



Consolidated Version
of
the Off-Site Levy Bylaw

(being Bylaw No. 30/2013 of the City of St. Albert, as amended by Bylaw No. 19/2015, Bylaw 10/2016, Bylaw 21/2017, Bylaw 8/2018, Bylaw 5/2019, Bylaw No. 10/2019, Bylaw 3/2020, Bylaw 13/2021, Bylaw 49/2021, Bylaw 13/2022, Bylaw 20/2022, Bylaw 6/2023, Bylaw 5/2024, Bylaw 4/2025 and Bylaw 8/2026 consolidated and printed under the authority of the Chief Administrative Officer of the City of St. Albert)

This is certified to be a true copy of consolidated
Bylaw No. 30/2013 of the City of St. Albert.

Marta Caufield
Director of Legal and Legislative Services
Chief Legislative Officer



**OFFSITE LEVIES BYLAW
Bylaw 30/2013**

	NUMBER	1ST READING	2ND READING	3RD READING	
PASSED	30/2009	Oct 5/09	Jan 25/10	Mar 1/10	March 1, 2010
AMENDMENT #1	6/2012	Mar 19/12	Mar 19/12	Mar 19/12	March 20, 2012
BYLAW 30/2013 Repealed 30/2009	30/2013	September 3/13	September 3/13	September 3/13	September 4, 2013
#1	19/2015	March 23/15	April 27/15	April 27/15	April 28, 2015
#2	10/2016	March 21/2016	March 21, 2016	March 21, 2016	March 22, 2016
#3	21/2017	March 20, 2017	March 20, 2017	March 20, 2017	March 22, 2017
#4	8/2018	March 19, 2018	March 19, 2018	March 19, 2018	March 28, 2018
#5	5/2019	January 21/19	January 21/19	January 21/19	January 24, 2019
#6	10/2019	March 18/19	March 18/19	March 18/19	March 22, 2019
#7	03/2020	Mar 16/20	Mar 16/20	Mar 16/20	March 27, 2020
#8	13/2021	March 15, 2021	Apr 6/21	Apr 6/21	April 16, 2021
#9	49/2021	Aug 30/21	Aug 30/21	Aug 30/21	September 7, 2021
#10	13/2022	March 21/22	March 21/22	March 21/22	March 22, 2022
#11	20/2022	April 4/22	April 4/22	April 4/22	April 7, 2022
#12	6/2023	March 21, 2023	March 21, 2023	April 4, 2023	April 10, 2023
#13	5/2024	March 19, 2024	March 19, 2024	March 19, 2024	March 21, 2024
#14	4/2025	March 18, 2025	March 18, 2025	March 18, 2025	March 25, 2025
#15	8/2026	Mar 17, 2026	Mar 17, 2026	Mar 17, 2026	March 21, 2026

PRIOR TO ENACTMENT OF BYLAW 30/2009, OFF-SITE LEVIES WERE INCLUDED AS SCHEDULE H TO MASTER RATES BYLAW 1/82



The text shown in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change. For example (BL 5/2019) refers to Bylaw No. 5/2019.

CITY OF ST. ALBERT

BYLAW 30/2013

Being a Bylaw to establish Off-site Levies

WHEREAS lands were annexed to the City of St. Albert by way of Order in Council 38/2007 and 362/2021; and **(BL 13/2022)**

WHEREAS a review of existing municipal infrastructure revealed that an expansion of base level infrastructure would be required to support growth into the annexed areas as existing infrastructure did not have capacity to absorb new development; and

WHEREAS the cost of the required base level infrastructure was assessed and the City concluded that the cost was too great for either the City or the landowners and developers to handle alone; and

WHEREAS the City, landowners and developers have agreed that the construction of the required base level infrastructure is a shared responsibility and have worked together to determine how the costs of the required infrastructure can be shared on an equitable basis; and

WHEREAS the City, the landowners and developers have agreed that in order to have all beneficiaries of development participate in the cost of providing the infrastructure a City-wide approach had to be implemented; and

WHEREAS Section 648 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, allows a municipal council to pass a bylaw to provide for the imposition and payment of levies, to be known as “Off-Site Levies” in respect of land that is to be developed or subdivided and to authorize an agreement to be entered into in respect of the payment of the levies; and

WHEREAS the money collected from the imposition of the Off-Site Levies may only be used for the capital cost of the following municipal infrastructure:

- new or expanded facilities for the storage, transmission, treatment or supplying of water,
- new or expanded facilities for the treatment, movement or disposal of sanitary sewage,

- new or expanded storm sewer drainage facilities,
- new or expanded roads required for or impacted by a subdivision or development, and
- land required for or in connection with any of the above-described facilities; and

WHEREAS the landowners and developers have agreed with the City, following extensive consultation and negotiations, that the imposition of Off-Site Levies is an appropriate vehicle to ensure widespread and equitable participation in the payment of the costs of providing necessary municipal infrastructure; and

WHEREAS Council has received reports and briefings regarding the development of the Off-Site Levies to be imposed within the boundaries of St. Albert and has advertised its intention to consider the passage of this Bylaw in accordance with the Act.

NOW THEREFORE the Council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be referred to as the “Off-Site Levy Bylaw”.
2. In this Bylaw:
 - a. “Act” means the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended;
 - b. “Area” means the area of land, in hectares, being developed or subdivided less land being dedicated for municipal reserve, environmental reserve, road right-of-way for arterial roadways and public utility lots dedicated for a permanent stormwater management facility; **(BL 13/2021)**
 - c. “Benefitting Area” means the area of land that will benefit from a particular piece of Municipal Infrastructure, as more specifically identified in Schedule “A”; **(BL 13/2022)**
 - c.1 “Chief Administrative Officer” or “CAO” means the individual appointed by Council to the position of Chief Administrative Officer under section 205 of the *Municipal Government Act* and pursuant to the Chief Administrative Officer Bylaw; **(BL 5/2019)**
 - d. “City” means the municipal corporation of the City of St. Albert or where the context so requires the area within the boundaries of the City;
 - e. “City Council” means the municipal council for the City of St. Albert;

- f. “Construction Costs” means the cost, incurred or as estimated and adjusted annually by the CAO, to complete the construction of Municipal Infrastructure and all necessary improvements forming part of the Municipal Infrastructure. Construction Costs shall include design, engineering, land costs, surveying costs, contingency costs and carrying costs. Estimated Construction Costs and Actual Construction Costs must be verified to the satisfaction of the CAO; **(BL 5/2019)**
- g. “Developable Lands” means the total area of those lands within the City yet to be developed, less arterial road rights-of-way, municipal reserve, environmental reserve and public utility lots dedicated for a permanent stormwater management facility; **(BL 13/2021)**
- h. “Development Agreement” means an agreement between the City and the Owner of the land being developed or subdivided that relates to the construction of municipal improvements, including Municipal Infrastructure, required to service the lands and allow development to proceed;
- i. “Development Permit” means a permit issued in accordance with the Land Use Bylaw by a Development Officer, the Subdivision and Development Appeal Board or the Court of Appeal of Alberta;
- j. **DELETED (BL 5/2019)**
- k. “Levy” means the amount, calculated in accordance with Sections 3 and 4 of this Bylaw, to be paid by an Owner to the City as the Owner’s contribution towards the costs of the construction of each type of the Municipal Infrastructure generally described as:
 - i new or expanded facilities for the storage, transmission, treatment or supplying of water,
 - ii new or expanded facilities for the treatment, movement or disposal of sanitary sewage,
 - iii new or expanded storm sewer drainage facilities,
 - iv new or expanded roads required for or impacted by a subdivision or development, and
 - v land required for or in connection with any of the above described facilities;
- l. “Municipal Infrastructure” means those facilities for
 - i new or expanded facilities for the storage, transmission, treatment or supplying of water,
 - ii new or expanded facilities for the treatment, movement or disposal

- of sanitary sewage,
- iii new or expanded storm sewer drainage facilities,
- iv new or expanded roads required for or impacted by a subdivision or development, and
- v land required for or in connection with any of the above-described facilities

as more specifically identified in Schedule “B”;

- m. “Net Construction Costs” means:
 - i in the case of a Municipal Infrastructure not yet constructed, the difference between the estimated Construction Costs for that piece of Municipal Infrastructure, as determined from time to time by the CAO, less the total of money paid to the City in Off-Site Levies for that piece of Municipal Infrastructure or, **(BL 5/2019)**
 - ii in the case of an already constructed piece of Municipal Infrastructure, the difference between the actual Construction Costs for that piece of Municipal Infrastructure, as determined by the CAO upon the completion of that piece of Municipal Infrastructure, less the total of money paid to the City in Off-Site Levies for that piece of Municipal Infrastructure; **(BL 5/2019)**
- n. “Owner” means the registered owner or person entitled to become the registered owner of undeveloped land within the City which land is the subject of an application for a Development Permit or an application for Subdivision;
- o. “Off-Site Levy Funds” means the levies collected by the City and interest on such levies less monies already spent constructing Municipal Infrastructure. A separate Off-Site Levy Fund shall be maintained for water infrastructure, sanitary sewer infrastructure, storm sewer infrastructure and roadway infrastructure;
- p. “Schedule A” means the map attached to and forming part of this Bylaw which divides the City into 83 areas for the purposes of establishing Benefitting Areas as required for the calculation of the Off-Site Levies; **(BL 13/2022)**
- q. “Schedule B” means the listing of water infrastructure, sanitary sewer infrastructure, storm sewer infrastructure and roadway infrastructure attached to and forming part of this Bylaw and includes estimated dates of construction, estimated costs of construction (as of that date) and an

indication of the areas that will benefit from each piece of Municipal Infrastructure;

- r. “Schedule “C” means the table identifying the Off-Site Levy rates for the Benefitting Areas; and
- s. “Subdivision” has the meaning provided for in the Act.

Imposition of Off-Site Levies

- 3. An Off-Site Levy shall be imposed on each hectare of land within the City at the time such land receives Subdivision approval or on the date of approval of a Development Permit, and are payable in accordance with section 12 and section 12.1 of this Bylaw. All undeveloped land will be subject to Off-Site Levies whether the land is to be developed for commercial, industrial, institutional, community or residential uses. **(BL 5/2024)**
- 4. Off-Site Levies are deemed imposed whether or not the imposition of the Off-Site Levies is made a specific condition of Subdivision or the Development Permit.

Benefitting Areas

- 5. For the purposes of calculating the Off-Site Levies to be imposed on a Benefitting Area, the City shall be divided into 83 areas as shown on the map attached as Schedule “A”. **(BL 13/2022) and amended by (BL 20/2022)**

Use of Off-Site Levies Funds

- 6. The Off-Site Levies Funds shall be used to pay the Construction Costs of the Municipal Infrastructure listed in Schedule “B”.
- 6.1 When Off-Site Levies Funds are expended for the purpose set out in Section 6, the CAO may direct that the Off-Site Levies Funds be accounted for and allocated on the basis that any funds collected as a result of a calculation for a particular category of Municipal Infrastructure referenced in Section 9 may be expended to pay for or reimburse capital costs of that same category of infrastructure located in any of these 83 areas shown on the map attached as Schedule “A” regardless of whether the amounts were calculated or collected in respect of lands within that same area on the Schedule “A” Map. **(BL 3/2020) and amended by (BL 4/2025)**
- 7. Notwithstanding increases or decreases in the Off-Site Levy rate for particular pieces of Municipal Infrastructure, no portion of an Off-Site Levy paid by an

Owner shall be refunded. The City shall not seek to charge the Owner an additional Off-Site Levy for the same area of land once the Owner has paid the Off-Site Levies for that land.

Off-site Levies

- 8. The Area of the land for which the Off-Site Levy is being imposed and collected shall be identified in the Development Permit or Subdivision approval that triggers the imposition of the Off-Site Levy.
- 9. The Off-Site Levy for a particular Area shall be the sum of all the Off-Site Levies against the land for each of the following categories of Municipal Infrastructure:
 - a. Water Infrastructure;
 - b. Sanitary Sewer Infrastructure;
 - c. Storm Sewer Infrastructure; and
 - d. Roadway Infrastructure.
- 10. The Off-Site Levy rates are set out in Schedule “C”.
- 11. For each category of Municipal Infrastructure, an Off-Site Levy for land being developed or subdivided shall be calculated according to the following formula:

a. For Development Permits

Off-Site Levy to be paid by Owner	= Area to be developed pursuant to the Development Permit	X	Municipal Infrastructure Off-Site Levy rates as identified in Column F in Schedule “C” in effect as of the date the Development Permit is issued
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b. For Subdivisions

Off-Site Levy to be paid by Owner	= Area of the Subdivision approval	X	Municipal Infrastructure Off-Site Levy rates as identified in Column F in Schedule “C” in effect as of the date that the City approves the Development Agreement for the lands being subdivided
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Payment of Off-Site Levies

12. The Off-Site Levies shall be paid by the Owner of the land being developed or subdivided:
 - a. for land to be developed at the time specified in the Development Permit approving the development; or
 - b. for land which is to be subdivided, prior to the City's approval of the Development Agreement.
- 12.1 For greater certainty and notwithstanding any other provision of this Bylaw, when an Off-Site Levy is imposed under Section 3 on the date of approval of a Development Permit:
 - a. the Off-Site Levy is triggered and is payable in full whether the development approved by the Development Permit is for a specified time or for an indeterminate time;
 - b. for purposes of calculating the amount of the Off-Site Levy the term "Area to be developed pursuant to the Development Permit" in subsection 11 a. includes all the area of the titled lot or parcel on which the development is approved, regardless of how much of that lot or parcel is covered by the Development Permit approval. **(BL 5/2024)**
13. Unless otherwise agreed by the CAO, an Owner may not pay an Off-Site Levy that would be imposed upon land when that land is subdivided or developed prior to the subdivision or development of that land. **(BL 5/2019)**

Debt

14. Any payment of an Off-Site Levy pursuant to this Bylaw which is not made when due shall be a debt owing to the City by the Owner. This provision does not in any way affect any other remedy available to the City for late or non-payment of an Off-Site Levy.

Development Agreements

15. The entering into of a Development Agreement in respect of payment of Off-Site Levies is hereby authorized.
16. If the Development Agreement is not approved by the City, the Off-Site Levies paid shall be refunded to the Owner and the land shall be treated as if no Off-Site

Levies had been imposed or collected with respect to that land.

Review of Off-Site Levies

17. The City shall review the Off-Site Levy projects and the Off-Site Levy rates no less than every third year, with the first review required on or before 2016.
18. After the review has been completed, the City Council may amend the Bylaw to update the Municipal Infrastructure Off-Site Levy rates.
19. Commencing in 2014, in each year that the City does not conduct a review (a “non-review year”), the CAO shall calculate the Municipal Infrastructure Off-Site Levy Rate for each particular piece of Municipal Infrastructure that has or will be constructed with the Off-Site Levy Funds. In making this annual determination of the Off-Site Levy rate the CAO shall utilize actual Construction Costs, work completed to the end of the previous calendar year, estimated Construction Costs, interest or carrying costs and determine the Area of the land that benefits from the piece of Municipal Infrastructure that remains to be developed or subdivided. When calculating the Municipal Infrastructure Off-Site Levy rate for each non-review year, the CAO shall consult with representatives of both developers and landowners. Any person may request and shall be given specific details as to how the CAO calculated the Off-Site Levy rates and what information was utilized by the CAO in undertaking the calculations. In undertaking the annual recalculations the CAO shall not be bound by the estimated Construction Costs or estimated construction dates shown in Schedule “B” but shall adjust such information in accordance with the current plans, staging information and Construction Costs. **(BL 5/2019)**
20. The Municipal Infrastructure Off-Site Levy rates for each particular piece of Municipal Infrastructure shall be calculated according to the following formula:

Municipal Infrastructure Off-Site Levy rate	=	$\frac{\text{Net Construction Costs for the Municipal Infrastructure}}{\text{Developable Land benefiting from the Municipal Infrastructure yet to be developed or subdivided (in hectares)}}$
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21. In the non-review years, the CAO shall bring to City Council for its approval any amendments to Schedule “C” when he has completed the calculations set out in section 19 of this Bylaw. **(BL 5/2019)**

Annual Report

22. On or before December 31 of each calendar year, the CAO shall prepare and submit to City Council an annual report on the Off-Site Levies imposed and collected by the City in the previous year. The annual report shall identify: **(BL 5/2019)**
- a. Municipal Infrastructure constructed during the previous calendar year;
 - b. Construction Costs of such Municipal Infrastructure;
 - c. Amounts paid by the City from the Off-Site Levies Funds as Construction Costs for the Municipal Infrastructure and details as to whom the payments have been made;
 - d. Estimated Construction Costs for the Municipal Infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report;
 - e. Details as to the amounts collected in Off-Site Levies by the City;
 - f. Specifics as to the total value of Off-Site Levy Funds being held by the City which are yet to be expended on the construction of Municipal Infrastructure, including specifics as to the amount of interest earned on such Off-Site Levy Funds and information regarding any commitments made for the expenditure of monies in the Off-Site Levy Funds that have not yet been paid out; and
 - g. Information regarding any changes to the assumptions related to the staging or timing of development and the projected construction date for the Municipal Infrastructure.

Severability

23. In the event that any provision of this Bylaw is found to be contrary to law by any Court of competent jurisdiction, then that provision shall be severed and the remainder of the Bylaw shall be of full force and effect.

Transition

24. Except as otherwise provided for in Development Agreements signed prior to the effective date of this Bylaw, this Bylaw applies to:

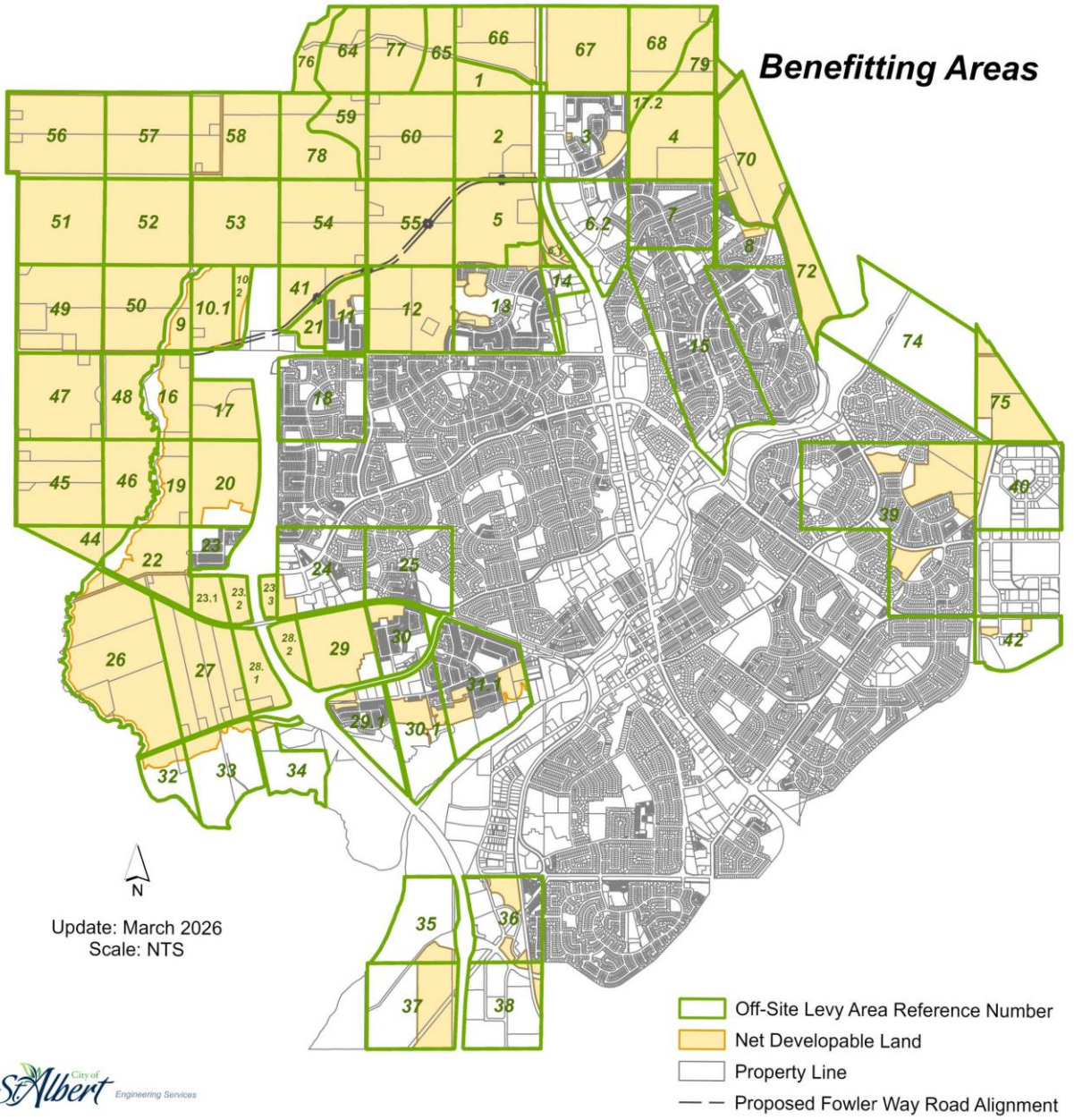
- a. any subdivision where the date of subdivision approval occurs on or after the date this Bylaw comes into force; and
- b. any development where the date of issuance of a development permit occurs on or after the date this Bylaw comes into force.

General

25. Nothing in this Bylaw precludes the City from:
- a. imposing further or different off-site levies, duly enacted by bylaw, on any land in respect of which the City has not collected the Off-Site Levies imposed under this Bylaw or any previous off-site levy bylaw authorized by statute; or
 - b. adopting City Council policies in relation to:
 - i the process by which expenditures incurred by developers for infrastructure with capacity in excess of the capacity required to service their development is shared with subsequent developers (debt sharing);
 - ii the process by which the amount payable by a developer for Off-site Levies is off-set against the developer's cost to construct Municipal Infrastructure (off-setting); and
 - iii the process governing when a developer may construct Municipal Infrastructure which benefits other parties, at whose cost such construction will occur and how a developer who has paid the cost of such construction is to be reimbursed for the costs in excess of his proportionate share (front ending and front ended claim reimbursement); and
 - c. adopting procedures or guidelines for the assistance and direction of City administration with respect to the implementation of this bylaw.
26. Bylaw 30/2009 is hereby repealed.
27. This Bylaw shall take effect upon the final passing thereof.

Schedule "A"

Map of Benefitting Areas



(BL 6/2023, 5/2024, 4/2025, 8/2026)



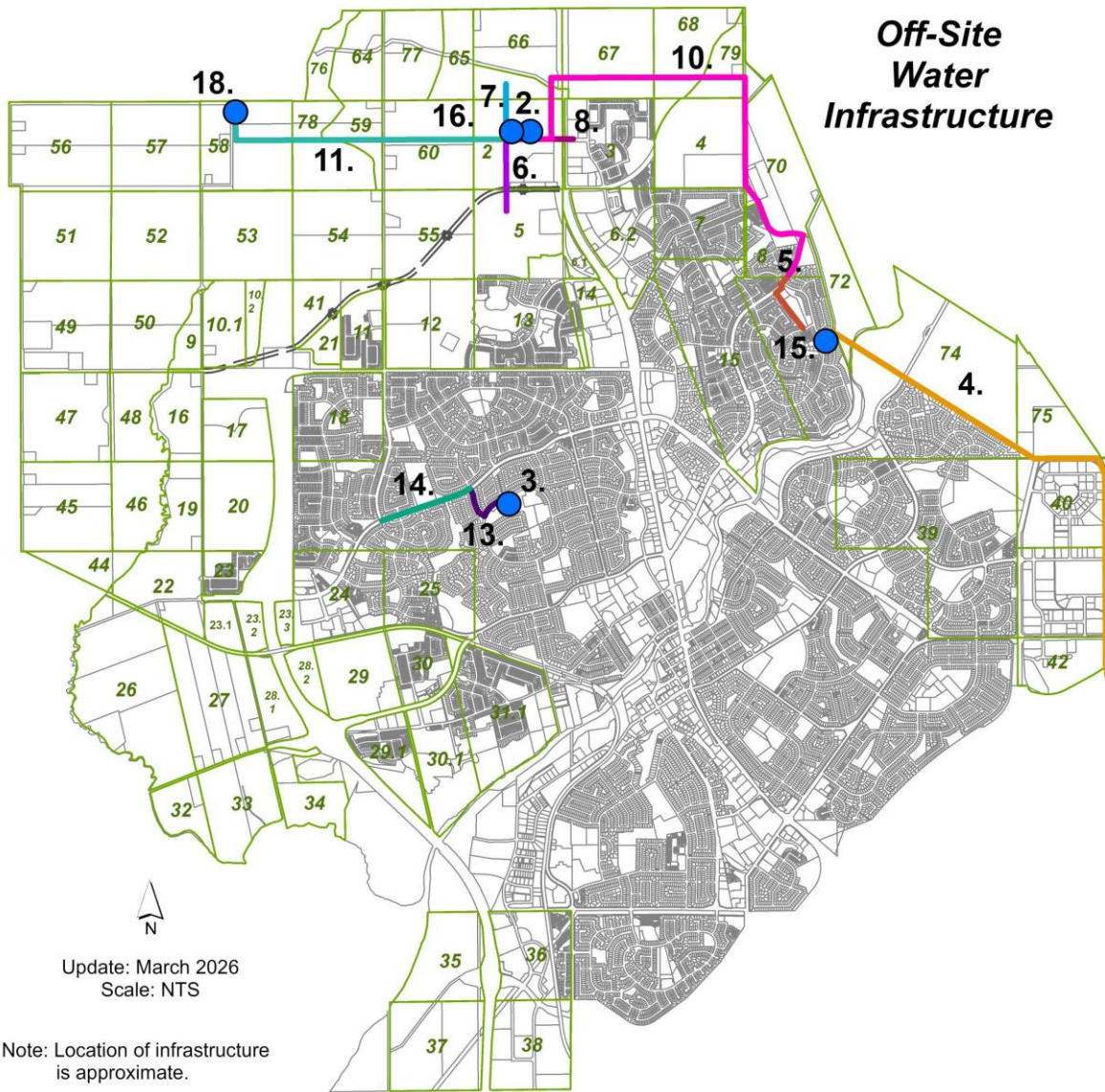
Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
1.0	NE-20-54-25-4 (South)	13.58	13.58	-
2.0	SE-20-54-25-4	48.10	48.10	-
3.0	SW-21-54-25-4	56.62	6.89	-
4.0	SE-21-54-25-4 (south of NRR)	44.82	44.82	-
5.0	NE-17-54-25-4	45.41	44.20	-
6.1	NW-16-54-25-4	4.23	4.08	-
6.2	NW-16-54-25-4	48.22	-	-
7.0	NE-16-54-25-4	27.23	-	-
8.0	River lot 36 & 37	4.20	1.18	-
9.0	SE-13-54-26-4	7.48	7.48	-
10.1	SW-18-54-25-4	23.57	23.57	-
10.2	SW-18-54-25-4	6.22	6.22	-
11.0	SE-18-54-25-4 (south of Fowler Way)	20.33	6.38	-
12.0	SW-17-54-25-4	54.00	52.16	-
13.0	SE-17-54-25-4	68.45	14.28	-
14.0	SW-16-54-25-4	10.92	-	-
15.0	River lot 32, 33 & 34	7.95	-	-
16.0	NE-12-54-26-4	14.03	14.03	-
17.0	NW-7-54-25-4	30.59	30.59	-
17.2	SE-21-54-25-4 (north of NRR)	3.02	3.02	-
18.0	NE-7-54-25-4	24.65	-	-
19.0	SE-12-54-26-4	19.95	19.95	-
20.0	SW-7-54-25-4	40.97	32.85	-
20.2	SW-7-54-25-4	-	-	-
21.0	0525581;2;1 (south of Fowler Way)	8.62	8.62	-
22.0	NE-1-54-26-4	27.47	27.47	-
23.0	NW-6-54-25-4	11.26	-	-
23.1	River Lot 16	10.74	10.74	-
23.2	River Lot 16	8.29	8.29	-
23.3	River Lot 16	5.62	5.62	-
24.0	NE-6-54-25-4	35.82	3.76	-
25.0	NW-5-54-25-4	18.91	-	-
26.0	River Lot 7 - 13	91.86	91.86	-
27.0	Plan 9926483	60.38	60.38	-
28.1	River Lot 16	18.93	18.93	-
28.2	River Lot 16	11.40	11.40	-
29.0	Plan 1798AN	38.06	38.01	-
29.1	Plan 1798AN	17.13	1.15	-
29.2	Plan 3032RS	-	-	-
30.0	River Lot 19	27.45	3.55	-
30.1	River Lot 19	21.59	8.22	-
31.0	River Lot 20	2.32	-	-
31.1	River Lot 20 - 22	53.71	10.68	-
32.0	River Lot 13A	4.81	4.81	-
33.0	River Lot 14A	6.53	6.53	-

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
34.0	River Lot 16A	-	-	-
35.0	NW-29-53-25-4	4.52	4.52	-
36.0	NE-29-53-25-4	23.62	8.69	-
37.0	SW-29-53-25-4	24.74	24.74	-
38.0	SE-29-53-25-4	52.95	3.07	-
39.0	Kingswood	40.12	37.82	-
40.0	Campbell	4.65	4.65	-
41.0	SE-18-54-25-4 (north of Fowler Way)	16.49	16.49	-
42.0	SE-2-54-25-4	22.99	1.89	-
43.0	Not Included	-	-	-
44.0	N-1-54-26-4	12.69	-	12.69
45.0	SW-12-54-26-4	49.57	-	49.57
46.0	9521983;3	24.50	16.00	8.50
47.0	NW-12-54-26-4	46.08	-	46.08
48.0	9521983;4	21.70	6.00	15.70
49.0	8422024;1 and 4 et al	53.41	-	53.41
50.0	8422024;2 and 3	35.62	-	35.62
51.0	NW-13-54-26-4	51.65	-	51.65
52.0	NE-13-54-26-4	50.71	-	50.71
53.0	NW-18-54-25-4	30.24	-	30.24
54.0	NE-18-54-25-4	53.83	40.00	13.83
55.0	NW-17-54-25-4	36.65	18.00	18.65
56.0	SW-24-54-26-4	59.57	-	59.57
57.0	SE-24-54-26-4	47.11	-	47.11
58.0	SW-19-54-25-4	39.67	-	39.67
59.0	SE-19-54-25-4 (East)	16.18	-	16.18
60.0	SW-20-54-25-4	46.06	-	46.06
61.0	Not Included	-	-	-
62.0	Not Included	-	-	-
63.0	Not Included	-	-	-
64.0	NE-19-54-25-4 (East)	13.01	-	13.01
65.0	NW-20-54-25-4 (East)	18.18	-	18.18
66.0	NE-20-54-25-4 (North)	36.96	-	36.96
67.0	NW-21-54-25-4	51.22	51.22	-
68.0	NE-21-54-25-4 (West)	25.57	25.57	-
69.0	NW-SW-22-54-25-4 (portion)	2.44	2.44	-
70.0	River Lot 36 & 37	41.22	41.22	-
71.0	Not Included	-	-	-
72.0	River Lot 37 (South)	10.04	10.04	-
73.0	Not Included	-	-	-
74.0	River Lot 56	-	-	-
75.0	NE-11-54-25-4 (portion)	31.93	16.93	15.00
76.0	NE-19-54-25-4 (West)	14.93	-	14.93
77.0	NW-20-54-25-4 (West)	37.56	-	37.56
78.0	SE-19-54-25-4 (West)	39.38	-	39.38
79.0	NE-21-54-25-4 (East)	10.92	10.92	-

(BL 6/2023, 5/2024, 4/2025, 8/2026)

Schedule "B" Municipal Infrastructure
Water Infrastructure Map



Update: March 2026
Scale: NTS

Note: Location of infrastructure is approximate.

Note: Project 9- Oversizing Pool is not shown on the map as it represents funds used to increase pipe sizes through development areas.

Water Infrastructure Facilities

- 2. North Reservoir & Pumphouse
- 3. Lacombe Park Reservoir & Pumphouse
- 4. Oakmont Water Supply Main
- 5. Oakmont Transmission Main- Phase 1
- 6. North Reservoir South Transmission Main
- 7. North Reservoir North Transmission Main
- 8. North Reservoir East Transmission Main
- 10. North Reservoir Fill Line
- 11. North West Reservoir Fill Line
- 13. Larose/Lockhart Transmission Main
- 14. Giroux East Transmission Main
- 15. Oakmont Reservoir (Growth Upgrade)
- 16. North Reservoir Expansion
- 18. North West Reservoir & Pumphouse

(BL 6/2023, 5/2024, 4/2025, 8/2026)

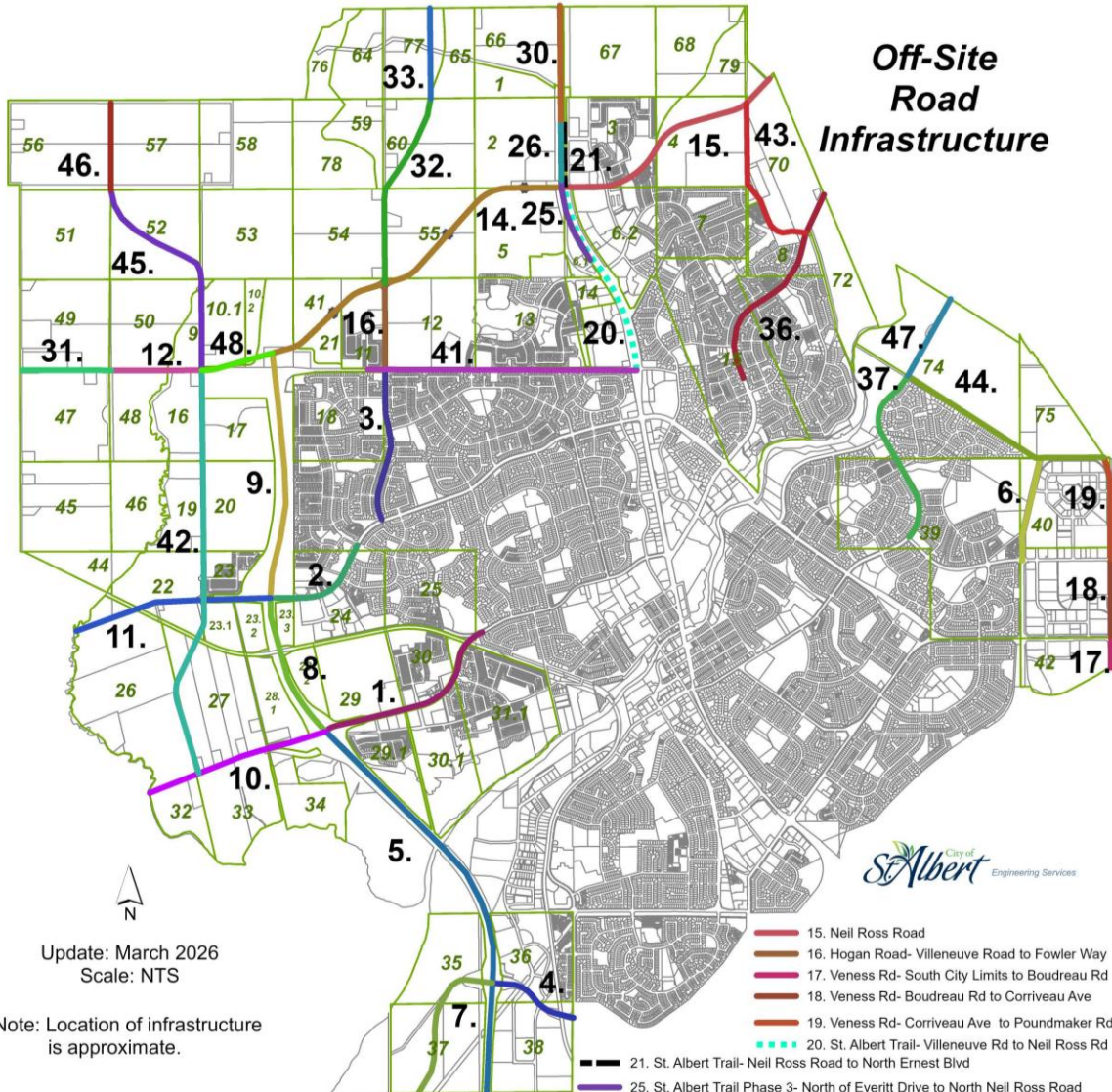


Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
2	R2 - North Reservoir & Pumphouse		\$25,000,000	\$25,000,000	\$6,000,000	\$19,000,000	All
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$10,048,497		\$10,048,497		\$3,745,085	All
4	W1 - Oakmont Water Supply Main	\$9,510,210		\$9,510,210		\$4,755,105	All
5	W2 - Oakmont Transmission Main - Phase 1	\$1,205,745		\$1,205,745		\$904,309	All
6	W3 - North Reservoir South Transmission Main		\$2,301,893	\$2,301,893	\$414,341	\$1,312,079	All
7	W4 - North Reservoir North Transmission Main		\$1,617,000	\$1,617,000	\$776,160	\$436,590	All
8	W5 - North Reservoir East Transmission Main		\$1,947,800	\$1,947,800	\$58,434	\$1,402,416	All
9	Oversizing Pool	\$62,477		\$62,477		\$62,477	All
10	W6 - North Reservoir Fill Line	\$113,041	\$14,042,500	\$14,155,541	\$1,132,443	\$13,023,097	All
11	W7 - Northwest Reservoir Fill Line		\$9,345,000	\$9,345,000	\$9,345,000		All
13	W9 - Larose/Lockhart Transmission Main		\$2,303,500	\$2,303,500	\$621,945	\$1,105,680	All
14	W10 - Giroux East Transmission Main			\$1,564,617		\$1,173,463	All
15	R3 - Oakmont Reservoir (Growth Upgrade)		\$500,000	\$500,000	\$160,000	\$340,000	All
16	R4 - North Reservoir Expansion		\$15,000,000	\$15,000,000	\$12,000,000	\$3,000,000	All
18	R6 - Northwest Reservoir & Pumphouse		\$25,000,000	\$25,000,000	\$25,000,000		All

(BL 6/2023, 5/2024, 4/2025, 8/2026)

Roadway Infrastructure Map



Update: March 2026
Scale: NTS

Note: Location of infrastructure is approximate.

Roadway Infrastructure Facilities

- 1. McKenney Avenue- Morgan Crescent to Ray Gibbon Drive
- 2. Giroux Road- North Ridge Drive to Ray Gibbon Drive
- 3. Hogan Road Widening- Giroux Road to Villeneuve Road
- 4. East LeClair Way- Sir Winston Churchill Avenue to Ray Gibbon Drive
- 5. Ray Gibbon Drive (Stage 1)- 137 Ave.to Meadowview Dr/McKenney Ave
- 6. Campbell Road- Poirier Ave to Poundmaker Road
- 7. West LeClair Way- City of Edmonton Limits to Ray Gibbon Drive
- 8. Ray Gibbon Drive (Stage 2)- Meadowview Dr/McKenney Ave to Giroux Rd
- 9. Ray Gibbon Drive (Stage 3)- Giroux Road to Villeneuve Road
- 10. Meadowview Drive- West City Limits to Ray Gibbon Drive
- 11. Giroux Road- West City Limits to Ray Gibbon Drive
- 12. Villeneuve Road West- Phase 1
- 14. Fowler Way- Ray Gibbon Drive to St. Albert Trail
- 15. Neil Ross Road
- 16. Hogan Road- Villeneuve Road to Fowler Way
- 17. Veness Rd- South City Limits to Boudreau Rd
- 18. Veness Rd- Boudreau Rd to Corriveau Ave
- 19. Veness Rd- Corriveau Ave to Poundmaker Rd
- 20. St. Albert Trail- Villeneuve Rd to Neil Ross Rd
- 21. St. Albert Trail- Neil Ross Road to North Ernest Blvd
- 25. St. Albert Trail Phase 3- North of Everitt Drive to North Neil Ross Road
- 26. St. Albert Trail Phase 4- North of Neil Ross Road to North of Ernest Blvd
- 30. St. Albert Trail Phase 5- North of Ernest Blvd to North City Limits
- 31. Villeneuve Road West- Phase 2
- 32. Hogan Road- Fowler Way to E/W Crosstown
- 33. Hogan Road- E/W Crosstown to North City Limits
- 36. Bellerose Drive- Twinning to City Limits
- 37. Sir Winston Churchill Avenue- Twinning to Poundmaker Road
- 41. Villeneuve Road- East of Ray Gibbon Drive
- 42. Range Road 260- South of Villeneuve Road
- 43. Range Road 253 (includes portion of Coal Mine Rd)
- 44. Poundmaker Road
- 45. Range Road 260- Villeneuve Road to E/W Crosstown
- 46. Range Road 260- E/W Crosstown to North City Limits
- 47. Sir Winston Churchill Avenue- Poundmaker Road to City Limits
- 48. Villeneuve Road-Ray Gibbon Drive to Range Road 260

(BL 6/2023, 5/2024, 4/2025, 8/2026)

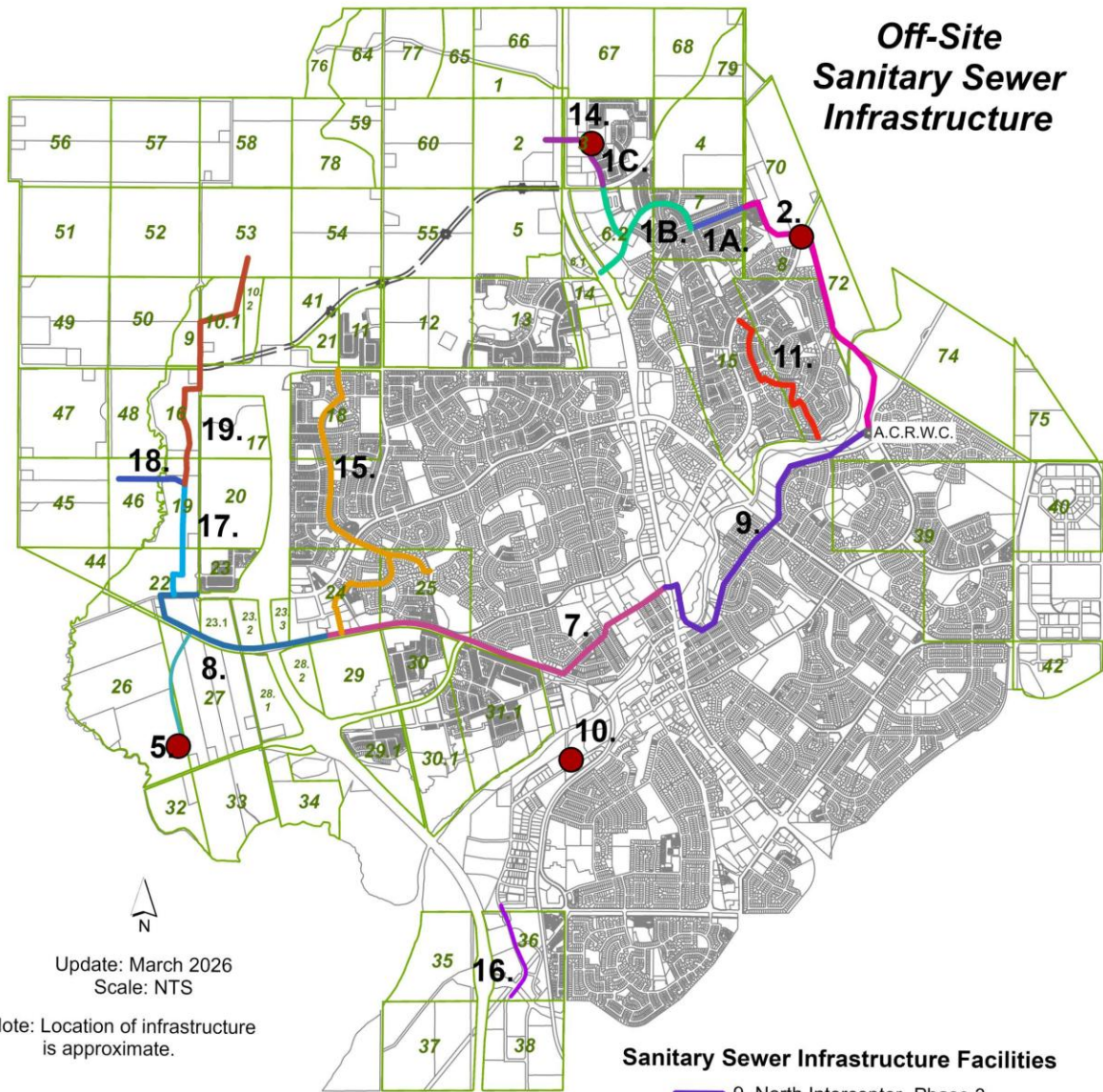
Roadway Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$17,502,822	\$355,155	\$17,857,977		\$16,345,717	All
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$5,333,813	\$1,100,000	\$6,433,813		\$4,933,813	All
3	Hogan Road Widening - Giroux Road to Villeneuve Road		\$6,227,000	\$6,227,000	\$747,240	\$5,479,760	All
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	\$9,832,750	\$325,000	\$10,157,750		\$7,202,064	All
5	Ray Gibbon Drive (Stage 1) - 137 Ave (Edmonton) to Meadowview Drive / McKenney Avenue	\$30,283,200		\$39,009,376		\$13,814,888	All
6	Campbell Road - From Poirier Ave to Poundmaker Road	\$2,645,950	\$5,430,328	\$8,076,278		\$8,076,278	All
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive		\$27,943,780	\$27,943,780	\$15,648,517	\$12,295,263	All
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$16,073,600		\$19,512,918		\$5,303,885	All
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$25,806,700		\$29,948,472		\$8,708,764	All
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive		\$17,113,150	\$17,113,150		\$17,113,150	All
11	Giroux Road - West City Limits to Ray Gibbon Drive	\$3,801,042	\$10,938,162	\$14,739,203		\$14,739,203	All
12	Villeneuve Road West- Phase 1		\$7,743,238	\$7,743,238	\$7,433,508	\$309,730	All
14	Fowler Way	\$3,046,587	\$59,503,413	\$62,550,000	\$5,004,000	\$26,271,000	All
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,614,633	\$23,862,392	\$28,477,025		\$28,477,025	All
16	Hogan Road - Villeneuve Road to Fowler Way	\$2,934,899	\$4,349,381	\$7,284,279		\$7,284,279	All
17	Veness Road - From South City Limit to Boudreau Road	\$1,009,150		\$1,009,150		\$504,575	All
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$2,161,700		\$2,161,700		\$1,322,009	All
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$3,526,945		\$3,526,945		\$2,092,078	All
20	St. Albert Trail - Villeneuve Road to Neil Ross Road (Developer Led and 65% costs of SAT Phases 1 & 2)	\$23,288,687		\$29,284,945		\$29,284,945	All
21	St. Albert Trail - Fowler Way / Neil Ross Road to North City Limit (Developer Led)	\$3,700,715		\$3,700,715		\$3,700,715	All
25	St. Albert Trail Phase 3- North of Everitt Drive to North of Neil Ross Road	\$15,979,672		\$20,295,034		\$13,191,772	All
26	St. Albert Trail Phase 4- North of Neil Ross Road to North of Ernest Blvd		\$22,457,845	\$22,457,845	\$2,919,520	\$11,678,079	All
30	St. Albert Trail Phase 5- North of Ernest Blvd to North City Limits		\$8,583,025	\$8,583,025	\$3,124,221	\$2,454,745	All

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
31	Villeneuve Road West- Phase 2		\$6,572,825	\$6,572,825	\$6,572,825		All
32	Hogan Road- Fowler Way to E/W Crosstown		\$7,855,650	\$7,855,650	\$6,598,746	\$1,256,904	All
33	Hogan Road- E/W Crosstown to North City Limits		\$8,437,550	\$8,437,550	\$8,437,550		All
36	Bellerose Drive -Twinning from Oakmont to City Limits	\$2,101,350	\$10,315,500	\$12,416,850	\$2,888,340	\$7,427,160	All
37	Sir Winston Churchill Twinning to Poundmaker Road		\$12,443,403	\$12,443,403	\$4,977,361	\$7,466,042	All
41	Villeneuve Road- East of Ray Gibbon Drive	\$12,271,649	\$6,350,000	\$20,205,887		\$13,133,826	All
42	Range Road 260- South of Villeneuve Road	\$1,659,091	\$45,613,025	\$47,272,116		\$47,272,116	All
43	Range Road 253 (includes portion of Coal Mine Rd)		\$9,693,925	\$9,693,925	\$3,877,570	\$5,816,355	All
44	Poundmaker Road		\$5,461,925	\$5,461,925	\$2,403,247	\$3,058,678	All
45	Range Road 260- Villeneuve Road to E/W Crosstown		\$9,971,650	\$9,971,650	\$6,381,856	\$3,589,794	All
46	Range Road 260- E/W Crosstown to North City Limits		\$3,927,825	\$3,927,825	\$3,927,825		All
47	Sir Winston Churchill Ave- Poundmaker Road to East City Limits		\$5,570,370	\$5,570,370	\$4,233,481	\$1,336,889	All
48	Villeneuve Rd West - RR260 to RGD		\$7,069,916	\$7,069,916	\$5,373,136	\$1,696,780	All

(BL 6/2023, 5/2024, 4/2025, 8/2026)

Sanitary Sewer Infrastructure Map



**Off-Site
Sanitary Sewer
Infrastructure**

Update: March 2026
Scale: NTS

Note: Location of infrastructure is approximate.

Note: Projects 4, 6, 12, and 13 are classified as onsite improvements and are excluded from the model.

Project 3 was eliminated, combined with Project 2, and redesigned into an alternate project.



Sanitary Sewer Infrastructure Facilities

- 1. North Annexation Trunk- Phase 1A
- 1. North Annexation Trunk- Phase 1B
- 1. North Annexation Trunk- Phase 1C
- 2. Northeast Gravity Trunk, Lift Station & Forcemain
- 5. South West Lift Station, Forcemain and Gravity Trunk
- 7. North Interceptor- Phase 1 and 2A
- 8. North Interceptor- Phase 2B
- 9. North Interceptor- Phase 3
- 10. Riel Lift Station- Rebuild
- 11. Oakmont Sewer Oversizing
- 14. North East Lift Station 2
- 15. Badger Lands Oversizing
- 16. South Riel Sanitary Trunk Upgrade
- 17. Avenir Gravity Subtrunk
- 18. Carrot Creek Sanitary Sewer Crossing
- 19. Northwest Gravity Trunk

(BL 6/2023, 5/2024, 4/2025, 8/2026)

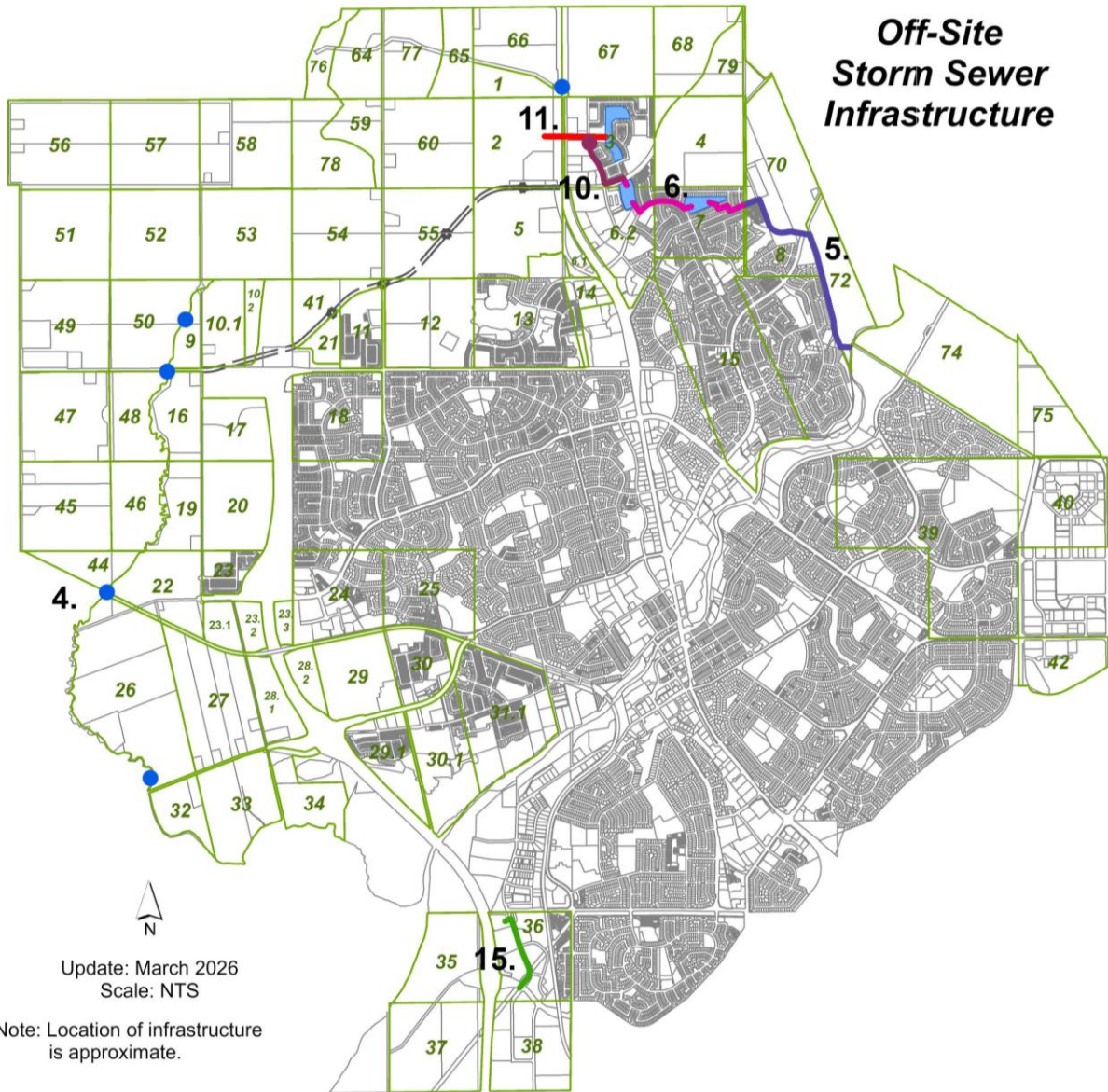


Sanitary Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	S1 - North Annexation Trunk - Phase 1	\$6,428,746	\$409,500	\$6,838,246		\$6,838,246	1, 2, 3, 4, 5, 6.1, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68
2	Northeast Gravity Trunk, Lift Station and Forcemain	\$1,252,020	\$40,642,141	\$41,894,161		\$41,894,161	1, 2, 3, 4, 5, 6.1, 7, 8, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68, 69, 70, 72, 79
3	F1 - North East Forcemain	\$249,097		\$249,097		\$249,097	1, 2, 4, 5, 6.1, 7, 8, 12, 13, 14, 17.2, 55, 60, 65, 66, 67, 68, 69, 70, 72, 79
4	LF1 - South West Lift Station & Forcemain						Onsite
5	LF2 - South West Lift Station & Forcemain		\$8,874,560	\$8,874,560	\$709,965	\$8,164,595	26, 27, 28.1, 32, 33, 34, 44
6	LF3 - North West Lift Station & Forcemain						Onsite
7	S2 - Phase 1 - North Interceptor	\$10,452,590		\$10,452,590			9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
8	S3 - Phase 2b - North Interceptor	\$12,445,302		\$16,888,448		\$16,888,448	9, 10.1, 10.2, 16, 17, 18, 19, 20, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
9	S4 - Phase 3 North Interceptor	\$24,041,000		\$27,749,936		\$27,749,936	9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 64, 76, 77, 78
10	L2 - Riel Lift Station - Rebuild	\$2,488,768		\$2,488,768		\$1,194,502	35, 36, 37, 38
11	S5 - Oakmont Sewer Oversizing	\$864,022		\$864,022		\$864,022	3, 6.2, 8
12	S6 - North Annexation Trunk Phase 2						Onsite
13	S7 - North Annexation Trunk Phase 3						Onsite
14	L3 - NE Lift Station 2		\$9,583,000	\$9,583,000	\$766,640	\$8,816,360	1, 2, 3, 60, 65, 66, 67, 68
15	S8 - Badger Lands Oversizing	\$339,171		\$339,171		\$339,171	11, 21
16	South Riel Sanitary Trunk Upgrade	\$158,097		\$158,097		\$103,720	35, 36, 37, 38
17	Avenir Gravity Subtrunk		\$4,021,000	\$4,021,000	\$643,360	\$3,377,640	9, 10.1, 10.2, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 76, 78
18	Carrot Creek Sanitary Sewer Crossing		\$1,174,000	\$1,174,000	\$986,160	\$187,840	45, 46, 47, 48, 49, 50, 51, 52, 53, 56, 57, 58
19	Northwest Gravity Trunk		\$3,214,509	\$3,214,509	\$2,057,286	\$1,157,223	9, 10.1, 10.2, 41, 53, 54, 58, 76, 78

(BL 6/2023, 5/2024, 4/2025, 8/2026)

Storm Sewer Infrastructure Map



Storm Sewer Infrastructure Facilities

Note: Projects 1,2,3,7,8, 9, and 12 are classified as onsite improvements and are excluded from the model or have been combined with other projects in the model.

Project 13- Oakmont Storm Sewer Oversizing is not shown on the map.

- 4. Carrot Creek Erosion Control
- 5. North East Area Storm- Trunk Sewer and Outfall
- 6. North East Area Storm- Pond 1 & Coal Mine Rd Trunk Sewer
- 10. North East Area Storm- Lift Station and Trunk Between Ponds 2 and 3
- 11. North East Area Storm- Storm Sewer Between Ponds 3 & 4
- 15. South Riel Storm Sewer Upgrade



(BL 6/2023, 5/2024, 4/2025, 8/2026)



Storm Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Benefitted Areas
4	Carrot Creek Erosion Control	\$28,585	\$4,001,415	\$4,030,000		\$1,209,000	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
5	NE Area Storm - Trunk Sewer and Outfall	\$543,848	\$25,784,731	\$26,328,579	\$2,106,286	\$24,222,293	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$1,248,097		\$1,248,097		\$1,248,097	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	Onsite					-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	Onsite					-
9	NE Area Storm - St Albert Trail Storm Sewer	Onsite					-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	\$815,127	\$6,353,585	\$7,168,712		\$7,168,712	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	\$423,092	\$1,287,000	\$1,710,092		\$1,710,092	1, 2, 3, 4, 5, 6.1, 7, 9, 10.1, 10.2, 16, 17, 17.2, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 64, 65, 66, 67, 68, 69, 70, 72, 76, 77, 78, 79
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	Onsite					-
13	Oakmont Storm Sewer Oversizing	\$383,623		\$383,623		\$383,623	6.2, 8
15	South Riel Storm Sewer Upgrade	\$475,686		\$475,686		\$315,756	35, 36, 37, 38

(BL 6/2023, 5/2024, 4/2025, 8/2026)

Schedule "C"
Off-Site Levy Rates for the Benefitting Areas

Area # (A)	Roadway Levies (B)	Water Levies (C)	Sanitary Levies (D)	Stormwater Levies (E)	Total (\$/ha) (F)
1.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
2.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
3.0	\$267,079	\$20,897	\$205,453	\$46,288	\$539,717
4.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
5.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
6.1	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
6.2	\$267,079	\$20,897	\$7,024		\$295,000
7.0	\$267,079	\$20,897	\$116,856	\$46,288	\$451,120
8.0	\$267,079	\$20,897	\$124,149		\$412,126
9.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
10.1	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
10.2	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
11.0	\$267,079	\$20,897	\$50,313		\$338,289
12.0	\$267,079	\$20,897	\$133,813		\$421,789
13.0	\$267,079	\$20,897	\$133,813		\$421,789
14.0	\$267,079	\$20,897	\$133,813		\$421,789
15.0	\$267,079	\$20,897			\$287,976
16.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
17.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
17.2	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
18.0	\$267,079	\$20,897	\$67,362		\$355,338
19.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
20.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
20.2					
21.0	\$267,079	\$20,897	\$50,313	\$46,288	\$384,577
22.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.1	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.2	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
23.3	\$267,079	\$20,897	\$67,362		\$355,338
24.0	\$267,079	\$20,897	\$67,362		\$355,338
25.0	\$267,079	\$20,897	\$67,362		\$355,338
26.0	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
27.0	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
28.1	\$267,079	\$20,897	\$120,483	\$46,288	\$454,746
28.2	\$267,079	\$20,897	\$67,362		\$355,338
29.0	\$267,079	\$20,897	\$67,362		\$355,338
29.1	\$267,079	\$20,897	\$67,362		\$355,338
29.2					
30.0	\$267,079	\$20,897	\$67,362		\$355,338
30.1	\$267,079	\$20,897	\$67,362		\$355,338
31.0	\$267,079	\$20,897	\$67,362		\$355,338
31.1	\$267,079	\$20,897	\$67,362		\$355,338
32.0	\$267,079	\$20,897	\$120,483		\$408,459
33.0	\$267,079	\$20,897	\$120,483		\$408,459

Area # (A)	Roadway Levies (B)	Water Levies (C)	Sanitary Levies (D)	Stormwater Levies (E)	Total (\$/ha) (F)
34.0	\$267,079	\$20,897	\$53,121		\$341,097
35.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
36.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
37.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
38.0	\$267,079	\$20,897	\$51,216	\$4,811	\$344,002
39.0	\$267,079	\$20,897	\$37,461		\$325,437
40.0	\$267,079	\$20,897	\$37,461		\$325,437
41.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
42.0	\$267,079	\$20,897	\$37,461		\$325,437
44.0	\$267,079	\$20,897	\$67,362	\$46,288	\$401,625
45.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
46.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
47.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
48.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
49.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
50.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
51.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
52.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
53.0	\$267,079	\$20,897	\$126,804	\$46,288	\$461,068
54.0	\$267,079	\$20,897	\$116,530	\$46,288	\$450,794
55.0	\$267,079	\$20,897	\$133,813	\$46,288	\$468,077
56.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
57.0	\$267,079	\$20,897	\$112,148	\$46,288	\$446,412
58.0	\$267,079	\$20,897	\$126,804	\$46,288	\$461,068
59.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
60.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
64.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
65.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
66.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
67.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
68.0	\$267,079	\$20,897	\$198,294	\$46,288	\$532,558
69.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
70.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
72.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255
74.0	\$267,079	\$20,897			\$287,976
75.0	\$267,079	\$20,897			\$287,976
76.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
77.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
78.0	\$267,079	\$20,897	\$116,665	\$46,288	\$450,929
79.0	\$267,079	\$20,897	\$116,991	\$46,288	\$451,255

(BL 6/2023, 5/2024, 4/2025, 8/2026)

