

**BYLAW NO. 350-15
OF THE TOWN OF PONOKA
IN THE PROVINCE OF ALBERTA**

THIS BEING a Bylaw of the Town of Ponoka in the Province of Alberta to authorize a levy of off-site costs on lands within the Town proposed for subdivision, development and redevelopment.

WHEREAS new residential, commercial and industrial sites within the Town have required and will require new construction or expansion of certain municipal facilities, or land in connection with such facilities;

AND WHEREAS it is deemed just and reasonable that subdivisions, developments and redevelopments should bear a fair portion of the cost of constructing and expanding such facilities;

AND WHEREAS in accordance with Section 648 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, a Council may by Bylaw:

- a) Provide for the imposition and payment of a levy, to be known as the “off-site” levy, in respect of land that is to be developed or subdivided, and
- b) Authorize an agreement to be entered into in respect of the payment of the levy.

AND WHEREAS the Municipality has engaged in consultation with representatives of the development industry to address and define existing and future infrastructure requirements of the Municipality with respect to circumstances of the Municipality and the benefits of development;

AND WHEREAS Council has advertised its intention to consider the provision of this Bylaw pursuant to the requirements of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26;

NOW THEREFORE the Council of the Town of Ponoka, duly assembled, and under the authority of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended;

HEREBY enacts as follows:

1. SHORT TITLE

1.1 This Bylaw shall be known and referred to as the “Town of Ponoka Off-Site Levy Bylaw”

2. PURPOSE AND INTENT

2.1 The purposes and intent of this Bylaw is to:

- a) Impose and provide for the payment of levies to be known as off-site levies in respect of land that is to be subdivided or developed,

BYLAW NO. 350-15

- b) Authorize agreements to be entered into in respect of payment of the off-site levies,
- c) Set out the objects of each off-site levy, and
- d) Indicate how the amount of each off-site levy was determined.

3. DEFINITIONS

In this Bylaw, the following words and phrases shall have the following meanings:

3.1 “Bylaw” means this Bylaw together with all schedules;

3.2 “Chief Administrative Officer” means the Chief Administrative Officer of the Town of Ponoka;

3.3 “Council” means the Town of Ponoka Council;

3.4 “Development” means “development” as defined in the *Municipal Government Act*;

3.5 “Development Area” means those various areas of lands within the Town boundaries adjusted from time to time as set out in Schedule “B” of this Bylaw, as established in Section 1.4 “Off-Site Levy Boundaries”; Figure 1.0 “Study Area” and Figure 2.0 “Study Area Storm Quadrants” of the Town of Ponoka 2014 Off-Site Levies Report;

3.6 “Developable Land” means all land contained within the Development Area:

- a) Upon which Development takes place after the date of passing this Bylaw; or
- b) For which Subdivision approval is obtained after the date of passing this Bylaw;

But does not include:

- a) Municipal Reserve, as defined in Part 17 of the *Municipal Government Act*;
- b) Environmental Reserve, as defined in Part 17 of the *Municipal Government Act*; and
- c) Land required for the widening of major collector roads along ¼ section boundary or any arterial roadways.

3.7 “Engineer” means the Town’s contracted engineering consultant;

3.8 “Engineering Reports” means the following:

- a) Town of Ponoka 2014 Off-Site Levies Report, prepared by Tagish Engineering Ltd., dated December 2014; and

BYLAW NO. 350-15

b) Town of Ponoka Master Servicing Study 2013 Update, prepared by Tagish Engineering Ltd., dated 2013.

3.9 “*Infill Residential Development*” means the development of land for residential purposes within a built up area (an area of land covered by buildings or surrounded by lands covered by buildings);

3.10 “*Municipal Government Act*” means the *Municipal Government Act* (Alberta) being R.S.A. 2000, Chapter M-26, as amended or repealed and replaced from time to time;

3.11 “Off-Site Levy” means a levy imposed and created by the Bylaw as set out in Schedule “A” of this Bylaw;

3.12 “Off-Site Levy Fund” means a fund into which an off-site levy together with any interest earned from the investment of the off-site levy is deposited and kept separate from the General Account or any other municipal account and administered in accordance with the *Municipal Government Act*;

3.13 “Subdivision” means “subdivision” as defined in the *Municipal Government Act*; and

3.14 “Town” means the Town of Ponoka or the geographical area within its jurisdictional boundaries, as the context may require;

4. ADMINISTRATION AND ENFORCEMENT

4.1 Council hereby delegates to the Chief Administrative Officer the duty and authority to enforce and administer this Bylaw.

5. OBJECT OF THE OFF-SITE LEVIES

5.1 The object of the off-site levy or levies imposed and collected pursuant to the Bylaw are to pay for all and any part of the capital cost of any or all of the following:

- a) New or expanded facilities for the storage, transmission, treatment or supplying of water,
- b) New or expanded facilities for the treatment, movement or disposal of sanitary sewage,
- c) New or expanded storm sewer drainage facilities,
- d) New or expanded roads required for or impacted by a Subdivision or Development,
- e) Land required for or in connection with any facilities described within this paragraph

BYLAW NO. 350-15

5.2 The objects, principles and criteria of the Off-Site Levy shall be in accordance with the following:

- a) This Bylaw creates an off-site levy to provide funds for the construction of certain capital projects set out in the Engineering Report required for growth.
- b) Development in new growth areas through the off-site levies will provide the capital that will fund the infrastructure required for growth. Those who benefit from the infrastructure, which is defined by all Developable Land in the Development Area should share proportionally, on a per hectare basis, in related costs.
- c) Provision of off-site infrastructure projects by developers of Developable Land will not create an advantage or penalty due to the time or location of development.
- d) Off-Site infrastructure projects will be provided to maintain sustainable, cost effective and orderly growth.
- e) The calculation of the off-site levy should be an open and transparent process.
- f) All funds collected from the off-site levy will be credited to a separate and distinct, identifiable off-site levy fund, which may be invested as per the Town's Investment Policy until used for the construction of the specified Off-Site infrastructure. The management of the off-site levy fund should be an audited process, with reports available to the public and industry.
- g) The off-site levy will help allow the Town to recover the cost of infrastructure required for growth:
 - i. Using financing strategies that remain sustainable;
 - ii. Facilitating development by reducing risk on early developers and ensuring future developers share the costs of the facilities from which they benefit; and
 - iii. Promoting cost effective and orderly development;
- h) The off-site levy will help promote orderly development by:
 - i. Providing off-site infrastructure, once the appropriate planning is in place, and when warranted in development; and
 - ii. Providing infrastructure for contiguous development;
- i) The off-site levy will help create a transparent process by:
 - i. Providing opportunity for industry input into the levy, its definition and administration;
 - ii. Conforming with the *Municipal Government Act*, as amended or repealed and replace from time to time; and
 - iii. Providing reports on the off-site levy;

BYLAW NO. 350-15

- j) The off-site levy will help create a clear process for calculation of the rate, levies and credits by:
 - i. Creating consistent and predictable levies and credits;
 - ii. Creating predictable and stable levies over time; and
 - iii. Documenting a process for establishing the levy rate.

6. DEVELOPMENT AGREEMENTS

6.1 Where it is determined by the Chief Administrative Officer that a Development Agreement is appropriate for any application for Development or Subdivision, the applicant or the owner, as the case may be, shall enter into a Development Agreement with the Town regarding the payment of the off-site levy.

6.2 The Chief Administrative Officer shall determine if a Development Agreement is required in accordance with all relevant policies and guidelines adopted by Council.

6.3 All Development Agreements:

- a) Shall require payment of the off-site levy calculated pursuant to and in accordance with this Bylaw;
- b) May defer the payment of any off-site levy, including the requirement for security for the payment of such deferred payment of any off-site levy;
- c) Shall ensure that an off-site levy is only collected once in respect of land that is the subject of a Development or a Subdivision; and
- d) Shall comply with all relevant policies and guidelines adopted by Council.

7. ENACTMENT

7.1 An off-site levy is hereby imposed in respect of all Developable Land within the Town at the per hectare rates as specified and identified in the Engineering Report and attached as Schedule "A" of this Bylaw with the exception of any land where an off-site levy has been previously imposed and collected.

7.2 The off-site levy pursuant to Section 7.1 shall be paid upon the issuance of a development permit in respect of Developable Land that is subject to Development or upon endorsement of the subdivision approval in respect of Developable Land that is subject to Subdivision.

BYLAW NO. 350-15

7.3 Subject to Section 7.4, where prior to the passage of this Bylaw a Development Agreement making provision of the payment of the off-site levy pursuant to this Bylaw has been entered into between the Town and the applicant or owner of the Developable Land subject to Development or Subdivision, or an off-site levy imposed on the Developable Land and collected as a result of the operation of the then existing off-site levy Bylaw, the provisions of the off-site levy Bylaw that established the amount of the off-site levy shall continue in force as if this Bylaw or any intervening off-site levy Bylaw had not been enacted.

7.4 Where a Development or Subdivision is to be completed in multiple stages, the off-site levy applicable to each stage subjected to the first stage shall be calculated on the basis of the off-site levy Bylaw and rate in force at the time of the subsequent stage of Development or Subdivision is commenced.

7.5 The off-site levies to be imposed with respect to specific development or subdivisions shall be the sum of each of the site levies set out in Schedule "A" from which lands will benefit as identified in Schedule "B" multiplied by the developable land of the lands in hectares multiplied by the following phasing factors:

The coming into effect of this bylaw through December 31, 2015 – 0.50

January 1, 2016 through December 31, 2017 – 0.75

January 1, 2017 through December 31, 2018 – 0.85

January 1, 2018 forward until this bylaw is amended or rescinded – 1.00

8. OFF-SITE LEVY PAYMENT

8.1 Where the applicant or owner of land, as the case may be, that is subject to the imposition of an off-site levy or levies under this Bylaw fails, neglects or refuses to either pay the off-site levy imposed or provide sufficient security for the payment of the off-site levy, the Town may:

- a) Commence proceedings in Court for recovery of the off-site levy as an amount due and payable to the Town, or
- b) Refuse to endorse a Plan of Subdivision or release a Development Permit until the applicant or owner, as the case may be, has paid the off-site levy or has provided sufficient security for the payment of the off-site levy in a form satisfactory to the Chief Administrative Officer.

9. OFF-SITE LEVY FUND

9.1 The Chief Administrative Officer shall establish and maintain a separate fund for each facility in respect of which an off-site levy is being imposed pursuant to this Bylaw. Such off-site levy fund shall be kept separate from the Town's General Account or any other Town account and shall be administered in accordance with the *Municipal Government Act*.

BYLAW NO. 350-15

10. DETERMINATION AND CALCULATION OF THE OFF-SITE LEVIES

10.1 The off-site levies included in this Bylaw were determined in accordance with calculations from the Town of Ponoka 2014 Off-Site Levies Report, which is hereby incorporated into this Bylaw by reference as Schedule "C".

10.2 The off-site levy shall be calculated per hectare of Developable Land on the rates established in Schedule "A" for Development Area described in Schedule "B".

11. ANNUAL REPORT TO COUNCIL

11.1 Not less than once per calendar year, the Chief Administrative Officer shall provide a report to Council detailing all off-site levies imposed under this Bylaw, collections and expenditures during the previous calendar year, unpaid off-site levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year and updated estimates of the costs expected to be incurred in order to complete the construction of facilities in respect of which an off-site levy has been imposed under this Bylaw.

12. GENERAL

12.1 Nothing in this Bylaw precludes the Town from:

- a) Imposing further or different Levies, duly enacted by Bylaw, or any portion of the Development Area in respect of which the Town has not collected Levies imposed under this Bylaw or any previous off-site levy Bylaw authorized by statute;
- b) Deferring collection of levies for the stated objects of this Bylaw, on any portion of the Development Area in respect of which the Town has not collected levies, including the requirement for security for the payment of such deferred off-site levy;
- c) Staging the increase of Levies identified within the Town of Ponoka 2014 Off-Site Levies Report over a time frame as determined by Council and as described in section 7.5 of this Bylaw;
- d) Establishing review time frames and update costing of the levies based either on the Annual Consumer Price Index or Full Project Cost Review;
- e) Reducing or forgiving payment of the levies required pursuant to the Bylaw.

13. SEVERABILITY

13.1 In the event that any provision of this Bylaw be declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

BYLAW NO. 350-15

13.2 Council hereby delegates to the Chief Administrative Officer the duty and authority to enforce and administer this Bylaw.

14. OTHER

14.1 Bylaw 288-Z-78 for Water and Sanitary Sewer and 576-87 for Storm Sewer Off-Site Cost Levies be repealed in their entirety.

14.2 This Bylaw comes into full force and effect on passage of third reading.

READ a first time this 14th day of April, 2015

READ a second time this 26th day of May, 2015

READ a third time this 26th day of May, 2015

Mayor

Chief Administrative Officer

BYLAW NO. 350-15

Schedule "A"

Off-Site Levy Rates

All development unless otherwise identified in this schedule:

Town Sector	Water (\$/ha)	Sanitary Sewer & Treatment (\$/ha)	Storm water (\$/ha)	Transportation (\$/ha)	TOTAL (\$/ha)
Northwest	16,301	22,780	6,605	3,310	48,996
Southwest	16,301	22,780	2,853	3,310	45,244
Southeast	16,301	22,780	2,353	3,310	44,744
Northeast	16,301	22,780	0	3,310	42,391

Infill Residential development of 1 - 3 dwelling units on a parcel the following rates apply:

Town Sector	Water (\$/dwelling unit)	Sanitary Sewer & Treatment (\$/dwelling unit)	Storm water (\$/dwelling unit)	Transportation (\$/dwelling unit)	TOTAL (\$/dwelling unit)
Northwest	2038	2848	826	414	6125
Southwest	2038	2848	357	414	5656
Southeast	2038	2848	294	414	5593
Northeast	2038	2848	0	414	5299

BYLAW NO. 350-15

Infill Residential development of 4 or more residential dwelling units on a parcel the following rates apply:

Town Sector	Water (\$/dwelling unit)	Sanitary Sewer & Treatment (\$/dwelling unit)	Storm water (\$/dwelling unit)	Transportation (\$/dwelling unit)	TOTAL (\$/dwelling unit)
Northwest	1482	2071	600	301	4454
Southwest	1482	2071	259	301	4113
Southeast	1482	2071	214	301	4068
Northeast	1482	2071	0	301	3854

Manufactured home parks the following rates apply:

Town Sector	Water (\$/dwelling unit)	Sanitary Sewer & Treatment (\$/dwelling unit)	Storm water (\$/dwelling unit)	Transportation (\$/dwelling unit)	TOTAL (\$/dwelling unit)
Northwest	1482	2071	600	301	4454
Southwest	1482	2071	259	301	4113
Southeast	1482	2071	214	301	4068
Northeast	1482	2071	0	301	3854

Schedule C

TABLE OF CONTENTS

1	INTRODUCTION	3
1.1	BACKGROUND	3
1.2	IMPOSITION OF OFF-SITE LEVIES.....	4
1.3	STUDY AREA.....	5
1.4	OFF-SITE LEVY BOUNDARIES	5
1.5	APPLIED AREAS OF OFF-SITE LEVIES.....	5
1.6	APPLICABLE OFF-SITE LEVY ELIGIBLE COSTS	9
2	WATER INFRASTRUCTURE.....	10
2.1	PREVIOUSLY COMPLETED WATER INFRASTRUCTURE IMPROVEMENTS	10
2.2	FUTURE WATER INFRASTRUCTURE IMPROVEMENTS.....	10
3	SANITARY SEWER INFRASTRUCTURE.....	12
3.1	PREVIOUSLY COMPLETED SANITARY SEWER IMPROVEMENTS.....	12
3.2	FUTURE SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS....	12
4	WASTE WATER TREATMENT FACILITY	13
4.1	PREVIOUSLY COMPLETED WASTE WATER TREATMENT FACILITY IMPR.....	13
4.2	FUTURE WASTE WATER TREATMENT FACILITY INFRASTRUCTURE	14
5	STORM WATER INFRASTRUCTURE	15
5.1	PREVIOUSLY COMPLETED STORM WATER IMPROVEMENTS	15
5.2	FUTURE STORM WATER INFRASTRUCTURE IMPROVEMENTS.....	15
6	TRANSPORTATION	16
6.1	EXISTING TRANSPORTATION CHARGES.....	16
6.2	ARTERIAL ROAD LEVY OPTIONS.....	16
7	EXISTING LEVY STRUCTURE.....	18
7.1	WATER, SEWER, WASTE WATER TREATMENT	18
7.2	STORM	18
7.3	TRANSPORTATION ..	18
8	PROPOSED OFF SITE LEVY STRUCTURE.....	19
8.1	AREAS OF BENEFIT	19
8.2	INFRASTRUCTURE COSTS	19
8.3	DISTRIBUTION OF INFRASTRUCTURE COSTS.....	19
8.4	RECOMMENDED LEVIES.....	21
9	COMPARISON WITH SURROUNDING COMMUNITIES.....	22

APPENDIX A – INFRASTRUCTURE COSTS

Table 2.1.1	Previously Completed Water Improvements
Table 2.2.1	Future Water Infrastructure (or 1.5% Growth Rate)
Table 3.1.1	Previously Completed Sanitary Sewer Improvements
Table 3.2.1	Future Sanitary Sewer Infrastructure (For 1.5% Growth Rate)
Table 4.1.1	Previously completed WWTF Improvements
Table 4.2.1	Future WWTF Infrastructure (For 1.5% Growth Rate)
Table 5.1.1	Previously Completed Storm Water Management Improvements
Table 5.2.1	Future Storm Water Management Infrastructure (For 1.5% Growth Rate)
Table 6.2.1	Future Transportation Infrastructure (For 1.5% Growth Rate)
Table 9.2	Off-Site Levies Calculations 2014
Figure 1.0	Study Area
Figure 2.0	Study Area Storm Quadrants

1 INTRODUCTION

1.1 Background

This report is prepared for the Town of Ponoka to update the existing Off Site Levies Bylaw and reflects the direction, vision, and recommendations from the Master Servicing Study 2013 Update prepared by Tagish Engineering Ltd. The Town of Ponoka currently collects Off-Site levies through Bylaw 288-Z-78, for Water and Sanitary Sewer purposes, prepared in 1978, and Bylaw 576-87 for Storm Sewer in lands that are to be developed or sub-divided in the Riverside area, prepared in 1987. The study objectives include the following:

- Review and identify the Master Servicing Study 2013 Update to establish infrastructure that has already been constructed which is a benefit to future development.
- Establish from the Master Servicing Study 2013 Update, future infrastructure that needs to be constructed by the Town to service future development, within the new 2011 Town boundaries.
- Obtain Net Capital costs (after grants), from the Town of Ponoka for infrastructure completed and determine benefiting properties.
- Review recommendations from the Master Servicing Study 2013 Update for future infrastructure needs to meet growth and development.
- Prepare cost estimates for the future infrastructure and establish a net cost after known grant applications.
- Review the existing Off-Site levy structure and recommend changes to the structure to best suit future recoveries.
- Determine appropriate Off-Site levies to be applied to undeveloped lands within the newly expanded 2011 Town of Ponoka boundaries.
- Prepare a report of the findings and recommendations to the Town of Ponoka for review and approval in principle.
- As per the Municipal Government Act, review recommendations approved in principle by Council with the local developers.
- Ratify the report for final presentation to Council for adoption and incorporation into an updated Off-Site Levy Bylaw.

1.2 Imposition of Off-Site Levies

The purpose of the Off-Site levy is to provide the Town of Ponoka a mechanism to recover capital costs incurred for infrastructure improvements undertaken to accommodate new development. Off-Site levies can only be applied once to a parcel or development area.

The Municipal Government Act, Division 6 – Section 648, allows for the imposition of Off-Site levies in respect of land that is to be developed or subdivided to pay for all or part of the capital costs of any or all of the following:

- (a) New or expanded facilities for storage, transmission, treatment, or supplying of water.
- (b) New or expanded facilities for treatment, movement or disposal of sanitary sewage.
- (c) New or expanded storm sewage drainage facilities.
 - (c.1) New or expanded roads required for or impacted by a subdivision or development
- (d) Land required for or in connection with any facilities described in clauses (a) to (c.1),

Under section 650:

A council may in a Land Use Bylaw require that, as a condition of a development permit being issued, the applicant enter into an agreement with the Municipality to do any or all of the following:

- (a) To construct or pay for the construction of a road required to give access to the development;
- (b) To construct or pay for the construction of
 - i. A pedestrian walkway system to serve the development, or
 - ii. Pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;
- (c) To install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
- (d) To construct or pay for the construction of
 - i. Off-street or other parking facilities, and
 - ii. Loading and unloading facilities;
- (e) To pay an off-site levy or redevelopment levy;
- (f) To give security to ensure that the terms of the agreement under this section are carried out.

The development and application of Off-Site levies is guided by the Principles and Criteria for Off-Site Levies Regulation, Alberta Regulation 48/2004.

1.3 Study Area

The Study area for the Off-Site levies review is confined to the existing 2011 Town Boundaries, as shown in Figure 1.0

1.4 Off-Site Levy Boundaries

The Town of Ponoka has two primary highways, and a river bisecting the town site. The Town has been broken down into four quadrants to more equitably distribute certain infrastructure levies.

1. NW Section (Northwest) bound by:
 - Hwy 53 on the South
 - Battle River to the East
 - Town Boundaries on the West and North
2. SW Section (Southwest) bound by:
 - Hwy 53 to the North
 - Hwy 2A to the East
 - Town Boundaries to the South and West
3. NE Section (Northeast) bound by:
 - Hwy 53 on the South
 - Battle River to the West
 - Town Boundaries to the North and East
4. SE Section (Southeast) bound by:
 - Hwy 53 on the North
 - Hwy 2A to the West
 - Town Boundaries to the East and South

1.5 Applied Areas of Off-Site Levies

The Off-Site levies will be applied to all land that can be developed within the Town boundaries. The existing areas developed within the Town site do not include Primary Highway Right Of Way, Environmental Reserves and the Ponoka Community Golf Club. Lands owned by the Town of Ponoka such as the Stampede Grounds, existing school grounds, arena, are included. The future development areas include all roadways, municipal reserves, school allocations and parks. Environmental Reserves are considered identifiable physical topography or features that cannot be developed, such as the Battle River 1:100 year event flood plain, permanent water bodies, the 1:100 year event flood plain of all water courses, and identifiable Environmentally Sensitive areas.

Table 1.1 summarizes the areas where Levies are applicable within the Town of Ponoka boundaries as of December 2011. The areas for "Future Development" are shown on Table 1.2

The Total Area is divided into "Existing Town Site (areas already developed), and "Future Development" (areas that will be developed in the future into Residential, Light Industrial and Commercial).

Table 1.1

Summary of Applicable Off Site Areas	
Existing Town Site	714.8 ha
Future Development	731.0 ha
TOTAL	1445.8 ha

The future growth rate used to develop Table 1.2, was determined in Chapter 2 of the "Master Servicing Study 2013 Update", prepared by Tagish Engineering Ltd. dated October 2013.

TABLE 1.2								
FUTURE GROWTH DEVELOPMENT								
Major Undeveloped Land Areas Within 2011 Annexation Boundaries								
SECTOR	LOCATION	AREA		LOT DETAILS			EQUIV. POP.	RESID. POP.
		(ha)	(ac)	Potential Zoning	Unsubdivided Lot Yie			
NW					SFU Lots	Code		
	NW 9	3.5	9	Single Family	28	1	70	70
		7.3	18	High Density Residential	80	2	201	201
	NE 9	3.9	10	Highway Commercial	8	4	108	
	SW 8	34.3	85	Single Family	839	1,8	2349	2349
		16.4	41	High Density Residential		2,8		
		0.7	2	Pub/Instit				
	SE 8	15.8	39	Single Family	126	1	316	316
	SW 9	1.7	4	Single Family	14	1	34	34
		3.1	8	High Density Residential	34	2	85	85
		7.8	19	Highway Commercial	16	4	215	
	SE 12	19.5	48	Highway Commercial	39	4,9	536	
		33.6	83	Industrial	67	5,9	924	
		8.1	20	Country Estates	10	7,9	25	25
	NW1	17.8	44	Highway Commercial	36	4,9	490	
		2.4	6	Industrial	5	5,9	66	
	NE1	8.6	21	Highway Commercial	17	4,9	237	
		36.9	91	Industrial	74	5,9	1015	
	NE 6	31.5	78	Industrial	63	5	866	
		7.2	18	Highway Commercial	14	4	198	
	NW 5	14.4	36	Single Family	130	1,8	325	325
		3.0	7	High Density Residential	151	2,8	378	378
		15.9	39	Country Estates	34	7,8	85	85
		10.0	25	Highway Commercial	20	4,8	275	
SW								
	SE1	12.5	31	Highway Commercial	25	4,9	344	
		45.7	113	Industrial	91	5,9	1257	
	SW6	8.5	21	Highway Commercial	17	4,9	234	
		39.8	98	Industrial	80	5,9	1095	
	SE6	10.2	25	Highway Commercial	20	4	281	
		45.5	112	Industrial	91	5	1251	
	SW5	10.4	26	Industrial	21	5	286	
	NE 36	1.9	5	Pub/Instit				
		44.8	111	Industrial	90	5	1232	
		6.6	16	Highway Commercial	13	4	182	
NE								
	SE9	1.6	4	Single Family	13	1	32	32
		1.3	3	High Density Residential	14	2	36	36
SE								
	NW31	20.6	51	Highway Commercial	41	4,9	567	
		43.2	107	Industrial	86	5,9	1189	
	NE31	23.5	58	Industrial	47	5	646	
	NW32	3.0	7	Single Family	24	1	60	60
		0.3	1	High Density Residential	3	2	8	8
	NE32	0.8	2	Highway Commercial	2	4	22	
		55.4	137	Single Family	472	1,8	1622	1622
	SE32	41.9	103	Single Family	708	1,8,9	2124	2124
		10.0	25	High Density Residential	362	2,8,9	1086	1086
	Total	731	1805		4026		22348	8836
				Existing 2011 Census				6773
				Total Estimated Full Development Pop.				15609
Lot yield and population determined by:								
1 Single Family – 8 lots per Ha – 2.50 people per lot								
2 Single Family (High Density) – 11 lots per Ha – 2.50 people per lot								
3 Condo Unit/Manufactured Home – 11 units per Ha – 2.4 people per lot								
4 Highway Commercial – 2 units per Ha – 5.5 SFU equiv per Unit								
5 Light Industrial – 2 units per Ha – 5.5 SFU equiv per Unit								
6 Seasonal Recreation – 4.2 units per Ha – 2.50 people per unit - 2.6 SFU equiv per Ha								
7 Country Estates – 1.25 lots per Ha – 2.50 people per lot								
8	From Area Structure Plan Document							
9	Estimated Lot Yield and Population for actual 2011 Annexed Lands							

Where applicable, the Off-Site Levies are to be imposed in areas that directly benefit from the infrastructure improvement. Future Storm Infrastructure is an area where specific distribution needs to be considered. For purposes of future Storm Infrastructure applied benefit, the Town of Ponoka has been broken down into the sectors shown on Table 1.3.

Table 1.3

Applicable Area by Section	
NW Sector	
Existing	382.7 ha
Future	303.4 ha
SW Sector	
Existing	145.8 ha
Future	225.9 ha
SE Sector	
Existing	76.2 ha
Future	198.7 ha
NE Sector	
Existing	110.2 ha
Future	2.9 ha
TOTAL	1445.8 ha

1.6 Applicable Off-Site Levy Eligible Costs

The cost of infrastructure applicable to the Off-Site Levy calculations were generated from projects identified by the servicing of future lands projected by Growth rate estimates in the "Master Servicing Study 2013 Update" prepared by Tagish Engineering Ltd. dated October 2013. The Areas of growth and associated land uses were provided in the "Town of Ponoka Growth Study 2009-2059".

The costs are estimated in 2014 dollars.

Costs for water distribution trunk mains, pump stations and storage facilities; sanitary sewer trunk mains, pump stations and WWTF improvements; storm water trunk mains, structures and detention ponds; and arterial roads, were considered eligible for inclusion in Off-Site Levy calculations. The benefit of each new infrastructure improvement has been determined from the undeveloped areas identified in Table 1.2. The benefits to existing and undeveloped areas is shown in the Tables in Appendix A. The storm water system improvements have been attributed to the four benefitting quadrants shown in Figure 2.0.

2 WATER INFRASTRUCTURE

2.1 Previously Completed Water Infrastructure Improvements

The Master Servicing Study 2013 Update has identified previously constructed water supply, treatment and distribution trunk mains improvements completed since 2003, that were built to benefit development and improve serviceability to the existing and future developed areas. These infrastructure items are also considered eligible for inclusion in Off-Site Levy calculations. These improvements are summarized in Table 2.1. The costs shown are in the dollars of the date noted with the projects in Table 2.1.1, Appendix A.

Table 2.1 Previously Completed Water Infrastructure

IMPROVEMENT	NET COST*
39 th Avenue Reservoir and Booster Pump Station	\$ 1,269,100
2004 Trunk Main and Installations	\$1,343,200
2003 Trunk Main and Installations	\$ 224,400
Oversize – Laebon SE 8 300mm – 250 mm	\$17,260
Oversize - 57 Avenue into SW 8	\$25,800
Lucas Heights Booster Station Upgrade	\$469,198
Total Previously Completed Water Improvements	\$3,348,958
*See Table 2.1.1 Appendix A for detailed benefit analysis	

2.2 Future Water Infrastructure Improvements

The Master Servicing Study 2013 Update identified the following improvements needed to serve the future development areas within the 2011 Town Boundaries.

Table 2.2 Future Water Infrastructure Improvements

IMPROVEMENT	ESTIMATED COST*
Supply Mains	\$ 2,300,000
Storage Reservoirs	\$10,000,000
Pumping	\$ 450,000
Distribution Mains	\$ 1,000,000
Total Future Water	\$13,750,000
*See Table 2.2.1 Appendix A for detailed benefit analysis	

3 SANITARY SEWER INFRASTRUCTURE

3.1 Previously Completed Sanitary Sewer Improvements

The Master Servicing Study has identified previously constructed sanitary sewer infrastructure, completed since 2001, built to benefit development and improve serviceability to the existing and future developed areas. These infrastructure items are considered eligible for inclusion in the Off-Site Levy calculations and are listed in Table 3.1 below. The costs are in the dollars of the date noted with the projects in Table 3.1.1, Appendix A.

Table 3.1 Previously Completed Sanitary Sewer Improvements

IMPROVEMENT	NET COST *
Lift Stations A and B Upgrades	\$ 306,237
Force Main Lift Station A to WWTF	\$ 988,174
Total Previously Completed Sanitary Sewer Improvements	\$1,294,411
*See Table 3.1.1 Appendix A for detailed benefit analysis	

3.2 Future Sanitary Sewer Infrastructure Improvements

Similar to Water the following Future Sanitary Sewer infrastructure was identified in the Master Servicing Study 2013 Update to service future development areas within the 2011 Town Boundaries.

Table 3.2 Future Sanitary Sewer Improvements

IMPROVEMENT	ESTIMATED COST *
Lift Stations	\$ 4,000,000
Force Main	\$ 900,000
Collection System Trunk Mains	\$ 14,450,000
Land Acquisition	\$ 30,000
Total Future Sanitary Sewer	\$19,380,000
*See Table 3.2.1 Appendix A for detailed benefit analysis	

4 WASTE WATER TREATMENT FACILITY

4.1 Previously Completed Waste Water Treatment Facility Improvements

The Master Servicing Study 2013 Update identified previously constructed Waste Water Treatment Facility infrastructure since 2001, to bring the existing and future development areas to an approved level of service. These infrastructure improvements are considered eligible for inclusion in the Off-Site Levy calculations and are listed in Table 4.1 below. The costs are in the dollars of the date noted with the projects in Table 4.1.1, Appendix A.

Table 4.1 Previously Completed Waste Water Treatment Facility Improvements

IMPROVEMENT	NET COST*
2001 System Upgrades: Aeration; Blower Assembly; Cell 4 Berms; Lagoon Lift Station	\$ 629,187
Battle River Flood – Design Report	\$20,840
Raise Cell 4 and Cell 8 Berms 1.0m for 800m incl Cell 9 Berm removal	\$143,569
Force Main as part of Cell 4 upgrade	\$122,260
Total Previously Completed Waste Water Treatment Facility Improvements	\$915,856
*See Table 4.1.1 Appendix A for detailed benefit analysis	

4.2 Future Waste Water Treatment Facility Improvements

Table 4.2 presents future Waste Water Treatment Facility infrastructure needed to meet future development.

Table 4.2 Future Waste Water Treatment Facility Improvements

IMPROVEMENT	ESTIMATED COST*
River Outfall	\$ 100,000
Force Main Extension Cell #3	\$250,000
Upgraded Aeration System	\$ 752,000
Future Storage Pond Expansions	\$ 3,600,000
Total Future Sewage Treatment Facilities	\$4,702,000
*See Table 4.2.1 Appendix A for detailed benefit analysis	

5 STORMWATER INFRASTRUCTURE

5.1 Previously Completed Storm Water Improvements

The Master Servicing Study 2013 Update identified previously constructed storm water infrastructure completed since 2003, built to benefit development and improve serviceability to the existing and future development areas within the Town Boundaries. These improvements are considered eligible for inclusion in the Off-Site Levy calculations and are listed in Table 5.1 below. The costs are in the dollars of the date noted with the projects in Table 5.1.1, Appendix A.

Table 5.1 Previously Completed Storm Water Improvements

IMPROVEMENT	NET COST*
NW Sector	\$ 2,415,648
SW Sector	\$ 327,502
SE Sector	\$0
NE Sector	\$0
Total Previously Completed Storm water Improvements	\$ 2,743,150
*See Table 5.1.1 Appendix A for detailed benefit analysis	

5.2 Future Storm Water Infrastructure Improvements

The following Table 5.2 outlines future storm water infrastructure to be constructed by the Town of Ponoka to provide adequate outlet or storm attenuation for future development areas.

Table 5.2 Future Storm Water Improvements

IMPROVEMENT	ESTIMATED COST*
NW Sector	\$ 2,050,000
SW Sector	\$ 350,000
SE Sector	\$ 480,000
NE Sector	\$0
Total Future Storm Water	\$ 2,880,000
*See Table 5.2.1 Appendix A for detailed benefit analysis	

projections for a 25 – 30 year period or slightly more than 2 times the current population.

4. Town of Stettler Bylaw No. 1972-08, was updated in June 2008. Infrastructure needs have been developed to meet growth projections within current Town boundaries for a 40 year period.
5. Town of Olds Bylaw No. 2005-26, provides for two variances; first in size of Development Phase – Greater or less than 6.1 ha (15 ac.); a larger levy is applicable to less than 6.1 ha.; second in allowance for deferred levies per Lot Sale for a maximum of 3 years, the levy doubles over that time frame.
6. City of Red Deer Bylaw #3898/2013 was updated May 2013. Red Deer applies off-site levy costs for “trunk” services in a blanket basis across the entire City based on their definition of trunks.

6 TRANSPORTATION

6.1 Existing Transportation Charges

The Master Servicing Study 2013 Update identifies Arterial Road infrastructure needed to service future development areas. All roads up to and including a major collector standard are considered direct development costs.

The Town of Ponoka has by Council Policy SER-009-004, historically participated in arterial and collector road construction.

The Town currently contributes the following:

- 45% of the difference in pavement costs between a residential undivided arterial road and a residential local road within the development.
- 15% of the difference in pavement between a residential collector road and a residential local road within the development.

There are no previously programmed arterial roads whose costs would be considered off-site levy applicable.

6.2 Future Transportation Infrastructure Improvements

The following Table 6.2 outlines future transportation infrastructure to be constructed by the Town of Ponoka to provide adequate transportation for new development areas.

Table 6.2 Future Transportation Improvements

IMPROVEMENT	ESTIMATED COST *
Construct 57 Ave: 63 St to 67 St	\$1,200,000
Construct 70 St: 57 Ave to Hwy 53	\$1,400,000
Construct 70 St: Hwy 53 to 39 Ave	\$1,120,000
Complete 39 Ave/Hwy 2A Int ⁿ c/w Traffic Signal and Channelization	\$400,000
Design/Construct NE1/SE1 Outlet Int ⁿ @ Hwy 53	\$600,000
Total Future Transportation Improvements	\$4,720,000
* See Table 6.2.1 Appendix A for detailed benefit analysis	

Based on the benefit to existing development shown in Table 6.2.1, the actual cost applied to future development is calculated in Table 9.1.

Since there is a benefit of approximately 50% estimated toward existing development, Council Policy SER-009-004 is recommended to be amended by deleting the 45% contribution toward construction of arterial roads and the 15% contribution toward construction of collector roads.

7 EXISTING OFF-SITE LEVY STRUCTURE

7.1 Water, Sewer, Waste Water Treatment

The Town of Ponoka is currently imposing Off-Site Levies under Bylaw No. 288-Z-78 for Municipal water supply, treatment and storage facilities, and municipal sanitary sewage and waste water treatment facilities. This Bylaw was enacted on August 10, 1978.

The Off-Site Levies for water and sewerage improvements under this Bylaw, applied to new development throughout the Town are collected at the Development Permit Stage, and are as follows:

Water and Sewage

- \$500/ unit of housing
- \$400 for apartment building
- \$0.50 per square foot for commercial, industrial, and other buildings.
- \$0.25 per square foot for low water facilities

7.2 Storm Water

The Town currently levies \$2,471 per ha for Storm Water improvements. Bylaw No. 576-87 was passed in February 9, 1988 for Storm Sewer Levies in the Riverside area. The following Storm Sewer Off-Site Levies apply to the NE Sector:

- \$200 for each lot created or subdivision
- \$1,000 per gross acre of land

7.3 Transportation

The Town of Ponoka does not currently have a Transportation Off-Site levy, however currently participates in Arterial and Collector road construction, as described in 6.1 above. Through the vehicle of a Development Agreement, The Town may also collect a "Boundary Improvement Charge" from a Developer directly benefitting from improvements either previously constructed or planned to be constructed by another Developer. The Charge is based on the proportion of benefitting frontage adjacent to the new Development.

8 PROPOSED OFF SITE LEVY STRUCTURE

The Off-Site Levy proposed for the Town of Ponoka to replace the existing Bylaw 288-Z-78 for Water and Sanitary Sewer, and Bylaw 576-87 for Riverside Storm water, is based on the following criteria:

8.1 Areas of Benefit

Undeveloped areas benefitting from proposed infrastructure are outlined in Section 1.5., Table 1.1 and for Storm Water in Table 1.3. The benefitting areas are further detailed in Section 8.3 and in the Tables in Appendix A.

8.2 Infrastructure Costs

Previously completed and future infrastructure improvements where applicable are outlined in Sections

2.0	Water
3.0	Sanitary Sewer
4.0	Waste Water Treatment Facility
5.0	Storm Water
6.0	Transportation

8.3 Distribution of Infrastructure Costs

The following apportionments have been made to differentiate between improvements which benefit the existing developed lands in the Town and those which provide capacity for future development.

Water

Previously constructed improvements

- 60% of infrastructure was built to service and benefit existing development;
- 40% of the capacity was available to service and benefit undeveloped lands; See Table 2.1.1 and Table 9.2.

Future infrastructure improvements

It is estimated that 80% of the capacity of future improvements will service and benefit undeveloped lands; See Table 2.2.1 and Table 9.2.

Sanitary Sewer and Treatment

Previously constructed improvements

- 88% of infrastructure built previously will benefit existing developed lands;
- 12% of the capacity was available to service and benefit undeveloped lands; See Table 3.1.1 and Table 9.2.

Future infrastructure improvements

- It is estimated that 69% of the capacity of future improvements will service and benefit undeveloped lands; See Tables 3.2.1, 4.2.1 and Table 9.2.

Storm Water

Divided into Four Sectors:

NW Sector

Previously constructed improvements

- 40% of the capacity of previously constructed improvements benefit existing developed lands;
- 60% of the capacity of previously constructed improvements will benefit undeveloped lands; See Table 5.1.1 and Table 9.2.

Future infrastructure improvements

- It is estimated that 67% of future improvements will benefit existing developed lands, or 33% benefit will be available to undeveloped lands; See Table 5.2.1 and Table 9.2.

SW Sector

Previously constructed improvements

- All previously constructed improvements benefitted undeveloped lands. See Table 5.1.1 and Table 9.2.

Future infrastructure improvements

- 100% of future improvements will benefit undeveloped lands; See Table 5.2.1 and Table 9.2.

SE Sector

Previously constructed improvements

- There were no previously constructed improvements in the SE Sector;

Future infrastructure improvements

-
- 100% of future storm water improvements will provide capacity for undeveloped lands; See Table 5.2.1 and Table 9.2.

NE Sector

Previously constructed improvements

- There were no previously constructed improvements in the NE Sector;

Future infrastructure improvements

- There are no projected infrastructure improvements in the NE Sector; See Table 9.2.

Transportation

Previously constructed improvements

- There are no previously constructed improvements to the Transportation system for consideration of inclusion into the Off Site Levy program;

Future infrastructure improvements

- An estimated 51% of future transportation improvements will benefit undeveloped lands; See table 6.2.1 and Table 9.2.

8.4 Recommended Levies

Attached on Appendix A are the calculated levies. Water, Sanitary Sewer, Waste Water Treatment, and Transportation will consist of one levy each applied across the whole Town and are based on the estimated benefit to undeveloped lands discussed in Section 8.3. Storm water is divided into four quadrants to accommodate the variance in the complexity to service each area with an adequate outlet to the Battle River as per Alberta Environment Guidelines. The storm water levies are also based on estimated benefit to undeveloped lands discussed in Section 8.3.

|

9 COMPARISON WITH SURROUNDING COMMUNITIES

A review of Off-Site Levies charged by surrounding Central Alberta Communities is shown below in Table 9.1.

Table 9.1

Off-Site Levy Comparisons 2014					
	WATER \$/Ha	SANITARY SEWER AND TREATMENT \$/Ha	STORM \$/Ha	TRANSPORTATION \$/Ha	TOTAL \$/Ha
Ponoka Existing Levy					
Residential	2000	2000	2471	3200	9671
Industrial (6000 sq.ft)	1500	1500	2471	400	5871
Industrial (12000 sq.ft)	3000	3000	2471	400	8871
Ponoka Recommended					
NW Sector	16301	22780	6605	3310	48996
SW Sector	16301	22780	2853	3310	45244
SE Sector	16301	22780	2353	3310	44744
NE Sector	16301	22780	0	3310	42391
City of Lacombe (2013)	10931	10026	3361	6720	31038
Town of Sylvan Lake (Cost/Dwelling Unit) (2008)	1475	1166	933	5281	8855
Town of Blackfalds (2008)	12563	13221	3571	9179	38534
Town of Stettler (2008)	-	-	-	-	12350
	3952 - 7904		4446 - 8892		28405 -
Town of Olds (2005)		6422 - 12844		11115 - 22230	56810
City of Red Deer (2013)	15592	21012	65721	95054	197379

Notes:

1. City of Lacombe Bylaw No. 387 was updated June 2013 and came into effect January 1, 2014. The previous update was in 2006. The new levies will be phased in 0.70 in 2014; 0.80 in 2015 and 1.00 in 2016 and beyond. Infrastructure needs have been developed to meet growth projections within current Town boundaries for a 20 year period or approximately double the population.
2. Town of Sylvan Lake Bylaw No.1428/2007 approved levies for Residential or equivalent Residential Dwelling Units. The equivalent total levy cost per ha. is \$8855 x 8 un./ha = \$70840/ha. The current Bylaw was updated July 2014. Infrastructure needs have been developed to meet growth projections within current Town boundaries for a 20 year period or 2 ½ times the current population.
3. Town of Blackfalds Bylaw No.1062/08 was last updated in March, 2008. Infrastructure needs have been developed to meet growth

APPENDIX A

Table 9.2 Off-Site Levies Calculations 2014			
INFRASTRUCTURE	COST (In 2014 \$)	Area	LEVY (per Ha)
WATER			
Previous Program Completion	\$3,348,958.00		
- Existing Benefit (See T 2.1.1 App A)	\$1,983,540.00		
- Future Dev. Benefit (less Nov 2013 Off Site Levy Reserve) (See T 2.1.1 App A)	\$1,030,931.00	731	\$1,410.30
Future Program/Benefit (See T 2.2.1 App A)	\$10,885,000.00	731	\$14,890.56
TOTAL WATER LEVY			\$16,300.86
SANITARY & TREATMENT			
Previous Program Completion			
- Sanitary	\$1,294,411.00		
- Treatment	\$915,856.00		
Total Previous	\$2,210,267.00		
- Existing Benefit (See T 3.1.1 App A)	\$1,945,034.96		
- Future Dev. Benefit (less Nov 2013 Off Site Levy Reserve) (See T 3.1.1 App A)	\$75,940.04	731	\$103.89
Future Program/Benefit			
- Sanitary (See T 3.2.1 App A)	\$12,976,000.00		
- Treatment (See T 4.2.1 App A)	\$3,600,000.00		
Total Future Program/Benefit	\$16,576,000.00	731	\$22,675.79
TOTAL SANITARY/TREATMENT LEVY			\$22,779.67
STORM WATER			
NW Sector			
Previous Program Completion			
- Existing Benefit (See T 5.1.1 App A)	\$1,086,709.00		
- Future Dev. Benefit(See T 5.1.1 App A)	\$1,328,939.00	303.4	\$4,380.15
Future Program/Benefit (See T 5.2.1 App A)	\$675,000.00	303.4	\$2,224.79
Total NW Sector			\$6,604.94
SW Sector			
Previous Program Completion			
- Existing Benefit (See T 5.1.1 App A)	\$0.00		
- Future Dev Benefit (See T 5.1.1 App A)	\$294,502.00	225.9	\$1,303.68
Future Program/Benefit (See T 5.2.1 App A)	\$350,000.00	225.9	\$1,549.36
Total SW Sector			\$2,853.04
SE Sector			
Previous Program Completion	\$0.00		\$0.00
Future Program/Benefit (Less Nov 2013 Off Site Levy Reserve) (See T 5.2.1 App A)	\$467,615.00	198.7	\$2,353.37
Total SE Sector			\$2,353.37
NE Sector			
Previous Program Completion	\$0.00		\$0.00
Future Program/Benefit	\$0.00	2.9	\$0.00
Total NE Sector			\$0.00
TRANSPORTATION			
Previous Program Completion	\$0.00		
Future Program/Benefit (See T 6.2.1 App A)	\$2,420,000.00	731	\$3,310.53
TOTAL TRANSPORTATION LEVY			\$3,310.53

Table 4.2.1

Future WWTF Infrastructure (For 1.5% Growth Rate)					
IMPROVEMENT	ESTIMATED COST			BENEFIT	
	COST	GRANTS OR RECOVERABLES	NET COST	EXISTING (%)	FUTURE (%)
1. Aeration of Cells 1, 2, and 3	\$420,000	\$168,000	\$252,000	100	0
2. Extend aerated pond Force Main to SW of Cell 3	\$250,000	\$0	\$250,000	100	0
3. Upgrade outlet to River	\$100,000	\$0	\$100,000	100	0
4. Expand into area S of Cell 2: Adds 150,000 cu.m.storage	\$2,500,000	\$0	\$2,500,000	0	100
5. Cell 4 Header System Upgrade	\$500,000	\$0	\$500,000	100	0
6. Expand into area N of Cell 1: Adds 29,000 cu.m. storage	\$600,000	\$0	\$600,000	0	100
7. Expand into area N of Cell 2: Adds 25,000 cu.m. storage	\$500,000	\$0	\$500,000	0	100
TOTAL FUTURE WWTF INFRASTRUCTURE	\$4,870,000	\$168,000	\$4,702,000	\$1,102,000	\$3,600,000

Note: The project numbers are assigned priority from the Master Servicing Study 2013 Update, 10 Year Capital Plan

Table 2.2.1					
Future Water Infrastructure (For 1.5% Growth Rate)					
IMPROVEMENT	ESTIMATED COST			BENEFIT	
	COST	GRANTS OR RECOVERABLES	NET COST	EXISTING (%)	FUTURE (%)
2. Upgrade Undersized Mains (Fig 5.4 - 2013 Master Servicing Study) incl Road Rehab	\$1,000,000	\$0	\$1,000,000	100	0
3. Riverside Res'r Repl - 5000 cu.m. incl. Pump Station c/w Fire Pumps	\$5,000,000	\$0	\$5,000,000	30	70
4. Pressure Reducing Stns - Riverside (3)	\$450,000	\$0	\$450,000	30	70
5. New West Side QE II Zone 3 Res'r - 5000 cu.m.Pump Station c/w Fire Pumps	\$5,000,000	\$0	\$5,000,000	0	100
6. Supply Main from 39 Ave Reg'l Supply to QE II Res'r - 2600 m	\$2,300,000	\$0	\$2,300,000	10	90
TOTAL FUTURE WATER IMPROVEMENTS	\$13,750,000	\$0	\$13,750,000	\$2,865,000	\$10,885,000

Note: The project numbers are assigned priority from the Master Servicing Study 2013 Update, 10-Year Capital Plan

Table 3.1.1

Previously Completed Sanitary Sewer Improvements						YEAR COMPLETED
IMPROVEMENT	TOTAL COST			BENEFIT		
	COST	GRANTS OR RECOVERABLES	NET COST	EXISTING (%)	FUTURE (%)	
Lift Stations A and B Upgrades	\$716,683	\$410,446	\$306,237	88	12	2001-2002
Force Main Lift Station A to WWTF	\$988,174	\$0	\$988,174	88	12	2011-2013
TOTAL PREVIOUSLY COMPLETED IMPROVEMENTS	\$1,704,857	\$410,446	\$1,294,411	\$1,139,082	\$155,329	

Note: Nov 2013 Off Site Levy Reserve (Bylaw 288-Z-78) amount of \$189,292 was applied against Previously Completed Sanitary Sewer Improvements shown in Table 9.2 Off-Site Levies Calculations 2014.

Table 6.2.1

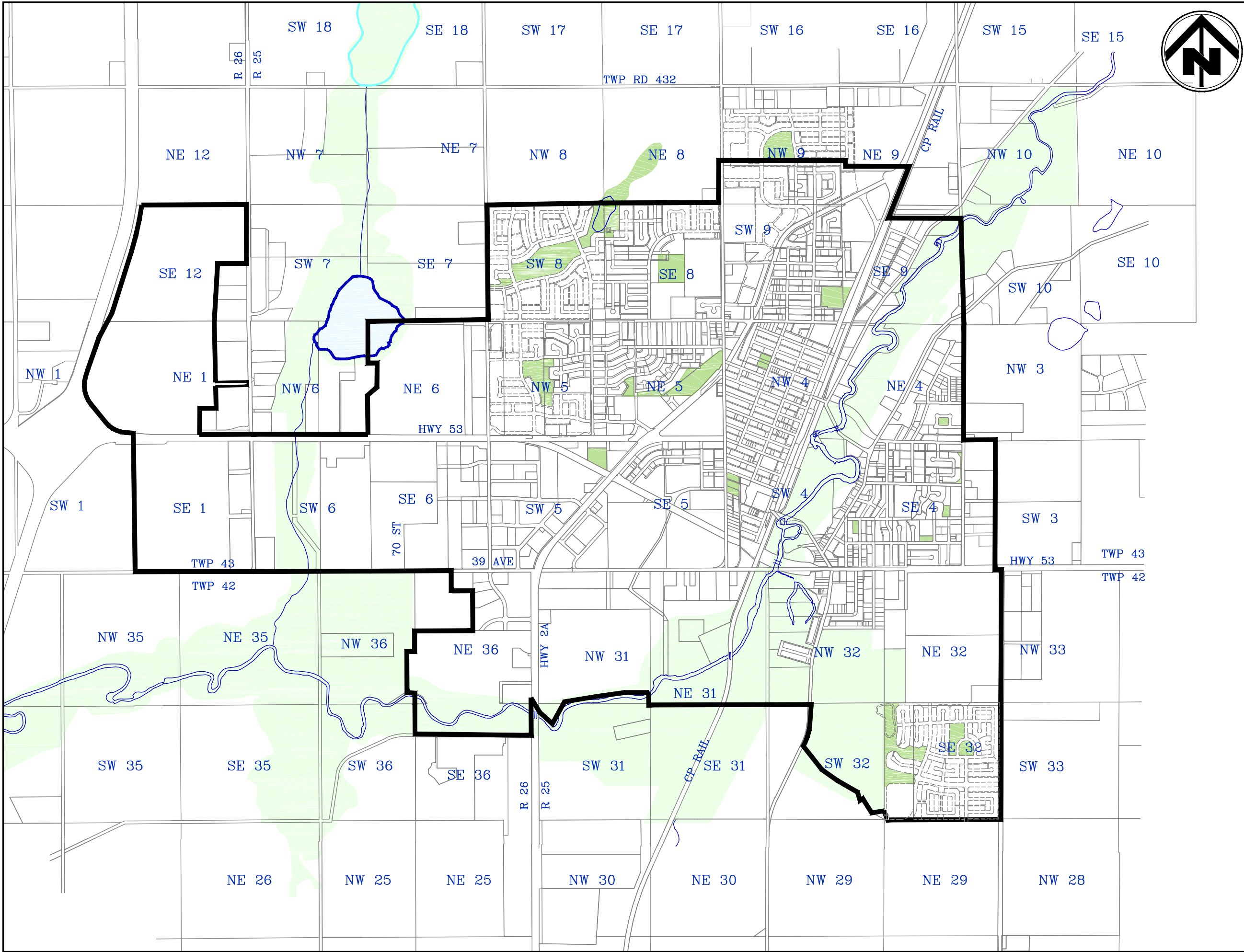
Future Transportation Infrastructure (For 1.5% Growth Rate)					
IMPROVEMENT	ESTIMATED COST		NET COST	BENEFIT	
	COST	GRANTS OR RECOVERABLES		EXISTING (%)	FUTURE (%)
1. Complete 57 Ave: 63 St to 67 St	\$1,200,000	\$0	\$1,200,000	60	40
2. Construct 70 St: 57 Ave to Hwy 53	\$1,400,000	\$0	\$1,400,000	50	50
3. Construct 70 St: Hwy 53 to 39 Ave	\$1,120,000	\$0	\$1,120,000	50	50
4. Construct 39 Ave/Hwy 2A Int ⁿ c/w traffic signal and channelization	\$400,000	\$0	\$400,000	80	20
5. Design/Construct NE 1/SE 1 Int ⁿ @ Hwy 53	\$600,000	\$0	\$600,000	0	100
TOTAL FUTURE TRANSPORTATION IMPROVEMENTS	\$4,720,000	\$0	\$4,720,000	\$2,300,000	\$2,420,000

Note: Projects are identified in the Master Servicing Study 2013 Update.

Table 5.1.1

Previously Completed Stormwater Management Improvements							YEAR COMPLETED
IMPROVEMENT	TOTAL COST		NET COST	BENEFIT		SECTOR	
	COST	GRANTS OR RECOVERABLES		EXISTING (%)	FUTURE (%)		
NW Sector - Detail in MSS Nov 2005 Report (p.82)	\$1,380,942	\$72,000	\$1,308,942	37	63	NW	2003 - 2004
SW Sector - Detail in MSS Nov 2005 Report	\$33,000	\$0	\$33,000	0	100	SW	2003
NW Stormwater Mgmt Report	\$398,000	\$0	\$398,000	0	100	NW	2013
SW sector - SE 6 Improvements - Detail in MSS Nov 2005 Report	\$210,122	\$0	\$210,122	0	100	SW	2005 - 2006
SW sector - SW 6/NW 36 Improvements Land - Detail in MSS Nov 2005 Report	\$84,380	\$0	\$84,380	0	100	SW	2007
NW Sector - 57 Ave Outfall to Battle River (SE9 w. to NE corner NW5	\$708,706	\$0	\$708,706	85	15	NW	2003 - 2004
TOTAL PREVIOUSLY COMPLETED IMPROVEMENTS	\$2,815,150	\$72,000	\$2,743,150	\$1,086,709	\$1,656,441		

Note: Nov 2013 Off Site Levy Reserve (Bylaw 576-87) amount of \$12,385 is applied against the east Sectors "Future" in Table 9.2 Off Site Levies Calculations 2014.



Client



Consultant



Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone (403) 346 - 7710 Fax (403) 341 - 4909
E-mail admin@tagish-engineering.com

Project

OFF-SITE LEVIES REPORT 2014

Legend

- 2011 TOWN BOUNDARY
- OPEN SPACE
- FLOOD PLAIN (1:100 YEAR)

DATE: DEC. 2013

STUDY AREA

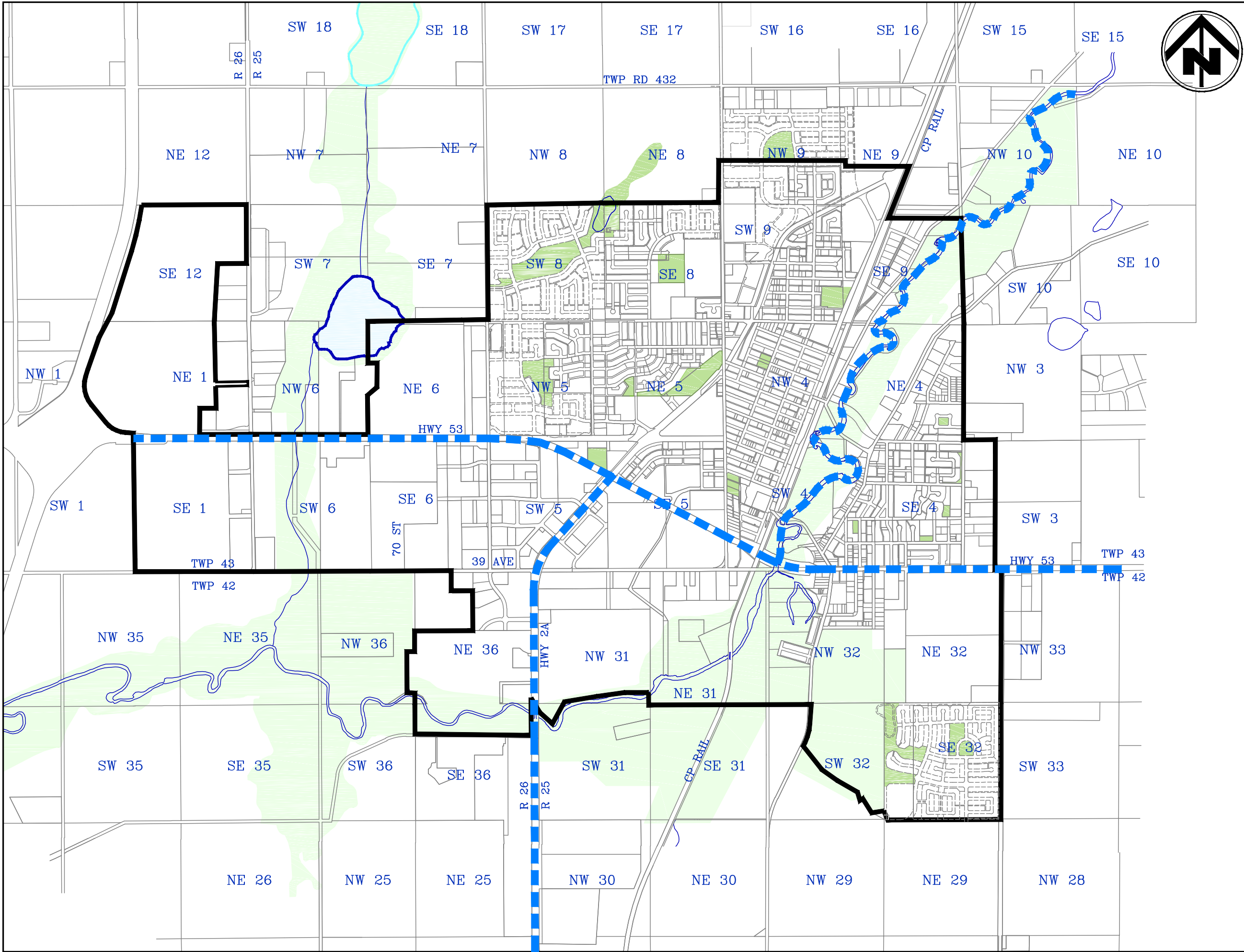
Project No.
TP71

FIG.
1.0

SCALE 1:25,000

Design by:
WWW

Approved by:
WWW



Client



Consultant



Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone (403) 346 - 7710 Fax (403) 341 - 4909
E-mail admin@tagish-engineering.com

Project

OFF-SITE LEVIES REPORT 2014

Legend

- 2011 TOWN BOUNDARY
- QUADRANT BOUNDARIES
STORMWATER LEVIES
- OPEN SPACE
- FLOOD PLAIN (1:100 YEAR)

DATE: DEC. 2013

STUDY AREA STORM QUADRANTS

Project No.
TP71
FIG.
2.0

SCALE 1:25,000

Design by:
WWW

Approved by:
WWW