
BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE IMPOSITION OF AN OFF-SITE LEVY ON LAND TO BE SUBDIVIDED OR DEVELOPED WITHIN THE TOWN OF BLACKFALDS

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c M-26 (“MGA”) and amendments thereto, for the purpose of:

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

WHEREAS the MGA gives municipalities the power to enact bylaws and impose the payment of off-site levies in respect of land that is to be developed or subdivided;

AND WHEREAS the MGA authorizes Council to collect Off-Site Levies to pay for the capital cost of Off-Site Infrastructure required to service the Growth of the Town;

AND WHEREAS Council has engaged in consultation with landowners and representatives of the development industry to address and define existing and future Off-Site Infrastructure required for Growth in the Town and the allocations of the capital costs of such Off-Site Infrastructure;

AND WHEREAS Council has engaged a consultant, Stantec Consulting Ltd., to prepare a report on Off-Site Infrastructure requirements and to establish a fair and equitable method of calculating Off-Site Levies, and has received the Report;

AND WHEREAS in developing the Off-Site Levy under this Bylaw, the Town has applied the criteria and principles specified in the MGA and the Off-Site Levies Regulation; and

AND WHEREAS Council has advertised its intention to consider the enactment of this Bylaw pursuant to the requirements of the MGA;

NOW THEREFORE, the Council of the Town of Blackfalds, duly assembled, hereby enacts as follows:

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the “**Off-Site Levy Bylaw**”.
- 1.2 Schedule “A”, being the Report, is incorporated into and forms part of this Bylaw, and identifies or references the Off-Site Infrastructure, benefitting areas, supporting studies, estimated costs, calculation methodology, and Off-Site Levy rates applicable under this Bylaw.

PART 2 – DEFINITIONS

- 2.1 In this Bylaw:
 - (a) “**Bylaw**” means this Off-Site Levy Bylaw;
 - (b) “**Chief Administrative Officer**” means the individual appointed by Council to the position as per the *Municipal Government Act*;
 - (c) “**Council**” means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act*, of Alberta, as amended. ;
 - (d) “**Developable Land**” means all land contained within the Development Area upon which Development takes place, or for which Subdivision approval is sought, after the date this Bylaw comes into force, excluding Developed Lands and Non-developable Space;

- (e) **“Developed Land”** means land that has been subject to Development or a Subdivision prior to the date this Bylaw comes into force, and in respect of which off-site levies for the same infrastructure have been paid;
- (f) **“Development”** means “development” as defined in the MGA;
- (g) **“Development Agreement”** means an agreement entered into between the Town and an owner or developer in relation to Subdivision approval, issuance of a Development Permit, or payment of Off-Site Levies;
- (h) **“Development Area”** means the area of Commercial, Industrial and Residential lands within the municipal boundaries of the Town, and identified as future development areas in Figure 1.0 of the Report;
- (i) **“Development Permit”** means a document that is issued under a Land Use Bylaw and authorizes a Development;
- (j) **“Growth”** means:
- i. the creation of new Lots through Subdivision; and
 - ii. the occurrence of Development;
- (k) **“Lot”** means “lot” in accordance with the MGA;
- (l) **“Municipal Government Act”** or **“MGA”** means the *Municipal Government Act*, RSA 2000, c. M-26, as amended or repealed and replaced from time to time;
- (m) **“Non-developable Space”** means the areas identified as non-developable space in Figure 1.0 of the Report due to natural constraints, such as wetlands, and excluded from the developable areas.
- (n) **“Off-Site Infrastructure”** means new or expanded:
- i. facilities for the storage, transmission, treatment or supplying of water;
 - ii. facilities for the treatment, movement or disposal of sanitary sewage;
 - iii. storm sewer drainage facilities;
 - iv. roads required for or impacted by a Subdivision or Development;
 - v. transportation infrastructure required to connect, or to improve the connection of, municipal roads to provincial highways resulting from a Subdivision or Development;
 - vi. facilities authorized under section 648(2.1) of the MGA and identified in the Report; and
 - vii. any other infrastructure or facilities authorized to be funded by an off-site levy under the MGA and identified in the Report;
- and includes land required for or in connection with any of the foregoing.
- (o) **“Off-Site Levies”** means the off-site levies imposed pursuant to this Bylaw;
- (p) **“Off-Site Levies Regulation”** means the *Off-Site Levies Regulation*, Alta Reg 187/2017, as amended or repealed and replaced from time to time;
- (q) **“Report”** means the Town of Blackfalds: 2026 Off-Site Levies Report, dated April 20, 2026, prepared by Stantec Consulting Ltd., attached as Schedule “A” to this Bylaw;
- (r) **“Subdivision”** means “subdivision” as defined in the MGA; and
- (s) **“Town”** means the municipality of the Town of Blackfalds.

PART 3 - OBJECT OF LEVY

- 3.1 The object of the Off-Site Levies is to provide funds to pay for all or part of the capital costs of the Off-Site Infrastructure required for Growth, as determined in the Report.

PART 4 - IMPOSITION OF LEVY

- 4.1 The Off-Site Levies are hereby established and imposed in respect of all Developable Land on the basis set out in the Report.
- 4.2 The amount of the Off-Site Levies imposed for a specific year is as calculated in the Report and the applicable rate in effect for the calendar year in which the Development Agreement is executed, or, where no Development Agreement is required, at such time as determined by the Town, including the calendar year in which subdivision endorsement or as a condition of the Development Permit.
- 4.3 Unless otherwise provided in a Development Agreement, Off-Site Levies imposed under this Bylaw are due and payable:
- (a) as a condition of Subdivision approval, at or before endorsement of the plan of subdivision; and
 - (b) as a condition of Development Permit approval.
- 4.4 The Town may require an owner or developer to enter into a Development Agreement providing for the payment of Off-Site Levies, including any terms respecting timing of payment, deferral, security, credits, or reimbursement.
- 4.5 Any Off-Site Levy not paid when due is a debt owing to the Town and may be collected by any lawful means.

PART 5 – GENERAL

- 5.1 Nothing in this Bylaw precludes the Town, with approval from Council, from:
- (a) Imposing any other lawful levy, charge, fee or condition;
 - (b) Deferring collection of and Off-Site Levy on terms acceptable to Council, including requiring security;
 - (c) Reducing, waiving, or forgiving an Off-Site Levy where consistent with the MGA, the Off-Site Levies Regulation, and the Report; or
 - (d) Providing credits or reimbursements for Off-Site Infrastructure constructed or paid by an owner or developer, on terms acceptable to Council.
- 5.2 If any provision of the Bylaw is declared invalid by a court of competent jurisdiction, the invalid provision shall be severed, and the remaining provisions shall remain valid and enforceable.

PART 6 – ACCOUNTING AND REPORTING

- 6.1 All Off-Site Levies collected under this Bylaw, and any interest earned from the investment of those levies, shall be accounted for separately from other levies collected under this Bylaw and shall be used only for the specific purpose for which they were collected, as required by the MGA.
- 6.2 During the appeal period for this Bylaw, and while any appeal of this Bylaw is pending before the Land and Property Rights Tribunal, Off-Site Levies received under this Bylaw shall be held and used in accordance with the Off-Site Levy Regulation.

6.3 On or before December 31 in each calendar year, the Chief Administrative Officer shall provide an annual report to Council regarding Off-Site Levies collected, expended, and retained under this Bylaw.

PART 7 – REPEAL AND COMING INTO FORCE

7.1 That Bylaw 1190/15 is repealed upon this Bylaw coming into force, provided that any Off-Site Levies payable under a development agreement, or other agreement, entered into before this Bylaw comes into force remain valid and payable in accordance with that agreement.

7.2 That this Bylaw shall come into effect upon the date on which it is finally read and passed.

READ for the First time this _____ day of _____, 20__.

READ for the Second time this _____ day of _____, 20__.

READ for the Third time this _____ day of _____, 20__.

MAYOR LAURA SVAB

CAO KIM ISAAK

DRAFT

BYLAW 1357.26 - SCHEDULE "A"

2026 Off-Site Levies Report – April 20, 2026, Stantec

DRAFT

BYLAW 1357.26 - SCHEDULE "A"

2026 Off-Site Levies Report – April 20, 2026, Stantec



2026 Off-Site Levies Report

Prepared for Town of Blackfalds
Issued for Review



File #: 110170062

April 20, 2026

Table of Contents

1.0	INTRODUCTION	1
1.1	BACKGROUND.....	1
1.2	IMPOSITION OF OFF-SITE LEVIES	1
1.3	STUDY AREA	2
1.4	FUTURE UPDATES	3
2.0	PREVIOUSLY COMPLETED IMPROVEMENTS	4
3.0	FUTURE IMPROVEMENTS.....	7
4.0	INCORPORATION OF TRANSPORTATION LEVIES	10
5.0	MUNICIPAL FACILITIES	11
6.0	OVERALL OFF-SITE LEVIES BY AREA	13
6.1	HISTORICAL AVERAGE OFF-SITE LEVIES RATES.....	14

APPENDICES

- Appendix A – Deep Utilities Levies
- Appendix B – Transportation Levies

LIST OF TABLES

- Table 2.1 – Previously Completed Water Improvements
- Table 2.2 - Previously Completed Sanitary Improvements
- Table 2.3 – Previously Completed Stormwater Management Improvements
- Table 3.1 – Future Water Improvements
- Table 3.2 – Future Sanitary Improvements
- Table 3.3 – Future Stormwater Management Improvements
- Table 4.1 – Transportation Costs
- Table 5.1 – Facilities Projects
- Table 6.1a – Residential Areas
- Table 6.1b – Residential Areas
- Table 6.2a – Industrial and Commercial Areas
- Table 6.2B – Industrial and Commercial Areas
- Table 6.3 – Phased Off-Site Levies Rate Increases
- Table 6.4 - Historical Average Off-site Levies Rates
- Table 7.1 Off-Site Levies in Other Alberta Communities

LIST OF FIGURES

- Figure 1.0 – 2026 Off-Site Levies Areas

Introduction

1.0 Introduction

1.1 BACKGROUND

The purpose of this report is to provide a basis for the Town of Blackfalds to update the existing Off-site Levies Bylaw (2005/2008) to reflect the recommendations for future growth and development. The Town of Blackfalds first established an off-site levies bylaw in 1989 and have since updated the bylaw on seven occasions: 1992, 1999, 2001, 2005, 2008, 2014, and 2016.

The study objectives include the following:

- Review the Master Plans to determine the recommended improvements to which off-site levies should be applied. Off-site levies are only to be applied to capital costs for construction likely to be completed by the Town, as opposed to a developer.
- Provide a preliminary estimate of the cost of the recommended improvements and determine the areas – existing and future - that benefit from each improvement.
- Incorporate the Lacombe County Joint Economic Area contribution for water and wastewater excess capacity into the levies.
- Calculate the appropriate off-site levies to be applied to the various development areas.
- Review the previous off-site levies reports. Determine which improvements identified in the report can still be included as new or expanded facilities as per the Municipal Government Act of the Province of Alberta. Determine the areas that benefit from each improvement and calculate appropriate off-site levies to be applied to the various development areas.
- Present the report findings to the Town of Blackfalds for incorporation into their Off-site Levies Bylaw.

1.2 IMPOSITION OF OFF-SITE LEVIES

An off-site levy is a tool intended to assist a Municipality in the recovery of capital costs incurred for infrastructure improvements undertaken to accommodate new development. Off-site levies can only be imposed once on a parcel of land and cannot be imposed on existing development.

As defined in Section 648 of the *Province of Alberta Municipal Government Act*, dated April 1, 2023:

An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:

- a) New or expanded facilities for the storage, transmission, treatment or supplying of water;*
- b) New or expanded facilities for the treatment, movement or disposal of sanitary sewage;*
- c) New or expanded storm sewer drainage facilities;*

Introduction

- c.1) *New or expanded roads required for or impacted by a subdivision or development;*
- c.2) *Subject to the regulations, new or expanded transportation infrastructure required to connect, or to improve the connection of, municipal roads to provincial highways resulting from a subdivision or development.*
- d) *Land required for or in connection with any facilities described in clauses (a) to (c.1).*

In addition to the capital cost of facilities described in subsection (s), and off-site levy may be used to pay for all or part of the capital cost for any of the following purposes, including the cost of any related appurtenances and any land required for or in connection with the purpose:

- a) *New or expanded community recreation facilities;*
- b) *New or expanded fire hall facilities;*
- c) *New or expanded police station facilities;*
- d) *New or expanded libraries.*

In order for the cost of such facilities to be recoverable through off-site levies, the facilities must be “new or expanded.” The Municipal Government Act does not state specifically the length of time for which a completed new facility or facility expansion may be considered “new” or “expanded.” Therefore, the following guidelines have been adopted to assist in determining if off-site levies should be assessed to previously completed improvements:

- If an area is assessed an off-site levy for new construction to replace an existing facility, then that area should not be assessed any levies related to construction of the existing facility.
- The maintenance of infrastructure nearing the end of its design life, or requiring repairs, should be considered as *maintenance* of the infrastructure and not an *expansion*. Thus, no off-site levy should be imposed in such instances.

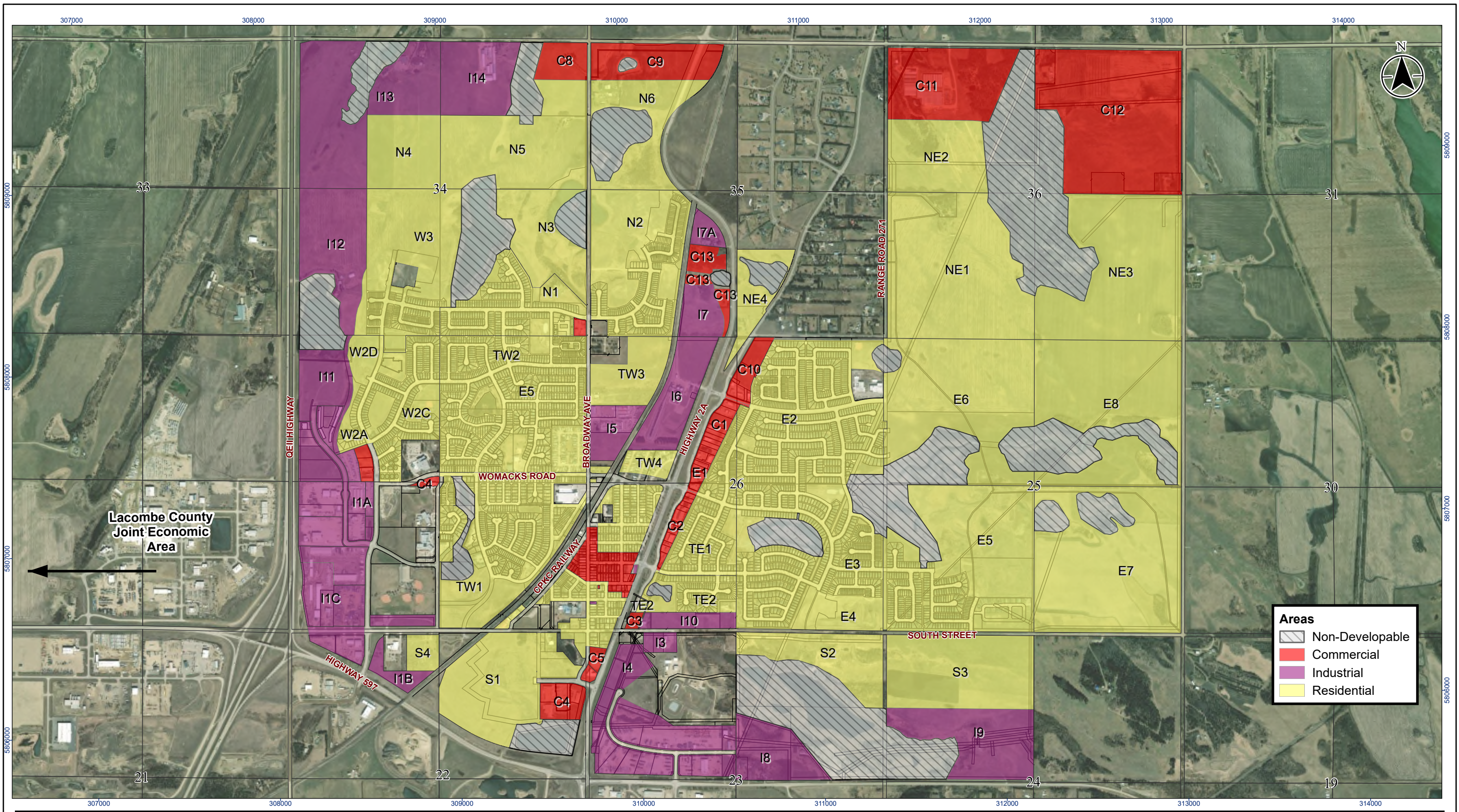
1.3 STUDY AREA

The study area for the off-site levies review includes the current land uses as shown in Figure 1.0. The figure was developed in accordance with the Town’s most current Land Use Plan, available Area Structure Plans, Outline Plans, and legal cadastral.

This report analyzes only the growth and undeveloped areas as identified in the Master Plan, i.e. future development areas. The total future development area is 1,140 ha. The growth areas include approximately:

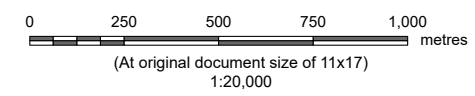
- 777 ha of residential land;
- 224 ha of industrial land; and
- 139 ha of commercial land.

In consultation with the Town, there were areas identified as “Non-developable Space” on Figure 1.0 that are not considered developable due to natural constraints, such as wetlands. As such, those areas have been excluded from the developable areas. Future area structure plans will define the limits more accurately. The



Areas

- Non-Developable
- Commercial
- Industrial
- Residential



Client/Project 110170062 - REVD
 Town of Blackfalds
 Off-Site Levies Areas
 Prepared by AL on 2026-04-10
 TR by BVH on 2026-04-10

Figure No. 1
 Title 2026 Offsite Levies Report

Notes
 1. Coordinate System: NAD 1983 UTM Zone 12N
 2. Background: Aerial imagery from The Town of Blackfalds, 2016

I:\Ca0044-pp\sc01\workgroup\110170062\drafting\figures\c3d\110170062_TOB_offsite_levies.aprx Revised: 2026-04-16 By: aliele

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Introduction

CPKC tracks, Highway 2A, and other known road rights-of-way or Public lands are also not included in the areas.

In the previous report (*2015 Off-Site Levies Report, March 2, 2016*), the northeast area parcels (NE2, NE3, C11, and C12) were identified as “*Long Term Development Horizon*” lands that would be developed so far in the future that they could not be expected to contribute to major short and medium term infrastructure improvements. As such, they were previously excluded. Those parcels are now considered close enough to be constructed and are now included in this report.

The identification coding for the developable parcels of land shown in Figure 1.0 was redeveloped based on the expanded areas and areas that have been developed since the last update.

1.4 FUTURE UPDATES

Ideally, off-site levies are updated approximately every two years, but that can vary depending on the extents of changes occurring, including but not limited to:

- completed developments;
- completed construction of projects in which off-site levies are collected for;
- new land use plans;
- changes to master plans (water, wastewater, stormwater, transportation); and
- general inflation.

At the time of this report, the Town’s water, wastewater, and transportation master plans are all being updated. If there are important changes to the long-term infrastructure plans identified in those updates, this report will be updated shortly after those are finalized.

Previously Completed Improvements

2.0 Previously Completed Improvements

The previously completed water, sanitary, and stormwater management improvements as identified in the “Blackfalds Master Plan Update for Annexation Application” report by Stantec in 2008 were reviewed and have been added to the list of previously completed work. Tables 2.1 through 2.3 below summarize those previously completed improvements for which off-site levies should be assessed.

Table 2-1 - Previously Completed Water Improvements

Item	Water Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.1.3	Brentwood Ext.- Womacks to Brentwood	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2001	\$ 42,137	100.4	\$ 420
2.1.4	Broadway Extension	N1, N2, N3, TW1, TW2, TW3, W2A, W2C, W2D, I5, I11	2002	\$ 84,848	166.2	\$ 511
2.1.5	Brentwood Ext.- CPR Crossing	TW1, TW2, TW3, W2A, W2C, W2D, I1A, I1B,I11	2004	\$ 23,505	100.4	\$ 234
2.1.6	Upgrade E. Railway Trunk WTP to Minto	ALL	2004	\$ 89,228	1,140.3	\$ 78
2.1.7	Regional Water Line	ALL	2006	\$ 3,500,000	1,140.3	\$ 3,069
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	ALL	2006/2026 /Future	\$8,300,000	1,140.3	\$ 7,279
4.1.1	Vista Trail Water Trunk	I1B, I2, I11, I12, I13, C4, S4,W1	2011	\$ 300,299	110.4	\$ 2,720
4.1.2	South Street Water Trunk	I1B, I2, I11, I12, I13, C4, S4, W1	2011	\$ 242,571	110.4	\$ 2,197
4.1.3	Duncan Avenue	I1B, I2, I11, I12, I13, C4, S4	2012	\$ 236,026	110.4	\$ 2,138

Previously Completed Improvements

Table 2-2 - Previously Completed Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.2.3	Lift Station No. 3 Construction	TW1, I1A, I11	1997	\$ 46,268	27.1	\$ 1,707
2.2.4	Upgrade Stanley LS	N1, N2, N3, TW2, TW3, W2A, W2C, W2D, I5, I6, I7, I7A, C13, I11	2000	\$ 142,965	176.6	\$ 810
2.2.5	NW Area LS	TW2, W2A, W2C, W2D	2000	\$ 197,713	52.8	\$ 3,745
2.2.6	NW Area LS Forcemain - second phase	TW2, W2A, W2C, W2D	2003	\$ 36,702	52.8	\$ 695
2.2.7	Abandon Womacks LS	I11	2001	\$ 6,380	9.2	\$ 693
3.2.3	Upgrade LS#3 & new FM	TW1, I1A, I11	2005	\$ 81,263	27.1	\$ 2,999
3.2.5	I4 LS (plus South Street gravity main)	ALL	2010	\$ 2,856,380	1,140.3	\$ 2,505
3.2.6	Broadway Trunk Upgrade	N1, N2, N3, TW2, TW3, W2A, W2C, W2D I5, I6, I7, I7A, C13	2022	\$ 196,578	167.4	\$ 1,174
3.2.8	NW Area LS Generator	TW2, W2A, W2C, W2D	2012	\$ 70,000	52.8	\$ 1,326
3.2.11	NW Area LS forcemain - final phase	W2A, W2C, W2D	2005	\$ 64,171	23.8	\$ 2,696
4.2.1	Vista Trail Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5, I1A	2011	\$ 269,981	116.4	\$ 2,319
4.2.2	South Street Sanitary Trunk	N4, 35% of N5, I1A, I1B, I1C, I11, I12, I13, I14, S4	2011	\$ 425,001	138.2	\$ 3,075
4.2.3	Duncan Avenue Sanitary Trunk	I11, I12, I13, I14, N4, 35% of N5	2012	\$ 147,112	115.5	\$ 1,274
4.2.5	South Street Sanitary Trunk Extension to McKay Ranch	E5, E6, E7, E8, S2, S3, I8, I9, NE1, NE2, NE3, C11, C12	2013	\$ 260,585	412.7	\$ 631
4.2.6	S1 and C4 (Blackfalds Crossing) Sanitary Trunk	N4, N5, N6, S4, I1A, I1B, I2, I11, I12, I13, I14, C4, C7	2025	\$1,480,689	198.3	\$ 7,467

Table 2-3 - Previously Completed Stormwater Management Improvements

Item	Storm Improvements	Contributing Areas	Year Completed	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
2.3.1	East Area Det. Pond	E1, TE1, TE2, C1, C2, S4	2001	\$734,896	67.1	\$ 10,952
2.3.2	Broadway / Womacks Ext.	I 5	2002	\$228,460	13.1	\$ 17,440
4.3.1	South Street Storm Trunk	TW1, S4, I1B, W2A, W2C, W2D	2011	\$293,121	53.1	\$ 5,552
5.3.1	Aurora Heights Oversizing	TW3	2015	\$37,471	12.0	\$ 3,123

Future Improvements

3.0 Future Improvements

Future water, sanitary, and stormwater management improvements have been identified in the following reports:

- Town of Blackfalds 2016 Water Model Update
- Town of Blackfalds 2015 Wastewater Master Plan
- Town of Blackfalds Northwest Area Master Stormwater Management Plan
- Town of Blackfalds East Area Master Stormwater Management Plan

Tables 3.1 through 3.3 below summarize the future improvements for which off-site levies should be assessed. The improvements do not include those to be completed solely at the expense of the developer as part of a development agreement. All improvement costs include a 5% Administration Fee to cover the cost of the Town’s administration and engineering review of the improvements. Unless noted in the appendices, no assumed Provincial and Federal grants are included in the estimates.

Table 3-1- Future Water Improvements

Item	Water Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
4.1.4	Future East Area Reservoir and Booster Station	ALL	\$ 6,300,000	1,140.3	\$ 5,525
4.1.5	Water Supply Line (300mm Twinning)	ALL	\$ 845,000	1,140.3	\$ 741

Future Improvements

Table 3-2 - Future Sanitary Improvements

Item	Sanitary Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.2.2	Upgrade Stanley FM	N1, N2, N3, TW2, W2A, W2C, W2D, I11	\$ 260,000	130.4	\$ 1,994
3.2.4	Aurora Lift Station	N1, N2, N3, 65% of N5, N6, I7, I7A, C8, C9, C13	\$ 2,500,000	130.2	\$ 49,159
3.2.7	Indiana Street / South Street / Highway 2A Upgrade	N1, N2, N3, TW2, TW3, TW4, I5, I6, I7, I7A, C13	\$ 1,200,000	136.4	\$ 8,798
4.2.4	McKay Ranch (E5) Lift Station, Force Main, and Oversizing	E5, E6, E7, E8, NE1, NE2, NE3, C11, C12	\$ 4,945,500	328.0	\$ 18,612
4.2.7	I13 Lift Station	I13, I14, 35% of N5, N4	\$ 3,000,000	84.9	\$ 35,332
4.2.8	Valley Ridge Industrial Lift Station	I13, I14, N4, 35% of N5, I12	\$ 3,000,000	106.3	\$ 28,219
4.2.9	NW Area Lift Station Pump Upgrade	W2A, W2C, W2D	\$ 350,000	23.8	\$ 14,706
4.2.10	Lakeside Lift Station and Force Main	S2, S3, I9	\$2,000,000	71.7	\$ 27,894
4.2.11	Broadway / Aurora Trunk (North Area Servicing)	C8, C9, N6, 65% of N5, N2, N3, N1, I7, I7A, C13	\$1,800,000	130.2	\$ 13,186
4.2.12	McKay Ranch North Trunk Oversizing Through Future	E6, E8, NE1, NE2, NE3, C11, C12	\$ 530,000	212.8	\$ 2,490
5.2.1	C11 Lift Station and Force Main	C11, NE2, and 30% of NE1	\$ 950,000	63.5	\$ 14,956
5.2.2	McKay Ranch North Trunk Oversizing Through Future	C12, NE3, and 30% of E8	\$1,490,000	123.5	\$ 12,061

Future Improvements

Table 3-3 - Future Stormwater Management Improvements

Item	Storm Improvements	Contributing Areas	Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
3.3.2	Rolling Hills Lift Station	W2A, W2C, W2D, TW1, I5	\$ 2,100,000	47.6	\$ 44,118
4.3.2	I12 Lift Station and Force Main	I11, I12	\$ 2,100,000	30.6	\$ 68,627
4.3.3a	East Area Storm Trunk (Conveyance)	E5, E6, E7, 87% of E8, C10, C1, 10% of NE1, NE4, C13	\$ 6,875,047	237.6	\$ 28,940
4.3.3b	East Area Storm Trunk (Detention)	E6, E7, 87% of E8, C10, C1, 10% of NE1	\$ 2,673,629	168.2	\$ 15,899
4.3.5	Northwest Stormwater Management System	TW3, N1, N2, N3, N4, N5, N6, NE4, C8, C9, C13, I14	\$ 6,000,000	191.9	\$ 31,266
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	90% of NE1, NE2, NE3, C11, C12	\$ 656,250	206.0	\$ 3,186
5.3.3	Northeast 750mm Trunk	90% of NE1, 30% NE2, NE3, 13% of E8	\$ 980,000	114.6	\$ 8,549
5.3.4	Northeast 675mm Trunk	90% of NE1, 30% of NE2	\$ 1,490,000	57.1	\$ 26,113

Incorporation of Transportation Levies

4.0 Incorporation of Transportation Levies

The transportation network illustrated in the “*Town of Blackfalds Transportation Master Plan*” report, which was completed by Stantec in 2015, formed the basis for the development of the transportation levies. The levies will cover the four-lane urban arterial roadways and other intersection upgrades that will be required to accommodate future growth. More specifically, the improvements that will be funded by the road off-site levies include:

- The widening of the existing Broadway Avenue from Womacks Road to the south end of SE-34-39-37-W4M;
- The extension of Broadway Avenue from Aspen Lakes Boulevard to Twp Rd 40-0;
- Womacks Road improvements from Highway 2A to Broadway Avenue, including the railway crossing relocation (includes 2021-2023 work plus another future upgrade);
- The construction of Vista Trail;
- The construction of the southeast arterial road from Hwy 597 to South Street;
- The construction of two lanes of the arterial road on the town limits;
- The construction of the arterial by McKay Ranch, extending from South Street to the north Town limit;
- The extension of Cottonwood Drive to the east town limit;
- Upgrades of East Railway Street from South Street to Womacks Road;
- Various intersection improvements.

The costs were developed based on actual costs of recent similar projects within the Town of Blackfalds.

Some roads are classified as four-lane urban collector undivided roadways. Unlike the arterials, these roads will provide more direct access to the adjacent developments, and a larger percentage of the traffic using them are for the nearby developments. As such, the developers will be required to pay for 50% of those costs while the remaining 50% will be recovered through off-site levies.

The levy amounts were based on the cost structure in which the Town will pay 25% of the cost to build the arterial roads. Therefore, the Town would collect 75% of the cost of constructing the new arterial roads and upgrades to key existing roads from developers.

For the future arterial roadways along the Town annexation limits, i.e. where the road will also accommodate future development outside of the limits, it is assumed that the levies in the future area will cover half the cost of the road. Therefore, for the cost recovery of those roadways, 37.5% (half of 75%) would be recovered within the annexation limits and the other 37.5% will be recovered as part of future annexation plans (if it occurs).

The Transportation Master Plan recommended considerable upgrades along the Highway 2A corridor. The costs for these upgrades, which are significant, are not included in the levies because Alberta Transportation

Municipal Facilities

has completed functional plans to expand Highway 2A through Blackfalds. Please refer to Appendix B for details on the Transportation Master Plan recommended improvements.

Table 4-1 – Transportation Costs

Total Cost (\$)	Benefiting Area (Ha)	Cost per Hectare (\$/Ha)
\$60,923,750	1,140.3	\$53,427.83

5.0 Municipal Facilities

The Municipal Government Act was updated in 2021 to allow levies to be accommodated for municipal facilities. This includes:

- a) New or expanded community recreation facilities;
- b) New or expanded fire hall facilities;
- c) New or expanded police station facilities;
- d) New or expanded libraries.

The facilities will be a benefit to the entire Town because the entire community will be able to use them. The facilities and associated costs are summarized in the table below.

Table 5-1 – Facilities Projects

Past Projects	
Playgrounds	\$ 350,000
Trail Development	\$ 172,000
Skatepark at Pine Cr.	\$ 80,000
Aspen Pond Upgrade	\$ 25,000
Inclusive Park Parking Lot	\$ 65,000
Eagle Builders Centre	\$ 10,500,000
All Star Parking Lot	\$ 250,000
Tutty Pond Development	\$ 154,043.37

Municipal Facilities

Past Projects	
Wadey Centre	\$ 959,920.98 (excludes grants)
Duncan Ave Extension Upgrade	\$ 1,270,969.40
2 Outdoor Rinks	\$ 700,000
RV Dump Station	\$ 180,000
Cottonwood Ball Diamond	\$ 150,000
Dog Park	\$ 300,000
Inclusive Playground	\$ 380,000
Community Centre Expansion	\$ 1,600,000
Duncan/Vista Dry Pond	\$ 518,363.52
Food Bank Renovations	\$ 185,000
Border Paving Plaza	\$ 225,578.57 (grants factored in)
Football Field	\$ 514,637.05
Future Projects	
Playground Surfacing	\$ 65,000
Running Track	\$ 2,100,000
Trail Development	\$ 250,000
Playground	\$ 150,000
Total Past and Future Included	\$ 21,145,513

Overall Off-Site Levies by Area

6.0 Overall Off-Site Levies by Area

The costs of the improvements noted in Sections 2, 3, 4, and 5 were assigned to their respective benefiting areas to determine the appropriate total off-site levies for each area. Tables 6.1A, 6.1B, 6.2A, and 6.2B present the cost components of each levy, including the transportation and facilities levies, and summarize the total levies for each area.

It should be noted that there is a significant variance in the calculated off-site levies for the development areas. This variance is due primarily to the following reasons:

- Some development areas will require fewer off-site improvements, due to topography and proximity to existing development.
- In certain areas, the topography of the Town makes servicing very costly. Particularly in the case of the northwest industrial areas, the Town may want to consider examining these estimated costs compared to the recommendations of the Master Plan to determine if land is best suited to be developed as partially-serviced or unserviced.
- Some off-site levy improvements are very costly, and benefit only small areas in certain cases. The Lift Station and Foremain for the I13 area is an example of this situation.

The total calculated off-site levies for each development area are displayed in Tables 6.1A, 6.1B, 6.2A, and 6.2B.

Overall Off-Site Levies by Area

To dampen the impact of the off-site levy rate increases to developers, it is proposed to phase the increase of the levies over a three-year span as shown in Table 6.3 below. The 2024 and 2025 values are included at the bottom of Table 6.1 as well.

Table 6.3 – Phased Off-Site Levies Rate Increases

Year	Off-Site Levy Rate (Average)
2026 (80%)	\$111,948.25/Ha
2027 (90%)	\$125,941.78/Ha
2028 (100%)	\$139,935.31/Ha

Historical Average Off-Site Levies Rates

The Town of Blackfalds’ historical off-site levies rates and approximate average annual increases are summarized in Table 6.4 below.

Table 6.4 - Historical Average Off-site Levies Rates

Year	Off-Site Levy Rate (\$/Ha)	Average Annual Increase (%)
2001	\$16,185/Ha	-
2005	\$30,610/Ha	17.3%
2007	\$43,012/Ha	18.6%
2008	\$51,236/Ha	19.1%
2013	\$71,950/Ha	7.1%
2014	\$72,458/Ha	6.8%
2015	\$89,107/Ha	24.4%
2026	\$139,935.31/Ha	4.19%

From the previous report (*2015 Off-Site Levies Report, Published March 2, 2016*) to 2026, the rates have increased, on average, by approximately 4.19% per year (3.53% with the 80%/90%/100% transition from 2026 to 2028). This includes the new facilities costs that have been added as part of this update. For comparison, if the levies did not include the new levies for facilities, the average off-site levy rate would be \$121,391.49, which would be approximately a 2.85% average annual increase (2.44% with the 80%/90%/100% transition from 2026 to 2028).

APPENDIX A – DEEP UTILITIES LEVIES

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Water Improvement	Item	Cost
2.1.3	Brentwood Extension - Womacks to Brentwood	2008 Rate to Remain Unchanged	\$ 42,137
2.1.4	Broadway Extension	2008 Rate to Remain Unchanged	\$ 84,848
2.1.5	CPR Crossing Installation	2008 Rate to Remain Unchanged	\$ 23,505
2.1.6	Upgrade East Railway Trunk	2008 Rate to Remain Unchanged	\$ 89,228
2.1.7	Regional Water Line	Construction (Total Cost to Town including Grants GST (0%))	\$ 3,500,000 \$ - Total \$ 3,500,000
2.1.8	Broadway Ave Reservoir & Booster (Including Fut. Twinning)	New Reservoir/Pump Station including engineering & contingency(2006) Land Acquisition (2006) Assumed Grant 2007 (44.07%) Total Phase 2 Budget Grant Phase 2 County Contribution (41%) Phase 2 Future Pump Upgrades Administration Fee (5%) GST (0%)	\$ 7,650,179 \$ 80,000 \$ (3,406,690) \$ 7,342,544 \$ (2,314,486) \$ (2,061,504) \$ 600,000 \$ 364,502 \$ - Total \$ 8,300,000
3.1.2	Womacks Rd /Gregg Street Trunk Main	Construction Contingency (10%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 107,856 \$ 10,786 \$ 26,178 \$ 14,741 \$ - Total \$ 248,561
4.1.1	Vista Trail Water Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 248,695 \$ - \$ 37,304 \$ 14,300 \$ - Total \$ 300,299
4.1.2	South Street Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 200,887 \$ - \$ 30,133 \$ 11,551 \$ - Total \$ 242,571
4.1.3	Duncan Avenue Trunk	Construction Contingency (0%) Engineering (15%) Administration Fee (5%) GST (0%)	\$ 195,467 \$ - \$ 29,320 \$ 11,239 \$ - Total \$ 236,026

APPENDIX A

4.1.4	Future East Area Reservoir and Booster Station	Construction	\$ 8,232,000
		Contingency (10%)	\$ 823,200
		Engineering (15%)	\$ 1,234,800
		Funding (-38.8%)	\$ (3,992,520)
		GST (0%)	\$ -
		Total	\$ 6,300,000
4.1.5	Water Supply Line (300mm Twinning)	Construction	\$ 644,000
		Contingency (10%)	\$ 64,400
		Engineering (15%)	\$ 96,600
		Administration Fee (5%)	\$ 40,250
		GST (0%)	\$ -
		Total	\$ 845,000

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
2.2.3	Lift Station no. 3 Construction	2008 to Remain Unchanged	\$ 46,268
2.2.4	Upgrade Stanley LS	2008 to Remain Unchanged	\$ 142,965
2.2.5	NW Area LS	2008 to Remain Unchanged	\$ 197,713
2.2.6	NW Area LS Forcemain - second phase	2008 to Remain Unchanged	\$ 36,702
2.2.7	Abandon Womacks LS	2008 to Remain Unchanged	\$ 6,380
3.2.3	Upgrade LS#3 & new FM	2008 to Remain Unchanged	\$ 81,263
3.2.11	NW Area LS forcemain - final phase	2008 to Remain Unchanged	\$ 64,171
3.2.1	Wastewater Treatment Plant (WWTP) Upgrades	Lagoon Facility Expansion (Aeration and Polishing Cells)	<del style="text-align: right;">\$ 2,376,220
		Engineering (15%)	<del style="text-align: right;">\$ 356,433
		Contingency (10%)	<del style="text-align: right;">\$ 237,622
		Assumed Grant (44.07%)	<del style="text-align: right;">\$ (1,309,000)
		Administration Fee (5%)	<del style="text-align: right;">\$ 83,064
		GST (0%)	<del style="text-align: right;">\$ -
		Total	<del style="text-align: right;">\$ 1,744,339
3.2.2	Upgrade Forcemain from Stanley Street LS	Construction	\$ 200,000
		Contingency (10%)	\$ 20,000
		Engineering (15%)	\$ 30,000
		Administration Fee (5%)	\$ 12,500
		GST (0%)	\$ -
		Total	\$ 260,000
3.2.4	Aurora Lift Station and Force Main	Construction	\$ 4,300,000
		Forcemain (1km)	\$ 600,000
		Contingency (10%)	\$ 490,000
		Engineering (15%)	\$ 735,000
		Administration Fee (5%)	\$ 306,250
		GST (0%)	\$ -
		Total	\$ 6,400,000

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
3.2.5	I4 LS (plus South Street gravity main)	Construction	\$ 3,837,945
		Backup Generator	\$ 53,150
		Contingency (10%)	\$ 389,110
		Engineering (15%)	\$ 583,664
		Assumed Grant (44.07%)	\$ (2,143,507)
		Administration Fee (5%)	\$ 136,018
		GST (0%)	\$ -
		Total	
3.2.6	Broadway Trunk Upgrade	Construction	\$ 162,798
		Contingency (10%)	\$ -
		Engineering (15%)	\$ 24,420
		Administration Fee (5%)	\$ 9,361
		GST (0%)	\$ -
		\$ 196,578	
3.2.7	Indiana Street/ South Street/ Highway 2A Upgrade	Construction	\$ 950,000
		Contingency (10%)	\$ 95,000
		Engineering (15%)	\$ 142,500
		Administration Fee (5%)	\$ 59,375
		GST (0%)	\$ -
		Total \$ 1,200,000	
3.2.8	NW Area LS Generator	Construction - Forcemain	\$ 53,000
		Contingency (10%)	\$ 5,300
		Engineering (15%)	\$ 7,950
		Administration Fee (5%)	\$ 3,313
		GST (0%)	\$ -
		Total \$ 70,000	
3.2.9	Regional Forcemain to Red Deer	Cost provided by Town	\$ 6,000,000
		Total	\$ 6,000,000
4.2.1	Vista Trail	Construction	\$ 223,587
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 33,538
		Administration Fee (5%)	\$ 12,856
		GST (0%)	\$ -
		Total \$ 269,981	

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
4.2.2	South Street	Construction	\$ 351,968
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 52,795
		Administration Fee (5%)	\$ 20,238
		GST (0%)	\$ -
		Total	\$ 425,001
4.2.3	Duncan Avenue	Construction	\$ 121,832
		Contingency (0%)	\$ -
		Engineering (15%)	\$ 18,275
		Administration Fee (5%)	\$ 7,005
		GST (0%)	\$ -
		Total	\$ 147,112
4.2.4	Mckay Ranch (E5) Lif Station and Force Main	Construction, Inc. Contingency	\$ 4,300,000
		Engineering Services	\$ 528,275
		Force Main (Ing. Eng and Cont)	\$ 600,000
		Power	\$ 100,000
		Future Pump Upgrades	\$ 300,000
		Administration Fee (5%)	\$ 276,414
		GST (0%)	\$ -
Total	\$ 6,104,689		
4.2.5	South Street Sanitary Trunk Extension to McKay Ridge	Construction	\$ 260,585
4.2.6	113 Lift Station	Construction	\$ 2,300,000
		Contingency (10%)	\$ 230,000
		Engineering (15%)	\$ 345,000
		Administration Fee (5%)	\$ 143,750
		GST (0%)	\$ -
		Total	\$ 3,000,000

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
4.2.7	Valley Ridge Industrial Lift Station	Construction	\$ 2,300,000
		Contingency (10%)	\$ 230,000
		Engineering (15%)	\$ 345,000
		Administration Fee (5%)	\$ 143,750
		GST (0%)	\$ -
		Total	\$ 3,000,000
4.2.8	NW Area Lift Station Pump Upgrade	Construction	\$ 270,000
		Contingency (10%)	\$ 27,000
		Engineering (15%)	\$ 40,500
		Administration Fee (5%)	\$ 16,875
		GST (0%)	\$ -
		Total	\$ 350,000
4.2.9	Lakeside Lift Station and Force Main	Construction	\$ 1,500,000
		Contingency (10%)	\$ 150,000
		Engineering (15%)	\$ 225,000
		Administration Fee (5%)	\$ 93,750
		GST (0%)	\$ -
		Total	\$ 2,000,000
4.2.10	Broadway / Aurora Trunk	Construction	\$ 1,713,750
		Contingency (10%)	\$ 171,375
		Engineering (15%)	\$ 257,063
		Administration Fee (5%)	\$ 107,109
		GST (0%)	\$ -
		Total	\$ 2,250,000
4.2.11	McKay Ranch North Trunk Oversizing through Future	Construction	\$ 400,000
		Contingency (10%)	\$ 40,000
		Engineering (15%)	\$ 60,000
		Administration Fee (5%)	\$ 25,000
		GST (0%)	\$ -
		Total	\$ 530,000
5.2.1	C11 Lift Station and Force Main	Construction	\$ 500,000
		Force Main	\$ 280,000
		Contingency (10%)	\$ 50,000
		Engineering (15%)	\$ 75,000
		Administration Fee (5%)	\$ 45,250
		Total	\$ 950,000

APPENDIX A

Town of Blackfalds
2026 Off-site Levies Update
Prepared by: Stantec Consulting

Sec.	Sanitary Improvement	Item	Cost
5.2.2	C12 Lift Station and Force Main	Construction	\$ 500,000
		Contingency (10%)	\$ 840,000
		Engineering (15%)	\$ 75,000
		Administration Fee (5%)	\$ 70,750
		GST (0%)	
		Total	\$ 7,288
			\$ -
			\$ 1,490,000

APPENDIX A

Town of Blackfalds
 2026 Off-site Levies Update
 Prepared by: Stantec Consulting



Sec.	Storm Improvement	Item	Cost
2.3.1	East Area Detention Pond	Construction	\$ 734,896
		Total	\$ 734,896
2.3.2	Broadway/Womacks Ext	Construction	\$ 228,460
		Total	\$ 228,460
3.3.2	Rolling Hills Lift Station	Storm Retention	\$ 190,000
		Lift Station	\$ 1,582,250
		Contingency (10%)	\$ 177,225
		Engineering (15%)	\$ 265,838
		Administration (5%)	\$ 110,766
		GST (0%)	\$ -
		Total	\$ 2,100,000
4.3.1	South Street Storm Trunk	Construction	\$ 223,330
		Contingency (10%)	\$ 22,333
		Engineering (15%)	\$ 33,500
		Administration (5%)	\$ 13,958
		GST (0%)	\$ -
		Total	\$ 293,121
4.3.2	112 (Duncan Avenue) Lift Station and Force Main	Construction	\$ 1,582,250
		Contingency (10%)	\$ 158,225
		Engineering (15%)	\$ 237,338
		Administration (5%)	\$ 98,891
		GST (0%)	\$ -
		Total	\$ 2,100,000
4.3.3	East Area Storm Trunk	Construction to date	\$ 6,897,502
		Future Construction Inc. Contingency	\$ 3,000,000
		Land and Legal	\$ 500,000
		Wetland Compensation	\$ 271,756
		Water Monitoring Program	\$ 100,000
		Engineering, Including Future	\$ 1,181,863
		Grant	\$ (3,000,000)
		Administration (5%)	\$ 597,556
		GST (0%)	\$ -
		Total	\$ 9,548,676
		Conveyance (72%)	\$ 6,875,047
		Detention (28%)	\$ 2,673,629
4.3.5	Highway 2A Lift Station, Force main and Crossing	Construction	\$ 760,000
		Contingency (10%)	\$ 76,000
		Engineering (15%)	\$ 114,000
		Administration Fee (5%)	\$ 47,500
		GST (0%)	\$ -
		Total	\$ 1,000,000
4.3.6	Northwest Storm Project	Construction	\$ 4,575,000
		Contingency (10%)	\$ 457,500
		Engineering (15%)	\$ 686,250
		Administration Fee (5%)	\$ 285,938
		GST (0%)	\$ -
		Total	\$ 6,000,000

APPENDIX A

5.3.1	Aurora Heights Oversizing	Construction	\$	37,471
		Contingency (0%)	\$	-
		Engineering (0%)	\$	-
		Administration (0%)	\$	-
		GST (0%)	\$	-
		Total	\$	37,471
5.3.2	Northeast Ditch Outlet to Blackfalds Lake	Construction	\$	500,000
		Contingency (10%)	\$	50,000
		Engineering (15%)	\$	75,000
		Administration (5%)	\$	31,250
		GST (0%)	\$	-
		Total	\$	656,250
5.3.3	Northeast 750mm Trunk	Construction	\$	750,000
		Contingency (10%)	\$	75,000
		Engineering (15%)	\$	112,500
		Administration (5%)	\$	46,875
		GST (0%)	\$	-
		Total	\$	980,000
5.3.4	Northeast 675mm Trunk	Construction	\$	1,137,500
		Contingency (10%)	\$	113,750
		Engineering (15%)	\$	170,625
		Administration (5%)	\$	71,094
		GST (0%)	\$	-
		Total	\$	1,490,000

APPENDIX B – TRANSPORTATION LEVIES

Arterial and Major Collector Roadways	Approximate Cost (\$)
Vista Trail	\$ 2,915,250
Broadway Avenue - Womacks Road to Twp Rd 40-0	\$ 2,018,250
Cottonwood Drive Extension to Rge Rd 270	\$ 2,915,250
Future East Four Lane Undivided from South Street to Twp Rd 40-0	\$ 7,624,500
Future Four Lane Divided Arterial Around Town Limits (Initial Two Lanes Only)	\$ 20,163,000
Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0	\$ 4,875,000
East Railway Street Upgrades	\$ 3,575,000
QEII and Twp Rd. 40-0 Right in/Right Out Connection	\$ 7,800,000
South Street Upgrades East of Highway 2A	\$ 7,312,500
Womacks Road & CPR Crossing (Includes Future Upgrade)	\$ 6,600,000
Highway 2A Upgrades	\$ 14,625,000
Total	\$ 57,998,750

Intersection Signalizations and Other General Upgrades	Approximate Cost (\$)
Vista Trail & Womacks Road Intersection Upgrade	\$ 585,000
Vista Trail & Duncan Avenue Intersection Upgrade	\$ 585,000
Vista Trail & South Street Intersection Upgrade	\$ 585,000
Broadway Ave & Westbrooke Road Intersection Upgrade	\$ 585,000
Highway 2A Pedestrian Bridge	\$ 3,000,000
Parkwood Road & Panorama Drive Intersection Upgrade	\$ 585,000
Total	\$ 2,925,000

Summary	Total
Arterial Roadway	\$ 57,998,750
Other General Upgrades	\$ 2,925,000
Total	\$ 60,923,750

Items in orange are not included in total, but are being discussed.

Arterial Roadway	Classification	Length (m)	Unit Rate (\$/m)	Administration, Professional Services, and Contingency	% Levy Funded	Levy Amount (\$)
Vista Trail	4-Lane UAU	1,300	2,300	30%	75.0%	\$ 2,915,250
Broadway Avenue - Womacks Road to Aspen Lakes Boulevard	4-Lane UAU	900	2,300	30%	75.0%	\$ 2,018,250
Cottonwood Drive Extension to Rge Rd 270	4-Lane UAU	1,300	2,300	30%	75.0%	\$ 2,915,250
Future East Four Lane Undivided from South Street to Twp Rd 400	4-Lane UAU	3,400	2,300	30%	75.0%	\$ 7,624,500
Future Four Lane Divided Around Town Limits (Initial Two Lanes Only)	4-Lane UAD	9,400	4,400	30%	37.5%	\$ 20,163,000
Broadway Avenue - Aspen Lakes Boulevard to Twp Rd. 40-0	4-Lane UCU	1,500	5,000	30%	50.0%	\$ 4,875,000
East Railway Street Upgrades	4-Lane UCU	1,100	5,000	30%	50.0%	\$ 3,575,000
QEII and Twp Rd. 40-0 Right-in/Right-Out Connection	Arterial	1,600	5,000	30%	75.0%	\$ 7,800,000
South Street Upgrades East of Highway 2A	4-Lane UCU	2,250	5,000	30%	50.0%	\$ 7,312,500
Womacks Road & CPR Crossing (Including Future Upgrade)	4-Lane UAD	500	13,615	30%	75.0%	\$ 6,600,000
Upgrade Highway 2A	4-Lane UAD	2,000	7,500	30%	75.0%	\$ 14,625,000
				Total		\$ 80,423,750

INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS	INTER-SECTION #	FUNDING SOURCE	INTERSECTION	COSTS
16	Levies	Intersection Upgrade (22,500 Pop. Horizon)		35	Developer	Intersection Upgrade (16,500 Pop. Horizon)	
		Construction	\$450,000.00			Construction	\$450,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$22,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$45,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$67,500.00
		TOTAL	\$585,000.00			TOTAL	\$585,000.00
17	Levies	Intersection Upgrade (22,500 Pop. Horizon)		1	AT	Intersection Update (12,000 & 16,500 & 22,500 Pop.)	
		Construction	\$450,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$585,000.00			TOTAL	\$2,145,000.00
18	Levies	Upgrade (16,500 & 22,500 Pop. Horizon)		2	AT	Intersection Upgrade (12,000 & 16,500 Pop. Horizon)	
		Construction	\$450,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$585,000.00			TOTAL	\$2,145,000.00
19	AT	Intersection Upgrade (22,500 pop. Horizon)		3	AT	Intersection Upgrade (16,500 & 22,500 Pop. Horizon)	
		Construction	\$3,000,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$150,000.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$300,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$450,000.00			Contingency (15%)	\$247,500.00
		TOTAL	\$3,900,000.00			TOTAL	\$2,145,000.00
25	Developer	East Railway St & South St Intersection Upgrade (12,000 & 22,500 Pop. Horizon)		37	AT	Highway 2A & South St Intersection Upgrade (12,000 & 16,500 Pop. Horizon)	
		Construction	\$750,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$37,500.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$75,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$112,500.00			Contingency (15%)	\$247,500.00
		TOTAL	\$975,000.00			TOTAL	\$2,145,000.00
26	AT	Highway 597 & Industrial Way Intersection Upgrade (12,000 & 16,500 & 22,500 Pop. Horizon)		6	AT	Highway 2A & Broadway Ave Intersection Upgrade (12,000 & 16,500 & 22,500 Pop. Horizon)	
		Construction	\$1,100,000.00			Construction	\$1,650,000.00
		Administration (5%)	\$55,000.00			Administration (5%)	\$82,500.00
		Engineering Fee (10%)	\$110,000.00			Engineering Fee (10%)	\$165,000.00
		Contingency (15%)	\$165,000.00			Contingency (15%)	\$247,500.00
		TOTAL	\$1,430,000.00			TOTAL	\$2,145,000.00
8	Levies	Broadway Ave & Westbrooke Rd Intersection Upgrade (22,500 Pop. Horizon)		22	Levies	Parkwood Rd & Panorama Dr Intersection Upgrade (12,000 Pop. Horizon)	
		Construction	\$450,000.00			Construction	\$450,000.00
		Administration (5%)	\$22,500.00			Administration (5%)	\$22,500.00
		Engineering Fee (10%)	\$45,000.00			Engineering Fee (10%)	\$45,000.00
		Contingency (15%)	\$67,500.00			Contingency (15%)	\$67,500.00
		TOTAL	\$585,000.00			TOTAL	\$585,000.00
9, 11, 34	Levies	Womack Rd & CPR Crossing, including Broadway/East Railway (12,000, 16,500 & 22,500 Pop. Horizon)		33	Developer	East Railway St & Highway 597 Intersection Upgrade (22,500 Pop. Horizon)	
		<u>2021-2022 Costs</u>				Construction	\$1,100,000.00
		Road Construction (Sch B, D, C)	\$1,477,285.55			Administration (5%)	\$55,000.00
		Land	\$1,705,823.01			Engineering Fee (10%)	\$110,000.00
		Fortis Relocations and Illumination	\$300,000.00			Contingency (15%)	\$165,000.00
		CPRail	\$824,583.75			TOTAL	\$1,430,000.00
		Administration (5%)	\$219,384.62			Construction	\$2,307,692.31
		Engineering Fee (10%)	\$430,769.23			Administration (5%)	\$115,384.62
		Contingency (15%)	\$646,153.85			Engineering Fee (10%)	\$230,769.23
		<u>Future Realignment and Upgrade to 4 Lanes</u>				Contingency (15%)	\$346,153.85
		Construction and Land	\$2,500,000.00			TOTAL	\$3,000,000.00
		Administration (5%)	\$125,000.00				
		Engineering Fee (10%)	\$250,000.00				
		Contingency (15%)	\$375,000.00				
		TOTAL	\$3,850,000.00				
		(Included as Arterial Upgrade Now)					

CAPITAL IMPROVEMENTS SUMMARY	
Developer Owned	\$2,990,000
Town Levy Funding	\$5,925,000
Alberta Transportation	\$16,055,000
TOTAL	\$24,970,000