

TOWN OF CHESTERMERE

BYLAW 040-08

PROVINCE OF ALBERTA

BYLAW NO. 040-08 BEING A BYLAW TO PRVIDE FOR THE IMPOSITION OF A LEVY TO BE KNOWN AS AN “OFF-SITE LEVY” IN RESPECT OF LAND THAT IS TO BE DEVELOPED OR SUBDIVIDED IN THE TOWN OF CHESTERMERE:

1. Authorize agreements to be entered into in respect of payment of the levy;
2. Set out objects of each levy; and
3. Indicate how the amount of each levy was determined.

WHEREAS pursuant to and under the authority of Sections 648 and 949 of the *Municipal Government Act*, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto, and Alberta Regulation 48/2004, and amendments thereto, provides that for the one or more purposes described in the Act a municipal council may, by bylaw, establish an off-site levy;

AND WHEREAS the municipal Council of the Town of Chestermere in the Province of Alberta (hereinafter called the “Council”) deem it desirable to establish an off-site levy for the purposes described in the Act;

AND WHEREAS the Council engaged the engineering firm of Morrison Hershfield Limited to prepare a report in respect of the fair and equitable calculation of off-site levies in accordance with the purpose of the Act;

AND WHEREAS the Council deems it desirable that Bylaw 00-660/2 be amended or repealed and replaced with this Bylaw;

NOW THEREFORE the Council of the Town of Chestermere in the Province of Alberta hereby enacts as follows:

I. PURPOSE AND INTENT

This Bylaw is intended to:

- a) impose and provide for the payment of a levy to be known as an off-site levy in respect of land that is to be subdivided or developed in the Town of Chestermere;
- b) authorize agreements to be entered into in respect of payment of the levy;
- c) set out the objects of each levy; and
- d) indicate how the amount of the levy was determined.

II. DEFINITIONS

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

- a) “Act” means the Municipal Government Act, Chapter M-26.1, revised Statutes of Alberta, and amendments thereto,
- b) “Development” has the same meaning as provided for in the Act;
- c) “Ha” means a hectare of land, which is 10,000 square metres;
- d) “Land Use Bylaw” means the Town of Chestermere Land Use Bylaw, as amended from time to time, enacted pursuant to the Act;
- e) “Municipal Official” means any official appointed by resolution or bylaw of the Council;
- f) “Off-Site Levy” means the levy imposed and created by this Bylaw pursuant to Sections 648 and 649 of the Act; and
- g) “Subdivision” has the same meaning as provided for in the Act.

III. ADMINISTRATION AND ENFORCEMENT

The Council hereby delegates to the Municipal Official the duty and authority to enforce and administer this Bylaw.

IV. DIVISION INTO AREAS

For the purposes of imposing an off-site levy in accordance with the Act, the Town is hereby divided into twenty two areas for the purpose of calculating off-site levies associated with sanitary systems, storm sewer systems, the water system, and transportation. These areas are outlined in Schedule “A”, including detailed calculations of each project and the benefitting areas. A summary of all levies by area is attached as Schedule “B”.

V. IMPOSITION OF THE LEVY

The Council hereby imposes an off-site levy as follows:

- a) for all residential, commercial and industrial subdivisions, the levy will be assessed on a per acre basis in accordance with the calculations set out in Schedule “B” and the schedules hereto;
- b) for infill developments of less than 2.0 acres or 0.80 hectares each new unit will be assessed on a per unit basis equal to the common off-site levies with a density allowance of 6 units per acre or 14.82 units per hectare. The 2008 levy for infill development is \$ 6,657.00 per lot¹;
- c) for each commercial, institutional, industrial lot or other such uses requiring a development permit; and
- d) cost per parcel for local improvements as set forth in a Local Improvement Bylaw.

VI. METHOD OF PAYMENT

The off-site levies payable pursuant to this Bylaw shall be paid by the Developer to the Town in accordance with the following schedule:

¹ If a lot is subdivided into two lots, the developer is responsible to pay \$6,657.00 for each new lot created.

- a) An initial payment equal to 30% of the total levies owing under this Bylaw for all lands developed under the particular phase to be registered shall be due and payable upon execution of the Development Agreement, prior to registration of the subdivision, and prior to start of construction of the subdivision;
- b) A final payment equal to 70% of the total levies owing under this Bylaw on or before the one year anniversary of the date of execution of the Development Agreement or prior to start of construction of the subdivision, whichever comes first; and
- c) Should the developer be unable to, or choose not to, pay in full all the outstanding balance at that time, then a penalty would also be levied and/or the levies adjusted to the new rates if greater at that time.

The Town of Chestermere shall register a caveat pursuant to the Development Agreement against all of the lands within the phase being subdivided as security for payment of the off-site levy for that subdivision.

VII. AUTHORITY TO ENTER INTO AGREEMENT

The Council may delegate to the Municipal Administration the authority to enter into, and execute on behalf of the municipality, a written agreement with the owner of land that is to be developed or subdivided providing for the payment of the levies imposed by this Bylaw. The Municipal Administration may refer any agreement to the Council for its determination.

VIII. OBJECT OF THE LEVIES

An off-site levy may be used only to pay for all or part of the capital cost of the construction and installation of existing, expanded, or new facilities for: the storage, transmission, treatment, or supply of water; the treatment, movement, or disposal of sanitary sewage; storm water drainage facilities; and land required for or in connection with any of the foregoing facilities.

IX. DETERMINATION OF THE LEVIES

The levies of this Bylaw were determined in accordance with the calculations of the Town of Chestermere's 2008 Off-Site Levy Bylaw Update study prepared by Morrison Hershfield Limited, December 2008, the whole of which is hereby incorporated into this Bylaw.

X. ENACTMENT

- a) Bylaw 00-660/2 is hereby repealed.
- b) This Bylaw comes into full force and effect on the date of third and final reading.

FIRST READING PASSED THIS 16 DAY OF June, 2008.

SECOND READING PASSED THIS 15 DAY OF December, 2008.

THIRD READING PASSED THIS 15 DAY OF December, 2008.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

TOWN OF CHESTERMERE



OFFSITE LEVY BYLAW 262/2: 2008 UPDATE

Prepared by

Morrison Hershfield Limited
Suite 300, 6807 Railway Street SE
Calgary, AB T2H 2V6
December 1, 2008



1. INTRODUCTION

The Town of Chestermere (the Town) has experienced significant growth for the last seven years. This growth has resulted in the requirement to update the Off-Site Levy Bylaw in order to plan for the collection of funds required to finance the infrastructure required to sustain this growth.

The Town issued a request for proposals to undertake the study to update the Off-Site Levy Bylaw in October, 2006, and Morrison Hershfield Limited was selected to undertake the review in November, 2006.

The scope of work for this update is identified in the request for proposals, issued by The Town of Chestermere, Planning & Development on October 11, 2006.

2. METHODOLOGY

This review has been conducted in close consultation with the following reports:

“Town of Chestermere, Growth Study, January 2006”, Brown & Associates Planning Group
“Town of Chestermere Growth Analysis, June 2005”, Southwell Trapp & Associates Ltd.
“South Chestermere Servicing Study (Draft)”, Stantec Consulting Ltd.
“Town of Chestermere Utilities Master Plan”, Stantec Consulting Ltd.
“Town of Chestermere Transportation Study-Interim Report, Nov. 2006”, Bunt & Assoc.

The Stantec reports are very comprehensive, and provide recommended improvements to the sewer and water systems to build out of the proposed annexation lands. Recommended improvements for the transportation infrastructure have been gathered from the Transportation Study compiled by Bunt and Associates Ltd.

This update has been conducted comparing infrastructure improvement costs identified in Stantec and Bunt reports to populations horizons identified in the Growth Study conducted by Brown & Associates Ltd.

Each recommended improvement is discussed with respect to the eligibility for the collection respective off-site levies. As requested by the Town of Chestermere, further discussion is provided where warranted with respect to the timing (ranking) of the construction of the recommended improvements.

POPULATIONS

Build Out

Both the Utility Master Plan and the Growth Study have projected populations to build out. Stantec assumes a steady growth of 30% per annum to a build out population of 93,000 to the current annexation boundary in the year 2016. The growth study conducted by Brown &



Associates projects a more conservative rate of growth, with an estimated population of approximately 25,000 occurring in 2015.

This update is based on the premise that 30% growth per annum is not sustainable, and has therefore been based on the growth study projections prepared by Brown and Associates. Table 2 of the growth study is presented below showing timelines versus populations

Table 2: Population Projections

	30-YEAR PROJECTION				LONG-TERM
	2005	2015	2025	2035	2055
Calgary Economic Region (1)					
City of Calgary Population	945,260	1,123,507	1,338,418	1,491,948	1,802,520
Rest of Region Population	196,540	278,577	355,662	399,483	482,642
Calgary Economic Region Population	1,141,801	1,402,083	1,694,080	1,891,432	2,285,162
Town of Chestermere (2)					
Number of People	7,904	24,311	38,187	46,074	61,043
Average Annual Growth		21%	6%	2%	2%
Percent of Rest of Region Growth		20%	20%	20%	20%
Percent of Regional Growth		6%	5%	4%	4%

1. Calgary Economic Region and City of Calgary from "Calgary's Shifting Socio-Economic Landscape, 2003-2033. City of Calgary. Extrapolated by Brown & Associates for intervening years.
2. Brown & Associates projection based on 18% of Rest of Region.

Town staff has requested that alternative population milestones be identified by which levies should start to be collected. It has been argued that basing levy collection on populations is not effective as census information is not collected in a timely fashion. As well, levy collection based on the issuance of development agreements is ineffective, as the infrastructure required as a result of development is required prior to the development agreement being entered in to. It has been suggested to initiate levy collection based on the number of building permits issued.

A correlation of building permits/population was conducted based on statistical information received from Town staff. The Cove subdivision was used, as this development has been built out, and is considered representative of residential development in Chestermere.

This correlation results in 2.57 people/building permit.

Annexation Lands

The Town of Chestermere has expressed an interest in annexing lands to the west, and to the south east. These areas are defined in the Southwell Trapp Growth Analysis, as well as the Growth Study conducted by Brown & Associates Ltd.



For the purposes of this report, the proposed annexation areas of 2007 were utilized. It is recommended that the most current annexation areas be included in the 2009 offsite Levy Bylaw update.

It should be noted that the Municipal Government Act does not allow for the collection of levies for infrastructure required due to the development of lands which have not been annexed. As such, the levies shown in this update cannot be collected until the benefiting lands attributed to the improvement have been annexed.

COSTS

Costs for the water and sewer infrastructure upgrades have been indentified by Stantec in their Utilities Master Plan, as well as the South Chestermere Servicing Study. These costs have since been updated by the Town of Chestermere, reflecting current market conditions. Costs associated with Transportation upgrades have been compiled by Morrison Hershfield Limited.

Calculation of the off-site levies has been conducted incorporating anticipated infrastructure grants and funds already collected (reserves). An estimate of the Consumer Price Index (CPI) has been applied to the costs for an estimated cost at the time the improvement is required.

Debenture borrowing was assumed to finance the improvement with an amortization period of twenty (20) years used. This amortization period is approximately the service life of the improvement.

3. GRANTS

The Town has provided grant allocations from the Street Improvement Program (SIP), which have been applied to the levies where applicable.

At this time, it is unclear whether the Town has applied for other grants for which it may be eligible. Additional grants that the Town may consider are summarized from the public domain as follows:

- *New Deal for Cities and Communities (NDCC)*

NDCC provides financial assistance to all Alberta urban and rural municipalities on a per capita basis. Funding is available for sustainable capital municipal infrastructure in support of the desired outcomes of cleaner air and water and the reduction of green house gases. Eligible projects include public transit, water and wastewater, solid waste and community energy systems. Road and bridge rehabilitation is also eligible in municipalities other than Calgary and Edmonton. NDCC was introduced in 2005 and is based on returns to the province from federal gasoline taxes. The program will provide approximately \$477 million to



Alberta municipalities over a five-year period with approximately \$57 million in 2006-07 going to 361 municipalities.

- *Street Improvement Program*

The Streets Improvement Program (SIP) provides cost-shared grants to towns, villages, summer villages, and eligible hamlets to assist with the provision of lasting streets improvements, to enhance life in rural centers and to serve to attract the decentralization of industry. The program was initially introduced in 1989 and was renewed effective April 1, 1997. The current Streets Improvement Program is intended to be an on-going municipal support program, commencing April 1, 2002. This program replaces the previous '97 SIP which sunset March 31, 2002.

The program allows the municipalities the flexibility to select their projects within general guidelines. Approved projects are eligible for 75 percent provincial funding for construction and engineering costs. All GST costs are the responsibility of the municipality.

Town of Chestermere
2008 Off-Site Levy Bylaw



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4. WATER SYSTEM LEVIES

The following portion of this update contains a discussion of each recommended **water system** improvement as indicated in the Master Utility Report submitted by Stantec. Where warranted, levies are discussed and the calculation sheet for each respective levy is included in the appendices.

Town of Chestermere staff have confirmed that to date, there are no reserves collected for water improvements.

Regional Water Line (W1-A)

The UMP indicates that if the current supply from Calgary (81 litres per second) cannot be increased, then a second water supply line from Calgary will be required. Regionally, Strathmore has also been planned to receive water from Calgary, and construction has commenced on a regional water line

Population that improvement is required

This improvement is required immediately, as the Town has had to implement water conservation measures in order to maintain fire flow volumes.

UMA Engineering has conducted a study entitled “East Calgary Regional Water Pipeline Study”, which indicates this improvement will service 34,000 people.

Levy Area

As this second supply line would benefit all new development within the Town, all future developments are considered benefiting lands. The total benefiting area is 4687 acres.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$726 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



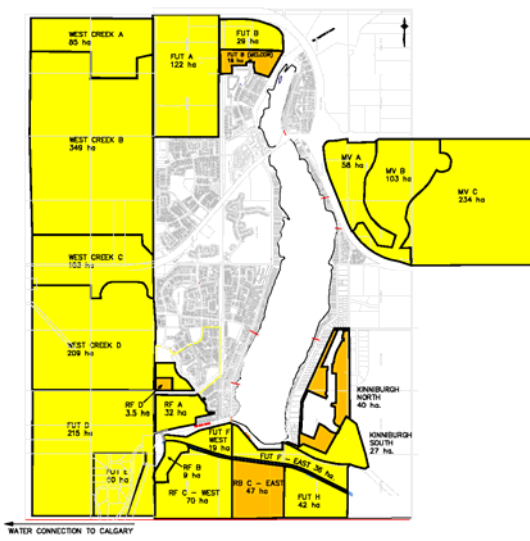
Future projects benefitting future developments only:

W1-A

Population Design Capacity of Facility	34000	
• Population at which Facility is Required	11500	
• Building Permits issued triggering Facility need	4475	
• Year Facility is Required	2008	
• Estimated Project Cost (Today)	\$2,150,000	
• Number of Years to Inflate	0	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$2,150,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$2,150,000
• Less Reserves		\$0
• Amount of Debenture	\$2,150,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$1,255,372</u>
• Total Costs for Future Project for Future Population Only		<u>\$3,405,372</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301
Future B	29	71.
Future B (Melcor)	18	44.
West Creek Dev. A	85	210
West Creek Dev. B	349	862
West Creek Dev. C	103	254
West Creek Dev. D	209	516
Future D	215	531
Future E	50	123
Future F (east)	36	88.
Future F (west)	19	46.
Rainbow Falls A	32	79.
Rainbow Falls B*	9	22.
Rainbow Falls C (east)	47	116
Rainbow Falls C (west)	70	172
Rainbow Falls D	3.5	8.6
Future H	42	103
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1900.5</u>	<u>4694.2</u>



4. **LEVY**

\$726 /acre

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Regional Water Line (W1-B) tie in at RR283

Further to W1-A above, it is proposed to service Chestermere via a lateral transmission main from the regional water main linking Strathmore to Calgary. This transmission main would terminate at the existing water reservoir located in proximity of the Rainbow Road / Hwy. 1A intersection.

The Mountain View development has been excluded from this improvement due to the location of the development, as well as the significant commercial element. This commercial element will necessitate a separate water tie and oversizing of the regional water line, as discussed in W1-C below.

Population that improvement is required

This improvement is required immediately, for reasons stated above in W1-A

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$1,261 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



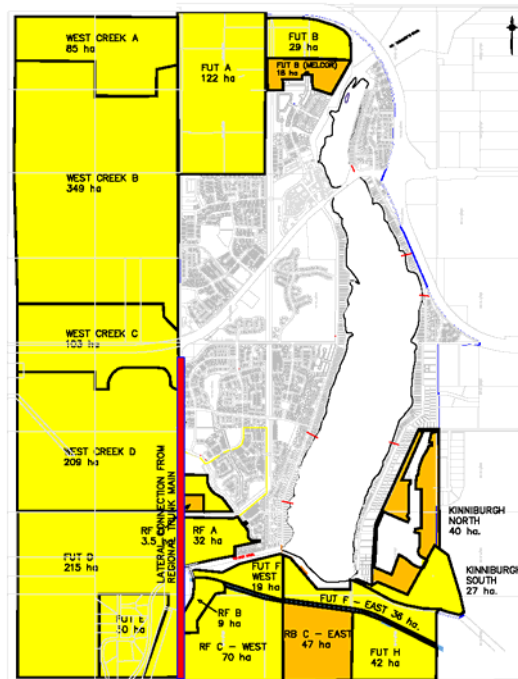
Future projects benefitting future developments only:

W1-B

Population Design Capacity of Facility	34000	
• Population at which Facility is Required	11,500	
• Building Permits issued triggering Facility need	4475	
• Year Facility is Required	2008	
• Estimated Project Cost (Today)	\$2,960,000	
• Number of Years to Inflate	0	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$2,960,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$2,960,000
• Less Reservers		\$0
• Amount of Debenture	\$2,960,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$1,728,326</u>
• Total Costs for Future Project for Future Population Only		<u>\$4,688,326</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A		
Mountain View B		
Mountain View C		
	<u>1505.5</u>	<u>3718.6</u>



\$1,261 /acre

4. **LEVY**

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Oversizing of Regional Water Line (W1-C) from RR283 to RR281

Staff from the Town of Chestermere have identified an improvement in the form of a water connection (tie) to the existing regional system connecting Strathmore and Calgary, as well as oversizing the regional system main to this tie location to allow for servicing the Mountain View development.

Population that improvement is required

As annexation is impending, it is considered that this improvement is required immediately

Levy Area

As this tie is necessitated by the development of Mountain View, as such the benefitting area is calculated at 976 acres as shown opposite.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$1,137 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



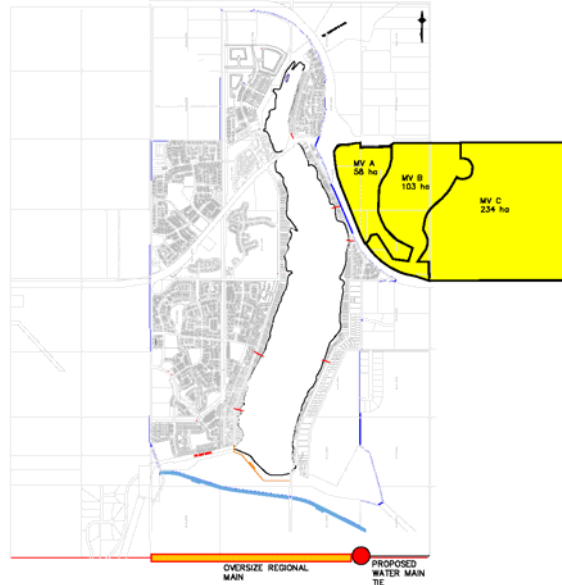
W1-C

Future projects benefitting future developments only:

Population Design Capacity of Facility	34000	
• Population at which Facility is Required	11,500	
• Building Permits issued triggering Facility need	4475	
• Year Facility is Required	2008	
• Estimated Project Cost (Today)	\$700,000	
• Number of Years to Inflate	0	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$700,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$700,000
• Less Reservers		\$0
• Amount of Debenture	\$700,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$408,726</u>
• Total Costs for Future Project for Future Population Only		<u>\$1,108,726</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>395</u>	<u>975.7</u>



4. **LEVY**

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments

\$1,137 /acre



Regional Water Line tie in at RR281 (W1-D)

This improvement consists of the connection and pipeline from the regional water system between Calgary and Strathmore to the Mountain View development.

Population that improvement is required

As annexation is impending, it is considered that this improvement is required immediately

Levy Area

As this tie is necessitated by the development of Mountain View, as such the benefitting area is calculated at 976 acres as shown opposite.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$4,546 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



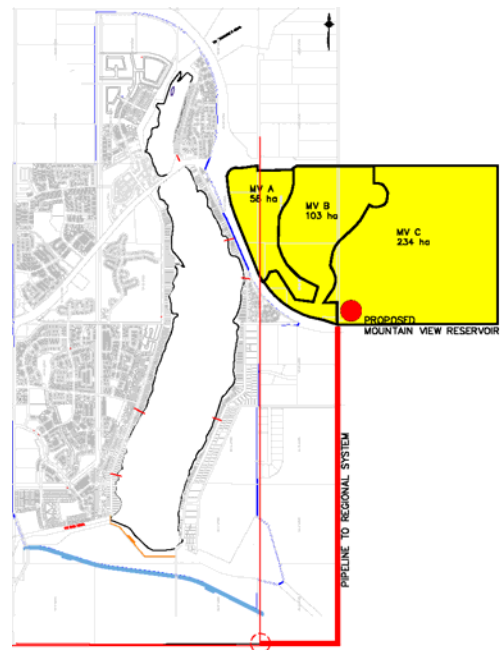
Future projects benefitting future developments only:

W1-D

Population Design Capacity of Facility	34000	
• Population at which Facility is Required	11,500	
• Building Permits issued triggering Facility need	4475	
• Year Facility is Required	2008	
• Estimated Project Cost (Today)	\$2,800,000	
• Number of Years to Inflate	0	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$2,800,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$2,800,000
• Less Reservers		\$0
• Amount of Debenture	\$2,800,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$1,634,903</u>
• Total Costs for Future Project for Future Population Only		<u>\$4,434,903</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	<u>234</u>	<u>578.0</u>
	<u>395</u>	<u>975.7</u>



4. **LEVY**

\$4,546 /acre

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Water Reservoir Expansion (W2)

The Utilities Master Plan concludes that additional storage capacity will be required when the Town of Chestermere population reaches approximately 10,000 people. This population has been reached. Storage capacity has been an issue already, with water restrictions in effect during the summer months. The Town has experienced periods of high demand which have been satisfied at the expense of fire flow storage.

Population that improvement is required

As mentioned above, fire storage has been compromised on occasion in order to satisfy the peak demands of the Town. It can be considered then, that this requirement is immediate.

Levy Area

This improvement includes those areas shown opposite. The existing reservoir was envisioned to service those developments within the current municipal boundaries, with the undeveloped benefitting lands shown opposite.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$21,856 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw

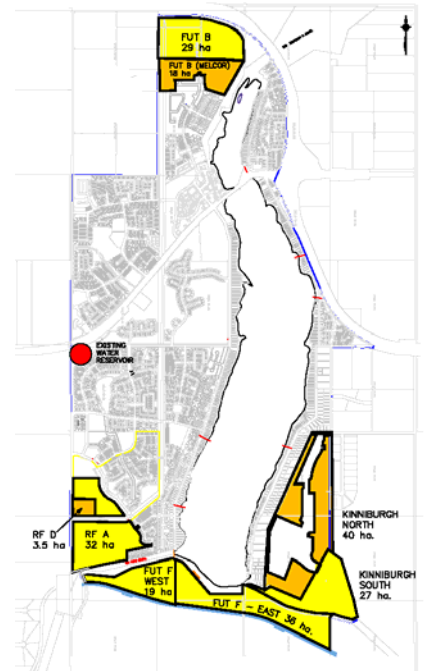


W2

Population Design Capacity of Facility	11500	
• Population at which Facility is Required	8000	
• Building Permits issued triggering Facility need	3113	
• Year Facility is Required	2007	
• Estimated Project Cost (Today)	\$6,970,000	
• Number of Years to Inflate	0	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$6,970,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$6,970,000
• Less Reserves		\$0
• Amount of Debenture	\$6,970,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$4,069,740</u>
• Total Costs for Future Project for Future Population Only		<u>\$11,039,740</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D	3.5	8.6
Future H		
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	204.5	505.1



\$21,856 /acre

4. **LEVY**

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Booster Station and Pressure Reducing Valves for new pressure zone (W3)

The Master Utility Report recommends that a separate pressure zone be required for developments on the north side of Chestermere with elevations higher than 1046.50m.

The Utility Master Plan has indicated this improvement would cost in the order of \$275,000 in 2006. It is therefore estimated that in 2008, this improvement would cost \$300,000.

Figure 4.4 of the Utilities Master Plan shows the area affected by this improvement, which is shown opposite.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$380 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



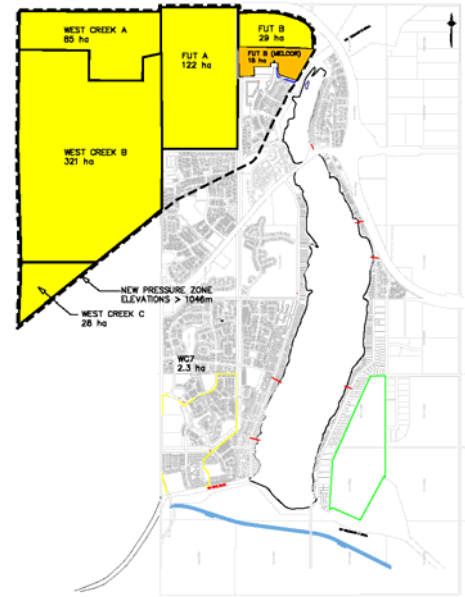
W3

Population Design Capacity of Facility	4320	
• Population at which Facility is Required	8300	
• Building Permits issued triggering Facility need	3230	
• Year Facility is Required	2007	
• Estimated Project Cost (Today)	\$300,000	
• Number of Years to Inflate	3	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$357,305
• Less Future Estimated Grants		\$0
• Total Expenditures		\$357,305
• Less Reserves		\$0
• Amount of Debenture	\$357,305	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$208,628</u>
• Total Costs for Future Project for Future Population Only		<u>\$565,933</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A	85	210.0
West Creek Dev. B	321	792.9
West Creek Dev. C	28	69.2
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		

603	1489.4
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4. **LEVY**

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments

\$380 /acre



Proposed Rainbow Falls Reservoir (W4)

As shown in Table 4.15 of the UMP, the design capacity of this improvement is 35,000 people.

Those areas yet to be developed within the current municipal boundaries are exempt from this levy, as they presently are levied under W2 for the existing reservoir expansion.

The Utility Master Plan has indicated this improvement would cost in the order of \$5,350,000 in 2006. However, the construction cost of this improvement has been estimated using the actual construction cost of the existing water reservoir expansion totalling \$6,970,000 to service an additional area of 500 acres. Applying this construction cost/acre (\$13,940/ac) to the benefitting area results in a construction cost of \$22,100,000 before the application of grants. However, this estimate has been reduced to \$17,500,000 due to expected future market conditions.

Town staff have indicated a grant in the amount of \$4,480,000 will be applied for, to offset the cost of this improvement.

Applying the grant after factoring in inflation resulting in the levy as shown opposite.

Town of Chestermere
2008 Off-Site Levy Bylaw

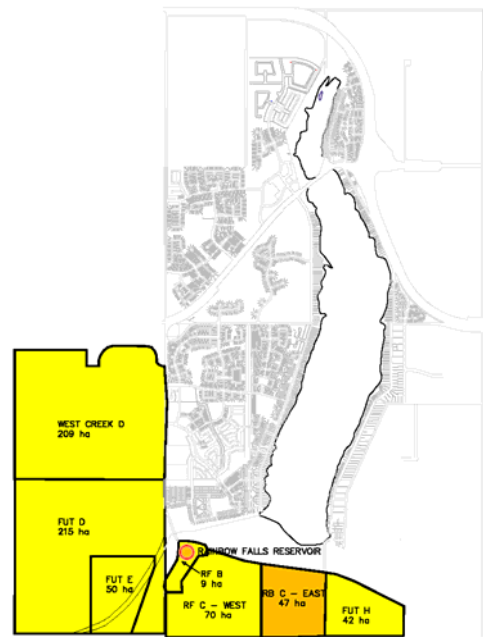


W4

Population Design Capacity of Facility	35000	
• Population at which Facility is Required	0	
• Building Permits issued triggering Facility need	0	
• Year Facility is Required	2013	
• Estimated Project Cost (Today)	\$17,500,000	
• Number of Years to Inflate	6	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$24,824,084
• Less Future Estimated Grants		\$4,480,000
• Total Expenditures		\$20,344,084
• Less Reserves		\$0
• Amount of Debenture	\$20,344,084	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$11,878,784</u>
• Total Costs for Future Project for Future Population Only		<u>\$32,222,869</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D		
Future H	42	103.7
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	642	1585.7



4. **LEVY**

\$20,321 /acre

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Proposed West Creek Reservoir (W5)

As shown in Table 4.15 of the UMP, the design capacity of this improvement is 25,000 people.

Those areas yet to be developed within the current municipal boundaries are exempt from this levy, as they presently are levied under W2 for the existing reservoir expansion.

The Utilities Master Plan suggests that the cost for this improvement will be \$5,000,000. However, the construction cost of this improvement has been estimated using the actual construction cost of the existing booster station/reservoir upgrades totalling \$6,970,000 to service an additional area of 500 acres. Applying this construction cost/acre (\$13,940/ac) to the benefitting area results in the construction cost of \$21,035,000 before the application of grants. However, this estimate has been reduced to \$18,500,000 due to expected future market conditions.

Town staff have indicated a grant in the amount of \$2,175,000 will be applied for, to offset the cost of this improvement.

Applying the grant after factoring in inflation resulting in the levy as shown opposite.

Town of Chestermere
2008 Off-Site Levy Bylaw



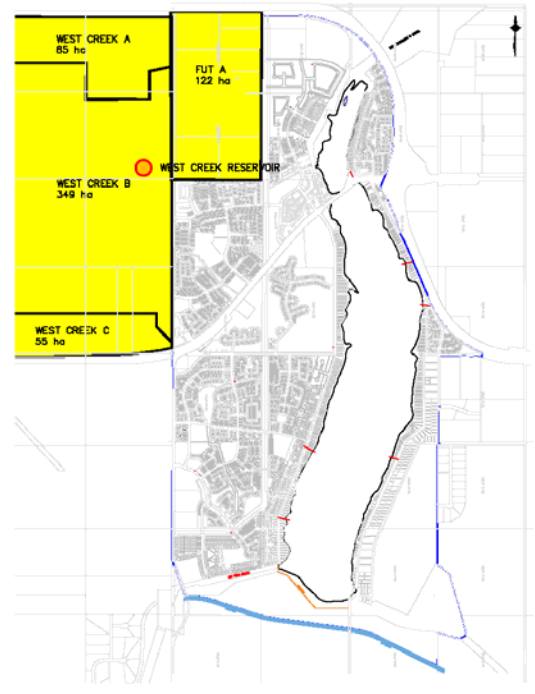
W5

Population Design Capacity of Facility	25000	
• Population at which Facility is Required		
• Building Permits issued triggering Facility need	0	
• Year Facility is Required	2013	
• Estimated Project Cost (Today)	\$18,500,000	
• Number of Years to Inflate	3	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$22,033,796
• Less Future Estimated Grants		\$2,175,000
• Total Expenditures		\$19,858,796
• Less Reserves		\$0
• Amount of Debenture	\$19,858,796	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$11,595,427</u>
• Total Costs for Future Project for Future Population Only		<u>\$31,454,223</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B		
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	55	135.9
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		

611 1509.2



4. **LEVY**

\$20,843 /acre

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Proposed Mountain View Reservoir (W6)

As shown in Table 4.15 of the UMP, the design capacity of this improvement is 16,000 people.

Those areas yet to be developed within the current municipal boundaries are exempt from this levy, as they presently are levied under W2 for the existing reservoir expansion.

The Utility Master Plan has indicated this improvement would cost in the order of \$4,400,000 in 2006. However, the construction cost of this improvement has been estimated using the actual construction cost of the existing booster station/reservoir upgrades totalling \$6,970,000 to service an additional area of 500 acres. Applying this construction cost/acre (\$13,940/ac) to the benefitting area results in the construction cost shown opposite. No allowance has been made for market conditions for this improvement, as it is our understanding the developer intends to proceed immediately upon annexation completion.

Town staff have indicated a grant in the amount of \$1,960,000 will be applied for, to offset the cost of this improvement.

Applying the grant after factoring in inflation, this results in the levy as shown opposite.

Demand Side Measures Program (W7)

There is no provision within the Municipal Government Act (MGA) to collect levies for studies or investigations. This is because studies provide recommendations that may not necessarily be implemented. It is expected this study would not exceed \$20,000 to complete.

Town of Chestermere
2008 Off-Site Levy Bylaw

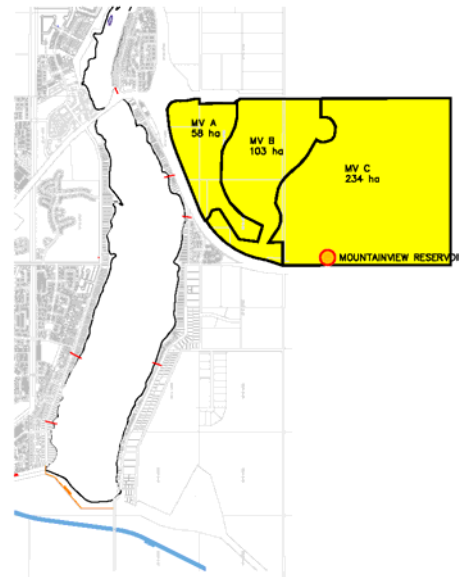


W6

Population Design Capacity of Facility	16000	
• Population at which Facility is Required		
• Building Permits issued triggering Facility need	0	
• Year Facility is Required	2010	
• Estimated Project Cost (Today)	\$13,600,000	
• Number of Years to Inflate	1	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$14,416,000
• Less Future Estimated Grants		\$1,960,000
• Total Expenditures		\$12,456,000
• Less Reserves		\$0
• Amount of Debenture	\$12,456,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures to Payout		<u>\$7,272,981</u>
• Total Costs for Future Project for Future Population Only		<u>\$19,728,981</u>

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>395</u>	<u>975.7</u>



4. **LEVY**

\$20,222 /acre

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



5. SANITARY SEWER LEVIES

The following portion of this update contains a discussion of each recommended **sanitary sewer** improvement as indicated in the Utility Master Plan, and South Chestermere Servicing Study

New Sanitary Discharge Line to Calgary (SAN-1)

Stantec has identified the need for a second sanitary discharge line to Calgary. Conversations with J. Massic (Stantec) have indicated that the City of Calgary have placed restrictions on the volumes and flow that can be discharged to Calgary via the existing 450mm forcemain. This forcemain currently discharge to the Bonnybrook Waste Water Treatment plant (WWTP).

The Master Utility report recommends constructing a second discharge line to Calgary from a proposed super lift station (Lift Station No. 13). This second discharge line presumably would discharge to the Pine Creek WWTP.

Population that improvement is required

Stantec has indicated that this improvement is required immediately. However, this improvement works in unison with the proposed Super Lift Station (described below), and should be constructed prior to construction of the Super Lift Station (LS13).

Levy Area

This second force main would convey approximately 75% of the ultimate flow to Calgary. However, prior to construction of this improvement, sewage is conveyed to Calgary via the existing lift station 10, and 450mm forced main. Until such time as the new force main is constructed, all new development within the annexation areas and current municipal boundaries will be levied for this improvement.

Development within the current municipal boundaries are considered eligible as the Town's population already exceeds the population Stantec has identified in the South Chestermere Servicing Study as the design population for the existing sanitary system.

Off-Site Levy

Town Staff have indicated grants are not available for this improvement. As such, as shown opposite, the off-site levy for this improvement has been calculated at \$2,868 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



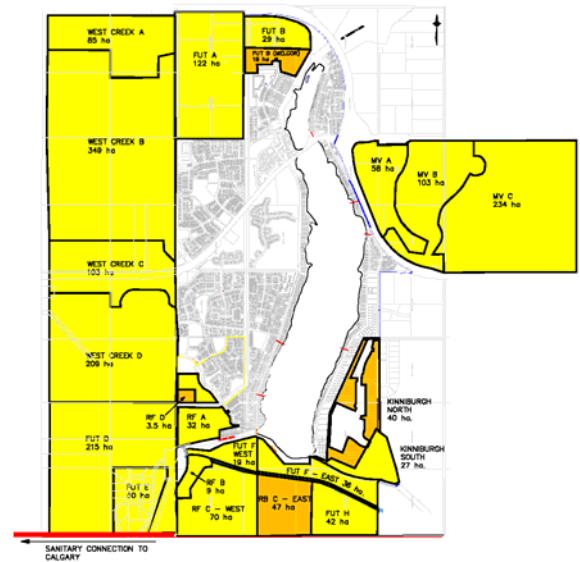
SAN1

Future projects benefitting existing and future population:

Population Design Capacity of Facility	32000
• Population at which Facility is Required	10700
• Building Permits issued triggering Facility need	4163
• Projected Year That Facility is Required	2009
• Estimated Project Cost (Today)	\$12,000,000
• Number of Years to Inflate	1
• % Inflation Rate per Year	6
• Future Projects Estimated Costs	\$12,720,000
• Less Future Estimated Grants	\$0
• Total Expenditures	\$12,720,000
• Less Reserves	\$0
• Amount of Debenture	\$12,720,000
• Period of Debenture	20
• % Annual Compound Interest Rate	5
• Interest on Debentures for first two years only	<u>\$742,713</u>
• Total Costs for Future Project for Existing and Future Population	\$13,462,713

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<hr/>	<hr/>
		4694.2



4. **LEVY**

\$2,868 /acre



New Super Lift Station LS13 (SAN-2)

As mentioned above, a Super Lift Station is recommended to be constructed to collect approximately 75% of the Town of Chestermere sewage, and pump to Calgary via a new forcemain. Development of future Rainbow Falls, Kinniburgh, and the Mountain View Industrial Park is contingent on the construction of this lift station.

Population that improvement is required

Stantec has indicated that this improvement is required immediately to service those benefitting areas shown opposite.

Levy Area

This lift station would convey approximately 75% of the ultimate flow to Calgary. However, prior to construction of this improvement, sewage is conveyed to Calgary via the existing lift station 10, and 450mm forced main. Until such time as the Super Lift Station is constructed, all new development within the annexation areas and current municipal boundaries will be levied for this improvement.

Development within the current municipal boundaries are considered eligible as the Town's population already exceeds the population Stantec has identified in the South Chestermere Servicing Study as the design population for the existing sanitary system.

Off-Site Levy

Town Staff have indicated that grants are not available for this improvement. As such, as shown opposite, the off-site levy for this improvement has been calculated at \$2,390 per acre.

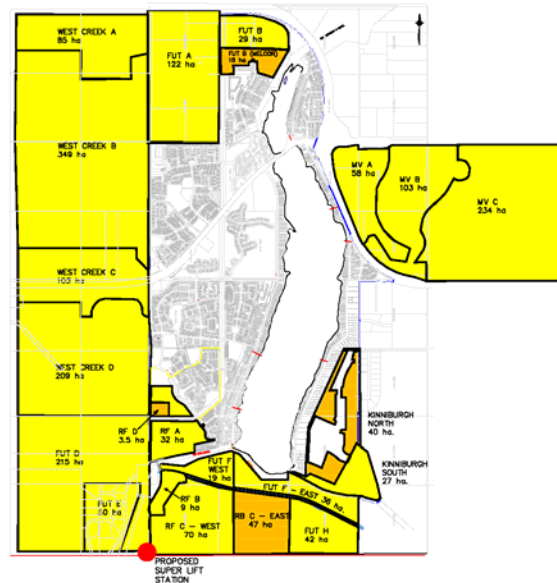


Future projects benefitting existing and future population:

Population Design Capacity of Facility	32000
• Population at which Facility is Required	10700
• Building Permits issued triggering Facility need	4163
• Projected Year That Facility is Required	2009
• Estimated Project Cost (Today)	\$10,000,000
• Number of Years to Inflate	1
• % Inflation Rate per Year	6
• Future Projects Estimated Costs	\$10,600,000
• Less Future Estimated Grants	\$0
• Total Expenditures	\$10,600,000
• Less Reserves	\$0
• Amount of Debenture	\$10,600,000
• Period of Debenture	20
• % Annual Compound Interest Rate	5
• Interest on Debentures for first two years only	<u>\$618,927</u>
• Total Costs for Future Project for Existing and Future Population	\$11,218,927

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1900.5</u>	<u>4694.2</u>



4. **LEVY**

\$2,390 /acre



Re-Align Lift Station No. 11 Forcemain along Hwy 1A (SAN 3)

This improvement has since been built since the issue of the Utilities Master Plan. It is understood that the Town of Chestermere will offer endeavors to assist to the developer who front ended the construction of this improvement.

Melcor Developments have confirmed the construction cost of this improvement to be \$700,000.00

Staff from the Town of Chestermere have requested that a cost/acre be presented in order to account for the costs of this improvement. As shown opposite, this cost amounts to \$6,382 per acre of Future B.

Rainbow Falls LS12 (SAN-4A)

This lift station ultimately will collect sewage from Rainbow Falls, and pump to the Super Lift Station for final pumping to Calgary via the future sewage force main. However, as this lift station will be built prior to the construction of the Super Lift Station, sewage must be pumped in the interim to LS10 for final pumping to Calgary via the existing sewage force main. The "South Chestermere Servicing Study" identifies the cost of construction of the lift station and interim forcemain as \$1,700,000 and \$875,000 respectively, for a total of \$2,575,000, however the developer has confirmed 2008 costs as \$2,900,000.00

The costs for this lift station is considered a cost of development that has been borne by the developer.



Rainbow Falls LS12 Ultimate Sewer Main (SAN-4B)

Once the Super Lift Station is commissioned, flow from the Rainbow Falls lift station (LS12) will be pumped to Rainbow Road, and then flow by gravity to the Super Lift Station.

The cost of the combined interim and ultimate piping scenario has been identified by Stantec in "*The South Chestermere Servicing Study*" at a cost of \$875,000. The total length of the combined scenario is approximately 3960m at a cost per lineal metre of approximately \$221/m. The ultimate scenario, as shown opposite is approximately 1545m for an approximate cost of \$341,500.

The cost for this construction is considered a cost of development to be borne by the developer. It is recommended that a condition of subdivision approval for the developments serviced by this lift station include the construction of this lift station.

Town of Chestermere staff have requested that a cost/acre be shown for this improvement, which has been estimated at \$4,632 per acre.



Proposed Kinniburgh Lift Station No. 4 (SAN-10A)

This improvement has since been built since the issue of the Utilities Master Plan. A memorandum of agreement has been established in order to assist the developer who front-ended the construction costs to recover those costs from other developers.

Staff from the Town of Chestermere have requested that a cost/acre be presented in order to account for the costs of this improvement, which is shown opposite.

Town of Chestermere
2008 Off-Site Levy Bylaw



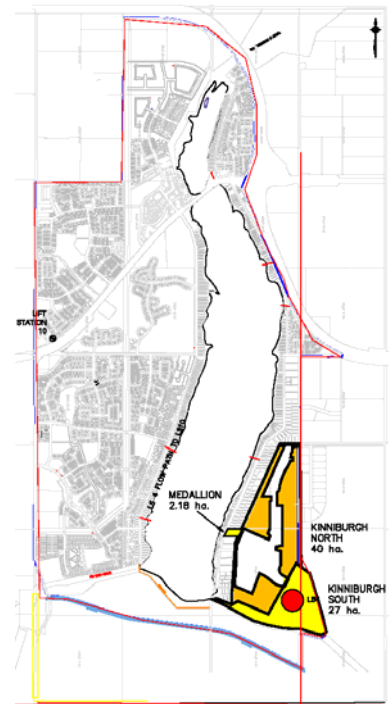
Future projects benefitting existing and future population:

SAN10-A

Population Design Capacity of Facility	6880
• Population at which Facility is Required	10700
• Building Permits issued triggering Facility need	4163
• Projected Year That Facility is Required	2009
• Estimated Project Cost (Today)	\$4,800,000
• Number of Years to Inflate	0
• % Inflation Rate per Year	6
• Future Projects Estimated Costs	\$4,800,000
• Less Future Estimated Grants	\$0
• Total Expenditures	\$4,800,000
• Less Town contribution	\$1,008,000
• Amount of Debenture	\$3,792,000
• Period of Debenture	20
• % Annual Compound Interest Rate	5
• Interest on Debentures for first two years only	<u>\$221,413</u>
• Total Costs for Future Project for Existing and Future Population	\$4,013,413

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Medallion	2.19	5.4
Future H		
Kinniburgh North	40	98.8
Kiinniburgh South	27	66.7
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	69.19	170.9



LEVY

\$23,485 /acre



Proposed Kinniburgh Lift Station No. 4 Ultimate Sewer Main (SAN-10B)

Once the Super Lift Station is commissioned, flow from the Kinniburgh lift station (LS4) will be pumped to Rainbow Road, and then flow by gravity to the Super Lift Station.

At this time it is not known if the Kinniburgh and Rainbow Falls developers are in negotiations to cost-share a mutually beneficial, common gravity main along Rainbow Road to which both of their forcemains could tie to. As such, at this time, it has been assumed that both developments would tie to their own gravity main within Rainbow Road with both gravity mains discharging to the Super Lift Station, however it is recognized that the two developers will most likely cost share a common gravity main.

Improvement Costs

In the "*South Chestermere Servicing Study*", Stantec identifies the cost of forcemain to be \$1,500,000, which includes the ultimate forcemain scenario. The total length of the combined forcemain is approximately 5,900m for a cost/lineal metre of approximately \$254 / m, for a improvement cost of approximately \$253,000.

Levy Area

Development within the current municipal boundaries are considered eligible as the Town's population already the population Stantec has identified in the South Chestermere Servicing Study as the design population for the existing sanitary system.

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$1,437 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



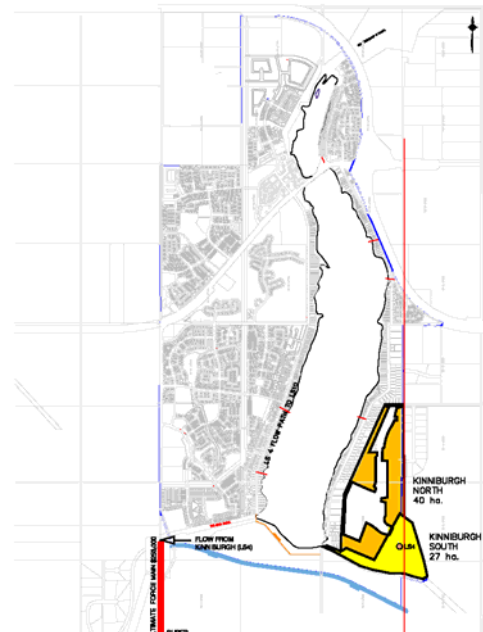
Future projects benefitting existing and future population:

SAN10-B

Population Design Capacity of Facility	75,700	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2010	
• Estimated Project Cost (Today)	\$253,000	
• Number of Years to Inflate	2	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$284,271
• Less Future Estimated Grants		\$0
• Total Expenditures		\$284,271
• Less Town contribution (21%)		\$59,700
• Amount of Debenture	\$224,571	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$13,113</u>
• Total Costs for Future Project for Existing and Future Population		\$237,683

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North	40	98.8
Kiinniburgh South	27	66.7
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	67	165.5



\$1,437 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



SCADA Monitoring/Control for all lift stations (SAN-7)

The recommendation in the Master Utility report to install SCADA operating and control as part of individual lift station upgrades is a maintenance improvement on existing lift stations, and not considered eligible for levy collection.

Upgrade Lift Stations 1 and 2 (SAN-8)

Lift Station Nos. 1 and 2 do not service any undeveloped areas, and as such these improvements do not qualify for levy collection

Field Reconnaissance Study (SAN-9)

There is no provision within the Municipal Government Act (MGA) to collect levies for studies. This is because studies provide recommendations that may not necessarily be implemented.

Upgrade Lift Station No. 11 (SAN-11)

In order to meet Alberta Environment standards, Stantec has identified in their Master Utilities report that lift station No. 11 needs to be upgraded in order to accept flows from Future B.

Improvement Costs

The UMP identifies improvement costs to be in the order of \$100,000, with costs updated to \$200,000.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement is as shown on the opposite page.

Town of Chestermere
2008 Off-Site Levy Bylaw



Future projects benefitting existing and future population:

SAN11

Population Design Capacity of Facility	6880	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2009	
• Estimated Project Cost (Today)	\$200,000	
• Number of Years to Inflate	1	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$212,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$212,000
• Less Town contribution		\$0
• Amount of Debenture	\$212,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$12,379</u>
• Total Costs for Future Project for Existing and Future Population		\$224,379

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B	29	71.6
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Medallion		
Future H		
Kinniburgh North		
Kiinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	
	29	71.6



\$3,133 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Upgrade Lift Station No. 8 (SAN-12)

The recommendations made by Stantec included upgrading the pumps to satisfy Alberta Environment standards. Lift Station No. 8 does not service any undeveloped areas, and as such these improvements do not qualify for levy collection.

Divert Lift Station No. 9 Force Main (SAN-13)

Build out of Westmere within the existing Town boundaries (Future B) will require pumping to Calgary from Lift Station No. 10 at rates which exceed the allowed pumping rates. As such, Stantec has recommended as part of their Utilities Master Plan that flow from Lift Station No. 9 be diverted from Lift Station No. 10 to the Super Lift station. This will reduce flow to Lift Station 10 allowing Future B to be serviced by Lift Station 10.

Population that improvement is required

No timeline has been given for this improvement, however build-out of Future B is expected within the next 10 years. It is therefore acceptable to begin collecting levies immediately for this improvement.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$630 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



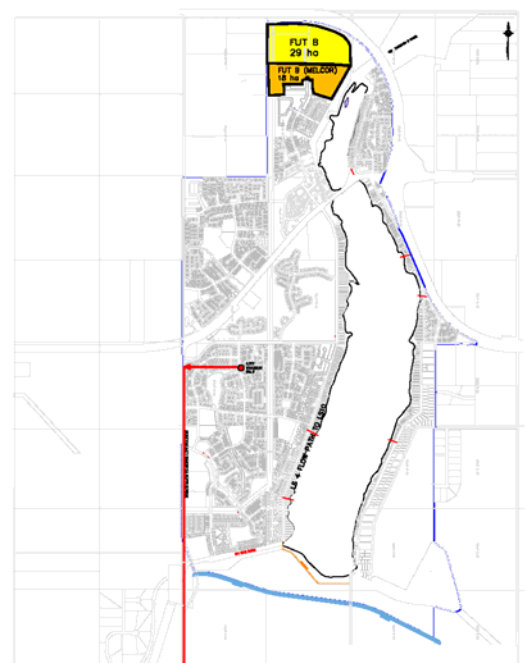
Future projects benefitting existing and future population:

SAN13

Population Design Capacity of Facility	2850
• Population at which Facility is Required	10700
• Building Permits issued triggering Facility need	4163
• Projected Year That Facility is Required	2009
• Estimated Project Cost (Today)	\$58,000
• Number of Years to Inflate	3
• % Inflation Rate per Year	6
• Future Projects Estimated Costs	\$69,079
• Less Future Estimated Grants	\$0
• Total Expenditures	\$69,079
• Less Grants	\$0
• Amount of Debenture	\$69,079
• Period of Debenture	20
• % Annual Compound Interest Rate	5
• Interest on Debentures for first two years only	<u>\$4,033</u>
• Total Costs for Future Project for Existing and Future Population	\$73,112

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B	29	71.6
Future B (Melcor)	18	44.5
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
	47	116.1



\$630 /acre



Upgrade Lift Station No. 8A (SAN-14)

The recommendations made by Stantec as part of the Master Utilities Report included upgrading the pumps to satisfy Alberta Environment standards. Lift Station No. 8A does not service any undeveloped areas, and as such these improvements do not qualify for levy collection.

Upgrade Lift Station No. 3 (SAN-15)

The recommendations made by Stantec as part of the Master Utilities Report included upgrading the pumps to satisfy Alberta Environment standards. However, the South Servicing Report has superseded the design intentions of the Utilities Master Plan in that LS3 flows to the proposed Kinniburgh South lift station. As such, no improvements have been recommended.

Install VFD's in Lift Station No. 9 (SAN-16)

Stantec recommends installation of VFD's in lift station No. 9 in order to increase capacity in lift station No. 10. The rationale behind the increased capacity is unclear, however it would appear that the installation of VFD's is to improve current pumping rates. Once flows from lift station No. 9 have been diverted to the Super Lift station, the VFD's will not be required, and may be salvaged for re-use.

As this improvement would not service any future developable areas, it does not qualify for levy collection.

Upgrading Adverse Slopes/Under Capacity (SAN-17)

Stantec has identified approximately 2500m of sewage pipes that are over capacity. Conversations with Town staff have indicated that it would be beneficial to include Public Works in consideration of future work on this item.

As future development is not intended to be serviced through existing Town infrastructure, this item cannot qualify for levy collection.

Review Lift Station No. 7 (Resizing) (SAN-18)

This item has not been identified as an improvement requiring collection of off-site levies.

Lift Station No. 10 (SAN-19)

This item has not been identified as an improvement requiring collection of off-site levies.



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Mountain View Lift Station LS14 (SAN-20)

A sanitary lift station is required within the Mountain View Business Park, in order to accommodate flows generated by the proposed commercial and residential development

Population that improvement is required

Developers have indicated that development within this area will commence immediately upon council approving the annexation lands. It is our understanding that annexation approval is imminent, and collection of the levies for this improvement should commence immediately.

Levy Cost

The cost of construction for this improvement is based on the actual construction costs of the Kinniburgh Lift Station, which services Kinniburgh North (69 ha.), Kinniburgh South (27 ha.) and Medallion (2.2 ha) for a total of 98.2 ha. (243 acres).

Updated Kinniburgh lift station costs of \$4,800,000 in which the Town portion of 21% are applied results in a construction cost of \$3,792,000. This yields a cost per acre of \$15,605/acre.

The total cost therefore is \$15,605/acre x 975 acres = \$15,215,000.00. No provision has been made to reduce this construction cost as it is understood this improvement will be constructed immediately.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

The off-site levy for this improvement is as shown opposite.

Town of Chestermere
2008 Off-Site Levy Bylaw



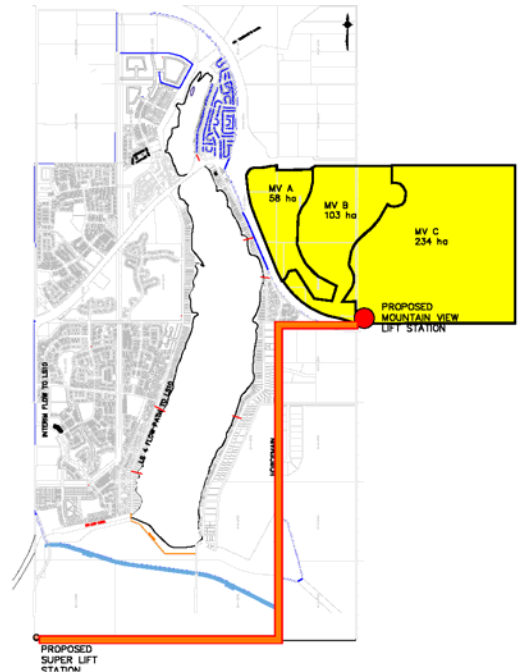
Future projects benefitting existing and future population:

SAN20

Population Design Capacity of Facility	2850	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2009	
• Estimated Project Cost (Today)	\$15,215,000	
• Number of Years to Inflate	1	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$16,127,900
• Less Future Estimated Grants		\$0
• Total Expenditures		\$16,127,900
• Less Grants		\$0
• Amount of Debenture	\$16,127,900	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$941,698</u>
• Total Costs for Future Project for Existing and Future Population		\$17,069,598

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>395</u>	<u>975.7</u>



\$17,496 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Rainbow Falls South Lift Station LS16 (SAN-21)

A sanitary lift station is required within the part of Rainbow Falls “C” and all of Future “H”, in order to collect residential sanitary flows from the proposed development and pump to the Super Lift Station.

Population that improvement is required

The lands serviced by the proposed lift station have been ranked by Stantec in the UMP as third for development, after Kinniburgh North and South, and Rainbow Falls. As construction has already started on these lands, it is logical to assume that development, and therefore this improvement, will be required within one year of the annexation being approved.

Levy Cost

The cost of construction for this improvement is based on the actual construction costs of the Kinniburgh Lift Station, which services Kinniburgh North (69 ha.), Kinniburgh South (27 ha.) and Medallion (2.2 ha) for a total of 98.2 ha. (243 acres).

Updated Kinniburgh lift station costs of \$4,800,000 in which the Town portion of 21% are applied results in a construction cost of \$3,792,000. This yields a cost per acre of \$15,605/acre.

The total cost therefore is \$15,605/acre x 356 acres = \$5,555,380.00. However, as this improvement will not be immediately constructed, consideration of future construction economies suggest this improvement may be constructed for \$4,500,000.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

The off-site levy for this improvement is as shown opposite.

Town of Chestermere
2008 Off-Site Levy Bylaw



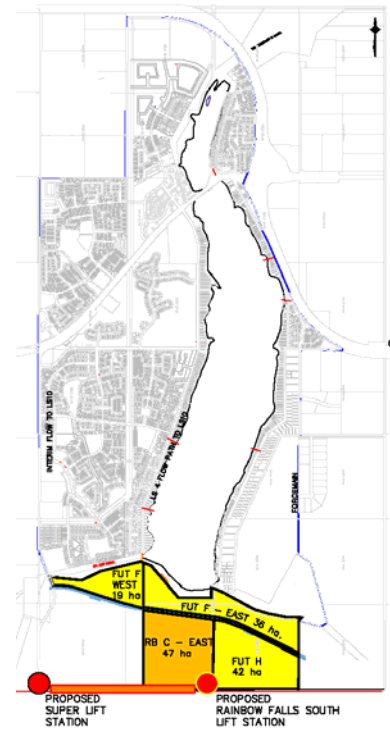
Future projects benefitting existing and future population:

SAN21

Population Design Capacity of Facility	2850	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2010	
• Estimated Project Cost (Today)	\$4,500,000	
• Number of Years to Inflate	5	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$6,022,015
• Less Future Estimated Grants		\$0
• Total Expenditures		\$6,022,015
• Less Grants		\$0
• Amount of Debenture	\$6,022,015	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$351,622</u>
• Total Costs for Future Project for Existing and Future Population		\$6,373,637

BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)		
Rainbow Falls D		
Future H	42	103.7
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	144	355.7



\$17,920 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



West Creek Gravity Sanitary Main on Rainbow Road (SAN-22)

The UMP does not indicate a sanitary lift station is warranted for the lands north of Hwy 1A, and west of Rainbow Road, and that sewage can be conveyed via a gravity main south along Rainbow Road to the Super Lift Station.

There is some opportunity for cost sharing of the gravity main south of Rainbow Falls Way, as flow from Rainbow Falls and Kinniburgh would presumably also use this portion of the line. However, these negotiations have yet to occur and as such, the benefitting lands have been allocated to this improvement only.

Population that improvement is required

It is expected that upon annexation, development on these lands will commence within 5 years.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$730 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



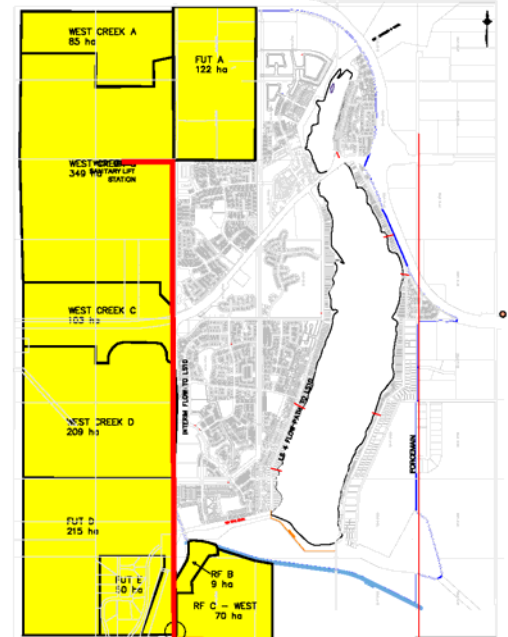
Future projects benefitting existing and future population:

SAN22

Population Design Capacity of Facility	2850	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2010	
• Estimated Project Cost (Today)	\$2,000,000	
• Number of Years to Inflate	5	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$2,676,451
• Less Future Estimated Grants		\$0
• Total Expenditures		\$2,676,451
• Less Grants		\$0
• Amount of Debenture	\$2,676,451	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$156,276</u>
• Total Costs for Future Project for Existing and Future Population		\$2,832,727

BENEFITTING AREAS

	(ha)	(ac)
Future A	122	301.3
Future B		
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)		
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<u>1215.5</u>	<u>3002.3</u>



\$944 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



6. STORM SYSTEM LEVIES

The following portion of this update contains a discussion of each recommended **storm sewer system** improvement as indicated in the Utility Master Plan.

Storm Trunk along WH Canal (ST-1)

This improvement has been constructed for a cost of \$2,670,000. It is understood that the Town of Chestermere has offered endeavors to assist to the developer who front-ended the construction of this improvement.

Shepard Diversion Stormwater Study (ST-2) Stormwater System Fire Flows Study (ST-3)

There is no provision within the Municipal Government Act (MGA) to collect levies for studies.

WH Canal Underdrain for Shepard Wetlands Drainage Basin (ST-4)

Discussions with affected stakeholders represented by Focus, and review of the Utilities Master Plan indicates that the areas west of Rainbow Road and south of Hwy 1A are to be drained to the Shepard Slough, via an underdrain under the Alberta Environment canal, as shown in Figure 6.8 of the UMP.

Population that improvement is required

No timeline has been given for this improvement, however development within the annexation lands can be expected very shortly after the annexation has occurred. It is anticipated this scenario could occur within the next two years.

This improvement is contingent on securing agreements with Alberta Environment for drainage to the Shepard Slough. Stantec has identified the cost of this improvement in the UMP at \$1,500,000.00

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$1,397 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



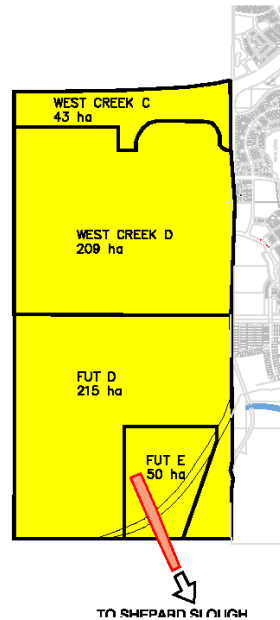
ST4

Future projects benefitting existing and future population:

Population Design Capacity of Facility	35,756	
• Population at which Facility is Required	10700	
• Building Permits issued triggering Facility need	4163	
• Projected Year That Facility is Required	2007	
• Estimated Project Cost (Today)	\$1,500,000	
• Number of Years to Inflate	2	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$1,685,400
• Less Future Estimated Grants		\$0
• Total Expenditures		\$1,685,400
• Less Other Income		\$0
• Amount of Debenture	\$1,685,400	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$98,409</u>
• Total Costs for Future Project for Existing and Future Population		\$1,783,809

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C	43	106.2
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)		
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)		
Rainbow Falls C (west)		
Rainbow Falls D		
Future H		
Medallion		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		



517	1277.0
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4. **LEVY**

\$1,397 /acre



7. TRANSPORTATION LEVIES

The following portion of this update contains a discussion of the transportation levies as they relate to improvements recommended by Bunt and Associates in their report titled, "Town of Chestermere Transportation Study Interim Report", November 2006.

Where warranted, levies are discussed and the calculation sheet for each respective levy is included in the appendices.

It has been assumed that each Transportation improvement is eligible for cost sharing from Alberta Infrastructure and Transportation.

Highway 1 / Rainbow Road separated grade intersection (T1-A)

Alberta Infrastructure and Transportation (AIT) has identified this intersection is to be upgraded to a grade separated interchange. However, it is not included in the three year plan published by AIT. AIT will not provide comment as to when this interchange will be improved. However a functional plan has been conducted by Earth Tech Limited, and a recommended interchange layout has been submitted to AIT for approval.

AIT did indicate that if the demand for the interchange exceeds the timing that the provincial government has determined, then the developments creating this demand would be expected to front end a considerable portion of the capital cost of the interchange, however the application of reserves against this improvement is not recommended until funding has been negotiated with Alberta Infrastructure and Transportation, as well as developers north of Highway No. 1.

Earth Tech has updated the construction cost of this improvement at \$85,000,000, with the Town portion estimated at \$12,000,000. At the time of this report, investigation by Town staff were underway to determine provincial cost sharing, and the amount of Federal funding available as this interchange is situated within the Trans-Canada highway.

Population that improvement is required

No timeline has been given for this improvement, and as mentioned, AIT has not identified this improvement as being within their three year construction plan. However, in their interim transportation study, Bunt and Associates have indicated that this interchange may be necessary at the 50,000 population threshold. The growth study conducted by Brown and Associates suggests a 50,000 population in 2045, however growth pressures north of Highway No. 1 suggest that this improvement may be required much sooner, possibly within 10 years.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page. Through previous agreements with the Town, Melcor lands in Future "B" have been excluded from transportation levies.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$4,892 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



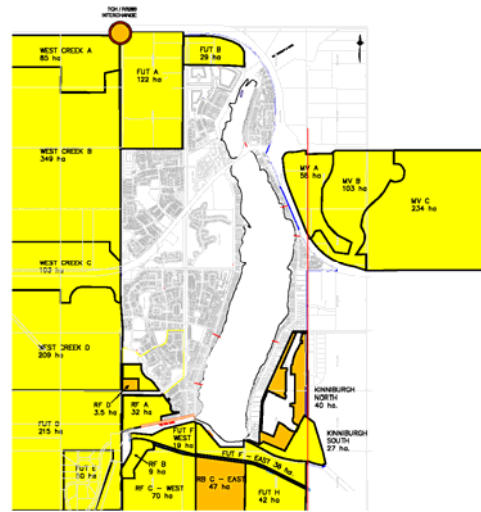
Future projects benefitting existing and future population:

T1-A

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	50000	
• Building Permits issued triggering Facility need		
• Projected Year That Facility is Required	2018	
• Estimated Project Cost (Today)	\$12,000,000	
• Number of Years to Inflate	10	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$21,490,172
• Less Future Estimated Grants		\$0
• Total Expenditures		\$21,490,172
• Less Reserves		\$0
• Amount of Debenture	\$21,490,172	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$1,254,798</u>
• Total Costs for Future Project for Existing and Future Population		\$22,744,970

BENEFITTING AREAS

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1882.5</u>	<u>4649.8</u>



\$4,892 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Highway 1 / Twp Rd 791 separated grade intersection (T1-B)

Alberta Infrastructure and Transportation (AIT) has identified this intersection is to be upgraded to a grade separated interchange. However, it is not included in the three year plan published by AIT. AIT will not provide comment as to when this interchange will be improved. However a functional plan is currently being prepared by UMA|AECOM and has been submitted to AIT for approval.

AIT did indicate that if the demand for the interchange exceeds the timing that the provincial government has determined, then the developments creating this demand would be expected to front end a considerable portion of the capital cost of the interchange, however the application of reserves against this improvement is not recommended until funding has been negotiated with Alberta Infrastructure and Transportation, as well as developers north of Highway No. 1.

As this improvement is still in the planning stages, for the purposes of the 2008 Off-Site Levy Bylaw, it is assumed that the configuration and potential cost sharing is the same as the interchange proposed at Rainbow Road and Hwy 1.

UMA Engineering has updated the construction cost of this improvement at \$118,000,000. The Town contribution is estimated to be \$12,000,000.

Population that improvement is required

No timeline has been given for this improvement, and as mentioned, AIT has not identified this improvement as being within their three year construction plan. However, the developer of Mountain View has indicated that they estimate this interchange will be required by 2010 as they plan to commence development upon completion of the annexation process, currently underway.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$3,070 per acre.

Note: Justification for the collection of off-site levies for the proposed interchanges is provided under section 648(2)(c.1) of the Municipal Government Act which reads in part "*An off-site levy may be used only to pay for all or part of the capital costs of any or all of the following: ...new or expanded roads required for or impacted by a subdivision or development*"

Town of Chestermere
2008 Off-Site Levy Bylaw



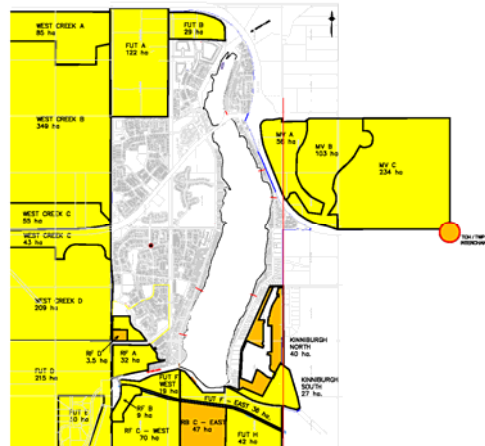
Future projects benefitting existing and future population:

T1-B

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	50000	
• Building Permits issued triggering Facility need	19455	
• Projected Year That Facility is Required	2010	
• Estimated Project Cost (Today)	\$12,000,000	
• Number of Years to Inflate	2	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$13,483,200
• Less Future Estimated Grants		\$0
• Total Expenditures		\$13,483,200
• Less Reserves		\$0
• Amount of Debenture	\$13,483,200	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$787,276</u>
• Total Costs for Future Project for Existing and Future Population		\$14,270,476

BENEFITTING AREAS

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1882.5</u>	<u>4649.8</u>



\$3,070 /acre

LEVY

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments



Traffic Signals at Invermere Drive and Highway 1A intersection (T-2)

Population that improvement is required

Bunt and Associates have indicated that this improvement will be required at a population of 12,000 people.

Levy Area

The benefitting area is as shown opposite.

Through previous agreements with the Town, Melcor lands in Future "B" have been excluded from transportation levies.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$73 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



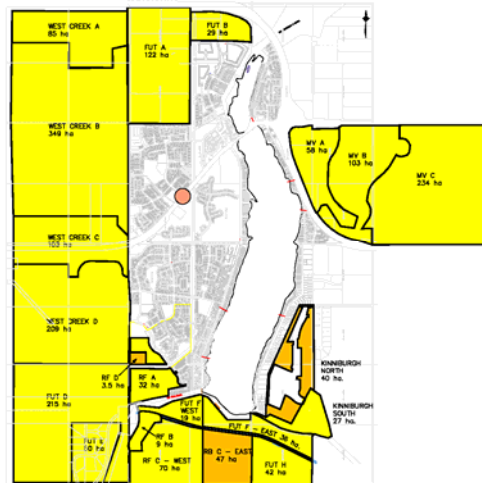
T2

Future projects benefitting existing and future population:

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	12000	
• Building Permits issued triggering Facility need	4669	
• Projected Year That Facility is Required	2009	
• Estimated Project Cost (Today)	\$300,000	
• Number of Years to Inflate	1	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$318,000
• Less Future Estimated Grants 0		\$0
• Total Expenditures		\$318,000
• Less Reserves		\$0
• Amount of Debenture	\$318,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$18,568</u>
• Total Costs for Future Project for Existing and Future Population		\$336,568

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1882.5</u>	<u>4649.8</u>



4. **LEVY**

\$73 /acre



Twin Highway 1A & Causeway Twinning (T-3)

Bunt and Associates have identified the need to have Highway 1A twinned to accommodate future growth. This twinning will also involve twinning of the causeway over Chestermere Lake.

To determine the cost of the highway twinning, it was determined that Rainbow Road is currently being twinned from Hwy 1A to West Merganser Drive at a cost of \$700,000. The length of this twinning is approximately 205m, for a unit rate of \$3,415/m. Twinning Highway 1A from Rainbow Road to the causeway, at a length of approximately 2020m, equates to an estimated twinning cost of \$6,900,000.

The estimated causeway twinning cost would be in the order of \$5,000,000.

As the causeway serves as a bottleneck restricting traffic flow across Chestermere Lake, this improvement is viewed as a priority to which 100% of the transportation reserves collect to date have been allocated.

Population that improvement is required

Bunt and Associates have indicated that this improvement will be required at a population of 12,000 people, however if construction commenced immediately, the completion date is not expected to be for two years, at which time 100% of the expenditure would be complete. Therefore, 2 years have been given as the number of years to inflate for the final projected estimated cost.

Levy Area

The benefitting area is as shown opposite.

Through previous agreements with the Town, Melcor lands in Future "B" have been excluded from transportation levies.

Off-Site Levy

As shown opposite, the off-site levy is calculated at \$2,868 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



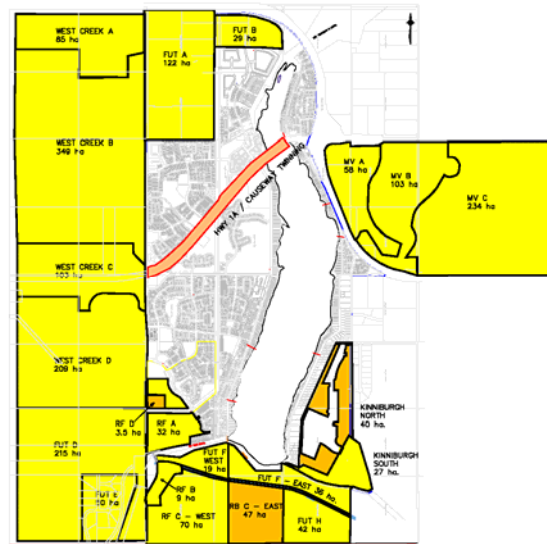
Future projects benefitting existing and future population:

T3

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	12000	
• Building Permits issued triggering Facility need	4669	
• Projected Year That Facility is Required	2009	
• Estimated Project Cost (Today)	\$11,900,000	
• Number of Years to Inflate	2	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$13,370,840
• Less Future Estimated Grants		\$0
• Total Expenditures		\$13,370,840
• Less Reserves		\$818,469
• Amount of Debenture	\$13,370,840	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$780,715</u>
• Total Costs for Future Project for Existing and Future Population		\$13,333,086

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A	122	301.3
Future B	29	71.6
Future B (Melcor)		
West Creek Dev. A	85	210.0
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)	36	88.9
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A	58	143.3
Mountain View B	103	254.4
Mountain View C	234	578.0
	<u>1882.5</u>	<u>4649.8</u>



4. **LEVY**

* Rainbow Falls B, Rainbow Falls C developed by Truman Developments

\$2,868 /acre



Pave Rainbow Road between Rainbow Falls Way and Canal (T-4)

Bullet No. 3, of Section 4.7.3 of Bunt & Associates' Transportation Study specifies that *"the construction of four lanes south of Rainbow Falls Way to the South Canal Crossing is not required"*. As such, this improvement pertains to paving the existing undivided two lanes at this location.

Costs associated with the twinning of Rainbow Road will be borne by the developers adjacent to Rainbow Road, on a boundary recovery basis, as a condition of the development agreement.

Improve East Canal Crossing (T-5)

The costs for this crossing is considered a cost of development to be borne by the developer. It is recommended that a condition of subdivision approval for the developments serviced by this improvement include the construction of this improvement.

Population that improvement is required

Bunt and Associates have indicated that this improvement will be required at a population of 15,000 people which is estimated to occur in 2010.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$12,539 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



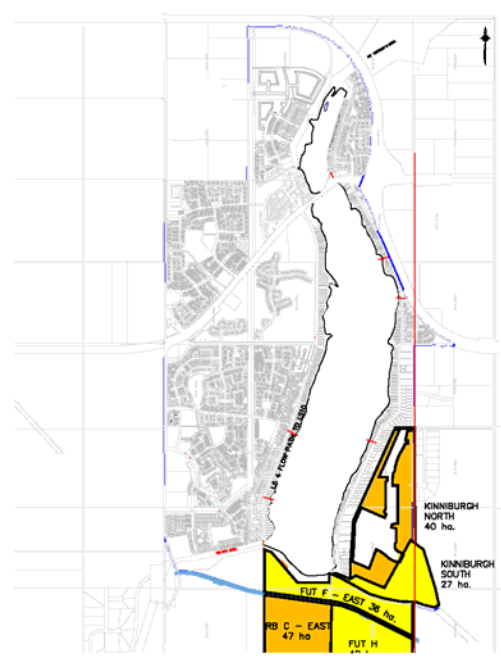
T5

Future projects benefitting existing and future population:

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	15000	
• Building Permits issued triggering Facility need	5837	
• Projected Year That Facility is Required	2010	
• Estimated Project Cost (Today)	\$5,000,000	
• Number of Years to Inflate	2	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$5,618,000
• Less Future Estimated Grants		\$0
• Total Expenditures		\$5,618,000
• Less Reserves		\$0
• Amount of Debenture	\$5,618,000	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$328,032</u>
• Total Costs for Future Project for Existing and Future Population		\$5,946,032

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B		
West Creek Dev. C		
West Creek Dev. D		
Future D		
Future E		
Future F (east)	36	88.9
Future F (west)		
Rainbow Falls A		
Rainbow Falls B*		
Rainbow Falls C (east)	47	116.1
Rainbow Falls C (west)		
Rainbow Falls D		
Future H	42	103.7
Kinniburgh North	40	98.8
Kinniburgh South	27	66.7
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	<hr/> <hr/>
	192	474.2



4. **LEVY**

\$12,539 /acre



Provide Traffic Signal at the Merganser Drive and Rainbow Road Intersection (T-6)

Population that improvement is required

Bunt and Associates have indicated that this improvement will be required at a population of 20,000 people which is estimated to occur in 2012.

Levy Area

The levy area has been identified as comprising an area as shown on the opposite page

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$163 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



2. **Future Projects**

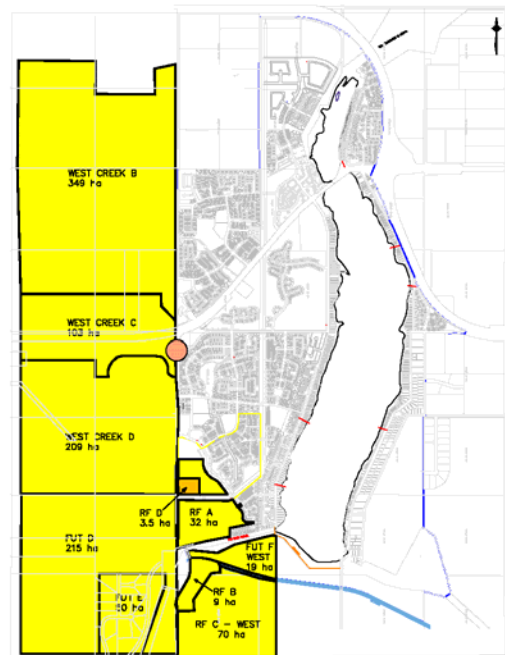
T6

Future projects benefitting existing and future population:

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	20000	
• Building Permits issued triggering Facility need	7782	
• Projected Year That Facility is Required	2012	
• Estimated Project Cost (Today)	\$300,000	
• Number of Years to Inflate	5	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$401,468
• Less Future Estimated Grants		\$0
• Total Expenditures		\$401,468
• Less Reserves		\$0
• Amount of Debenture	\$401,468	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$23,441</u>
• Total Costs for Future Project for Existing and Future Population		\$424,909

3. **BENEFITTING AREAS**

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)		
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)		
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<u>1059.5</u>	<u>2617.0</u>



4. **LEVY**

\$163 /acre



Twin Rainbow Road from Merganser Drive West to Rainbow Falls Way (T-7)

Bunt and Associates indicates that twinning of Rainbow Road will be necessary at the 20,000 population horizon, between Hwy 1A and Rainbow Falls Way.

Costs associated with the twinning of Rainbow Road will be borne by the developers adjacent to Rainbow Road, on a boundary recovery basis, as a condition of the development agreement.

Upgrade West Chestermere Drive to a Primary Collector (T-8A)

As this improvement would not service any undeveloped areas, it cannot qualify for levy collection.

Upgrade East Chestermere Drive to a Primary Collector (T-8B)

As this improvement would not service any undeveloped areas, it cannot qualify for levy collection.

Canal Crossing on Rainbow Road (T-9)

Although not directly mentioned in the Bunt report, the crossing of the Alberta Environment canal at Rainbow Road should be considered. Currently, the crossing (bridge) is owned by Alberta Infrastructure and Transportation.

The bridge is currently in a state of disrepair. We have estimated this cost of replacement of the existing structure with a comparable, two lane bridge, to be approximately \$3,000,000. A provision should be made to collect for the twinning of this bridge in the future.

Population that improvement is required

We suggest that this improvement will be required necessary within five years.

Levy Area

The levy area has been determined to compromise an area as shown opposite.

Off-Site Levy

As shown opposite, the off-site levy for this improvement has been calculated at \$1,624 per acre.

Town of Chestermere
2008 Off-Site Levy Bylaw



2. Future Projects

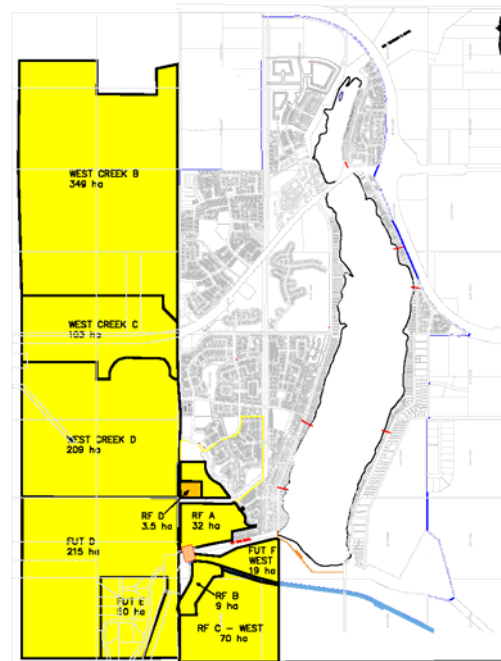
T9

Future projects benefitting existing and future population:

Population Design Capacity of Facility	93000 (Year 2070)	
• Population at which Facility is Required	50000	
• Building Permits issued triggering Facility need	19455	
• Projected Year That Facility is Required	2040	
• Estimated Project Cost (Today)	\$3,000,000	
• Number of Years to Inflate	5	
• % Inflation Rate per Year	6	
• Future Projects Estimated Costs		\$4,014,677
• Less Future Estimated Grants		\$0
• Total Expenditures		\$4,014,677
• Less Reserves		\$0
• Amount of Debenture	\$4,014,677	
• Period of Debenture	20	
• % Annual Compound Interest Rate	5	
• Interest on Debentures for first two years only		<u>\$234,414</u>
• Total Costs for Future Project for Existing and Future Population		\$4,249,091

3. BENEFITTING AREAS

	(ha)	(ac)
Future A		
Future B		
Future B (Melcor)		
West Creek Dev. A		
West Creek Dev. B	349	862.0
West Creek Dev. C	103	254.4
West Creek Dev. D	209	516.2
Future D	215	531.1
Future E	50	123.5
Future F (east)		
Future F (west)	19	46.9
Rainbow Falls A	32	79.0
Rainbow Falls B*	9	22.2
Rainbow Falls C (east)		
Rainbow Falls C (west)	70	172.9
Rainbow Falls D	3.5	8.6
Future H		
Kinniburgh North		
Kinniburgh South		
Mountain View A		
Mountain View B		
Mountain View C		
	<hr/> <hr/>	
	1059.5	2617.0



\$1,624 /acre

4. LEVY



Twin Merganser Drive from Rainbow Road to West Lakeview Passage (T-10)

This improvement will be required at a population of 50,000 people. The growth study conducted by Brown & Associates suggests this would happen in the year 2037. Therefore, the Town of Chestermere will not be collecting levies for this improvement at this time.



8. INFILL LOTS

We are in agreement with the methodology used by Urban Systems Ltd. (USL) in their 1996 Off-Site Levy report for determining levies for infill development. However, the following revisions have been made in the determination of common levies:

Water Levies

W1-A	\$726
W1-B/W1-C (average)	\$1,199
Water reservoir levy	\$21,856

Sanitary Levies

SAN-1	\$2,868
SAN-2	\$2,390

Transporation Levies

T1A	\$4,892
T1B	\$3,070
T2	\$73
T3	<u>\$2,868</u>

Total	\$39,942
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USL assumed a density of 4 units per acre in their 1996 levy report, however since 1996 development has proceeded with a density closer to 6 units per acre.

This results in an infill levy of \$6,657 per lot



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APPENDICES

- **Summary by Area**