, Zone 7 N-304 to N-305	\$ 764,434	\$ -	\$ -	\$ 764,434
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
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	\$ -	\$ -	\$ 868,986	\$ 868,986
27	Collector Stage 3, Zone 8 N-309 to N-310	\$ -	\$ -	\$ 636,801	\$ 636,801
28	Collector Stage 3, Zone 8 N-310 to N-311	\$ -	\$ -	\$ 307,233	\$ 307,233
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	\$ -	\$ -	\$ 431,154	\$ 431,154
31	Collector Stage 3, Zone 6 N-313 to N-314	\$ -	\$ -	\$ 450,543	\$ 450,543
32	Collector Stage 3, Zone 6 N-314 to N-315	\$ -	\$ -	\$ 167,480	\$ 167,480
33	Collector Stage 3, Zone 6 N-315 to N-316	\$ -	\$ -	\$ 244,643	\$ 244,643
34	Collector Stage 3, Zone 6 N-316 to N-317	\$ -	\$ -	\$ 2,805,461	\$ 2,805,461
35	Acheson Big Lake Master Drainage Plan Update - 2041	\$ -	\$ -	\$ 67,500	\$ 67,500
36	Collector Stage 3, Zone 7	\$ 736,171	\$ -	\$ -	\$ 736,171
		\$ 29,645,769	\$ 4,832,485	\$ 11,967,093	\$ 46,445,348

*Costs are based on 2023 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



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 **\$45.17 million**.

Special Grants and Contributions for Stormwater Offsite Infrastructure

Item	Project Description	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	Outfall	\$ -	\$ 1,008,910	\$ -	\$ 18,230,985
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$ -	\$ -	\$ -	\$ 67,500
3	Collector Stage 1, Zone 5 N-111 to N-112	\$ -	\$ -	\$ 271,401	\$ 649,059
4	Collector Stage 1, Zone 5 N-112 to N-113	\$ -	\$ -	\$ -	\$ 1,195,725
5	Collector Stage 1, Zone 5 N-113 to N-114	\$ -	\$ -	\$ -	\$ 267,775
6	Collector Stage 1, Zone 5 N-114 to N-115	\$ -	\$ -	\$ -	\$ 516,566
7	Collector Stage 1, Zone 5 N-115 to N-116	\$ -	\$ -	\$ -	\$ 352,440
8	Collector Stage 1, Zone 5 N-116 to N-117	\$ -	\$ -	\$ -	\$ 237,614
9	Collector Stage 1, Zone 5 N-117 to N-118	\$ -	\$ -	\$ -	\$ 560,200
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ -	\$ -	\$ -	\$ 1,863,985
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ -	\$ -	\$ -	\$ 3,113,467
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$ -	\$ -	\$ -	\$ 67,500
13	Collector Stage 2, Zone 4&6 N-201 to N-202	\$ -	\$ -	\$ -	\$ 197,535
14	Collector Stage 2, Zone 4&6 N-202 to N-203	\$ -	\$ -	\$ -	\$ 1,765,641
15	Collector Stage 2, Zone 4&6 N-203 to N-104	\$ -	\$ -	\$ -	\$ 945,451
16	Collector Stage 2, Zone 4&6 N-204 to N-118	\$ -	\$ -	\$ -	\$ 2,456,923
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$ -	\$ -	\$ -	\$ 67,500
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$ -	\$ -	\$ -	\$ 67,500
19	Collector Stage 3, Zone 7 N-301 to N-302	\$ -	\$ -	\$ -	\$ 976,800
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ -	\$ -	\$ -	\$ 99,279
21	Collector Stage 3, Zone 7 N-303 to N-304	\$ -	\$ -	\$ -	\$ 474,607
22	Collector Stage 3, Zone 7 N-304 to N-305	\$ -	\$ -	\$ -	\$ 764,434
23	Collector Stage 3, Zone 7 N-305 to N-306	\$ -	\$ -	\$ -	\$ 617,818
24	Collector Stage 3, Zone 7 N-306 to N-307	\$ -	\$ -	\$ -	\$ 1,613,759
25	Collector Stage 3, Zone 8 N-307 to N-204	\$ -	\$ -	\$ -	\$ 907,000
26	Collector Stage 3, Zone 8 N-308 to N-307	\$ -	\$ -	\$ -	\$ 868,986
27	Collector Stage 3, Zone 8 N-309 to N-310	\$ -	\$ -	\$ -	\$ 636,801
28	Collector Stage 3, Zone 8 N-310 to N-311	\$ -	\$ -	\$ -	\$ 307,233
29	Collector Stage 3, Zone 8 N-311 to N-312	\$ -	\$ -	\$ -	\$ 372,003
30	Collector Stage 3, Zone 6 N-312 to N-313	\$ -	\$ -	\$ -	\$ 431,154
31	Collector Stage 3, Zone 6 N-313 to N-314	\$ -	\$ -	\$ -	\$ 450,543
32	Collector Stage 3, Zone 6 N-314 to N-315	\$ -	\$ -	\$ -	\$ 167,480
33	Collector Stage 3, Zone 6 N-315 to N-316	\$ -	\$ -	\$ -	\$ 244,643
34	Collector Stage 3, Zone 6 N-316 to N-317	\$ -	\$ -	\$ -	\$ 2,805,461
35	Acheson Big Lake Master Drainage Plan Update - 2041	\$ -	\$ -	\$ -	\$ 67,500
36	Collector Stage 3, Zone 7	\$ -	\$ -	\$ -	\$ 736,171
		\$ -	\$ 1,008,910	\$ 271,401	\$ 45,165,036

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	Year of Construction
1	Outfall	2016
2	Acheson Big Lake Master Drainage Plan Update - 2021	2025
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	2028
13	Collector Stage 2, Zone 4&6 N-201 to N-202	2027
14	Collector Stage 2, Zone 4&6 N-202 to N-203	2027
15	Collector Stage 2, Zone 4&6 N-203 to N-104	2024
16	Collector Stage 2, Zone 4&6 N-204 to N-118	2019
17	Acheson Big Lake Master Drainage Plan Update - 2031	2033
18	Acheson Big Lake Master Drainage Plan Update - 2036	2038
19	Collector Stage 3, Zone 7 N-301 to N-302	2047
20	Collector Stage 3, Zone 7 N-302 to N-303	2030
21	Collector Stage 3, Zone 7 N-303 to N-304	2030
22	Collector Stage 3, Zone 7 N-304 to N-305	2022
23	Collector Stage 3, Zone 7 N-305 to N-306	2019
24	Collector Stage 3, Zone 7 N-306 to N-307	2019
25	Collector Stage 3, Zone 8 N-307 to N-204	2038
26	Collector Stage 3, Zone 8 N-308 to N-307	2049
27	Collector Stage 3, Zone 8 N-309 to N-310	2049
28	Collector Stage 3, Zone 8 N-310 to N-311	2049
29	Collector Stage 3, Zone 8 N-311 to N-312	2049
30	Collector Stage 3, Zone 6 N-312 to N-313	2049
31	Collector Stage 3, Zone 6 N-313 to N-314	2049
32	Collector Stage 3, Zone 6 N-314 to N-315	2032
33	Collector Stage 3, Zone 6 N-315 to N-316	2032
34	Collector Stage 3, Zone 6 N-316 to N-317	2032
35	Acheson Big Lake Master Drainage Plan Update - 2041	2043
36	Collector Stage 3, Zone 7	2022

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

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

***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				96.0%
3	Collector Stage 1, Zone 5 N-111 to N-112	\$ 649,059			4.0%	100.0%
4	Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,195,725			0.0%	100.0%
5	Collector Stage 1, Zone 5 N-113 to N-114	\$ 267,775			0.0%	100.0%
6	Collector Stage 1, Zone 5 N-114 to N-115	\$ 516,566			0.0%	100.0%
7	Collector Stage 1, Zone 5 N-115 to N-116	\$ 352,440			0.0%	100.0%
8	Collector Stage 1, Zone 5 N-116 to N-117	\$ 237,614			0.0%	100.0%
9	Collector Stage 1, Zone 5 N-117 to N-118	\$ 560,200			0.0%	100.0%
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,863,985			0.0%	100.0%
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,113,467			0.0%	100.0%
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$ 67,500			16.0%	84.0%
13	Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 197,535			12.0%	88.0%
14	Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,765,641			12.0%	88.0%
15	Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 945,451			0.0%	100.0%
16	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			36.0%	64.0%
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$ 67,500			56.0%	44.0%
19	Collector Stage 3, Zone 7 N-301 to N-302	\$ 976,800			92.0%	8.0%
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ 99,279			24.0%	76.0%
21	Collector Stage 3, Zone 7 N-303 to N-304	\$ 474,607			24.0%	76.0%
22	Collector Stage 3, Zone 7 N-304 to N-305	\$ 764,434			0.0%	100.0%
23	Collector Stage 3, Zone 7 N-305 to N-306	\$ 617,818			0.0%	100.0%
24	Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,613,759			0.0%	100.0%
25	Collector Stage 3, Zone 8 N-307 to N-204	\$ 907,000			56.0%	44.0%
26	Collector Stage 3, Zone 8 N-308 to N-307	\$ 868,986			100.0%	0.0%
27	Collector Stage 3, Zone 8 N-309 to N-310	\$ 636,801			100.0%	0.0%
28	Collector Stage 3, Zone 8 N-310 to N-311	\$ 307,233			100.0%	0.0%
29	Collector Stage 3, Zone 8 N-311 to N-312	\$ 372,003			100.0%	0.0%
30	Collector Stage 3, Zone 6 N-312 to N-313	\$ 431,154			100.0%	0.0%
31	Collector Stage 3, Zone 6 N-313 to N-314	\$ 450,543			100.0%	0.0%
32	Collector Stage 3, Zone 6 N-314 to N-315	\$ 167,480			32.0%	68.0%
33	Collector Stage 3, Zone 6 N-315 to N-316	\$ 244,643			32.0%	68.0%
34	Collector Stage 3, Zone 6 N-316 to N-317	\$ 2,805,461			32.0%	68.0%
35	Acheson Big Lake Master Drainage Plan Update - 2041	\$ 67,500			76.0%	24.0%
36	Collector Stage 3, Zone 7	\$ 736,171			0.0%	100.0%
		\$ 45,165,036				

**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 **\$37.89 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 **\$9.95 million** in offsite levies to date. This results in an adjusted offsite levy cost of approximately **\$27.93 million**.

Offsite Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected Under Old Bylaw #52-2003	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	Outfall	\$ 18,230,985	\$ 2,964,467	\$ 3,601,076	\$ 11,665,442
2	Acheson Big Lake Master Drainage Plan Update - 2021	\$ 64,800	\$ -	\$ 2,230	\$ 62,570
3	Collector Stage 1, Zone 5 N-111 to N-112	\$ 649,059	\$ -	\$ 45,837	\$ 603,222
4	Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,195,725	\$ -	\$ 84,443	\$ 1,111,283
5	Collector Stage 1, Zone 5 N-113 to N-114	\$ 267,775	\$ -	\$ 36,319	\$ 231,456
6	Collector Stage 1, Zone 5 N-114 to N-115	\$ 516,566	\$ -	\$ 55,931	\$ 460,634
7	Collector Stage 1, Zone 5 N-115 to N-116	\$ 352,440	\$ -	\$ 74,215	\$ 278,225
8	Collector Stage 1, Zone 5 N-116 to N-117	\$ 237,614	\$ -	\$ 100,832	\$ 136,782
9	Collector Stage 1, Zone 5 N-117 to N-118	\$ 560,200	\$ -	\$ 307,459	\$ 252,741
10	Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,863,985	\$ -	\$ 655,033	\$ 1,208,952
11	Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 3,113,467	\$ -	\$ 1,189,260	\$ 1,924,207
12	Acheson Big Lake Master Drainage Plan Update - 2026	\$ 56,700	\$ -	\$ 1,767	\$ 54,933
13	Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 173,831	\$ -	\$ -	\$ 173,831
14	Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,553,764	\$ -	\$ -	\$ 1,553,764
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	\$ 2,456,923	\$ -	\$ 437,585	\$ 2,019,338
17	Acheson Big Lake Master Drainage Plan Update - 2031	\$ 43,200	\$ -	\$ 1,306	\$ 41,894
18	Acheson Big Lake Master Drainage Plan Update - 2036	\$ 29,700	\$ -	\$ 846	\$ 28,854
19	Collector Stage 3, Zone 7 N-301 to N-302	\$ 78,144	\$ -	\$ -	\$ 78,144
20	Collector Stage 3, Zone 7 N-302 to N-303	\$ 75,452	\$ -	\$ -	\$ 75,452
21	Collector Stage 3, Zone 7 N-303 to N-304	\$ 360,701	\$ -	\$ -	\$ 360,701
22	Collector Stage 3, Zone 7 N-304 to N-305	\$ 764,434	\$ -	\$ 111,129	\$ 653,305
23	Collector Stage 3, Zone 7 N-305 to N-306	\$ 617,818	\$ -	\$ 193,244	\$ 424,574
24	Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,613,759	\$ -	\$ 116,998	\$ 1,496,760
25	Collector Stage 3, Zone 8 N-307 to N-204	\$ 399,080	\$ -	\$ 342,057	\$ 57,023
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	\$ 113,886	\$ -	\$ -	\$ 113,886
33	Collector Stage 3, Zone 6 N-315 to N-316	\$ 166,357	\$ -	\$ -	\$ 166,357
34	Collector Stage 3, Zone 6 N-316 to N-317	\$ 1,907,714	\$ -	\$ -	\$ 1,907,714
35	Acheson Big Lake Master Drainage Plan Update - 2041	\$ 16,200	\$ -	\$ 385	\$ 15,815
36	Collector Stage 3, Zone 7	\$ 736,171	\$ -	\$ 46,882	\$ 689,289
		\$ 39,161,900	\$ 2,964,467	\$ 7,404,834	\$ 28,792,599

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 **\$28.79 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

