

TOWN OF MORINVILLE
PROVINCE OF ALBERTA

BYLAW 19/2018
OFF-SITE LEVY BYLAW

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A BYLAW OF THE TOWN OF MORINVILLE IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF PROVIDING FOR THE IMPOSITION OF A LEVY, TO BE KNOWN AS AN “OFF-SITE LEVY”, IN RESPECT OF LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED.

WHEREAS the *Municipal Government Act*, R.S.A, chapter M-26, as amended, grants a municipality the authority to pass an Off-Site Levy Bylaw;

AND WHEREAS, Council deems it necessary to establish an Off-Site Levy to pay for the capital costs of new or expanded roads, new or expanded water and sanitary sewer facilities, and for new or expanded stormwater facilities, and the land required in connection with those facilities, all of which will be required for the Morinville and the subdivision and development that is anticipated therein;

AND WHEREAS, notice of a public hearing for this bylaw held on December 11, 2018, has been given in accordance with Section 692 of the *Municipal Government Act*, RSA 2000, ch. M-26, as amended;

AND WHEREAS, Morinville has and continues to consult with affected landowners and representatives of the development industry to address and define future infrastructure requirements with Morinville, and the benefit to new development from such infrastructure;

AND WHEREAS, Council deems it necessary to require agreements to be entered into with owners of lands within the boundaries of Morinville that are to be subdivided or developed in respect of the payment of the Off-Site Levy;

AND WHEREAS, Section 648 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26 (*MGA*), as amended, authorizes a Council to pass a bylaw to provide the imposition of an Off-Site Levy in respect of land that is to be subdivided or developed and authorize agreements to be entered into in respect of the payment of the Off-Site Levy;

AND WHEREAS, Morinville has prepared various plans and master plans;

AND WHEREAS, notice of intention to pass this Bylaw has been given in accordance with the *MGA*;

NOW THEREFORE, the Council of Morinville, in the Province of Alberta, duly assembled, hereby enacts as follows:

- 1.0** This bylaw may be cited as the “Morinville Off-Site Levy Bylaw”.
- 2.0** For the purposes of this Bylaw, the following words will have the following meaning:
- 2.1** “Act” or “MGA” means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended;
 - 2.2** “Area” means the area of land, in hectares, being developed or subdivided less land being dedicated for municipal reserve, environmental reserve and road right-of-way for arterial roadways;
 - 2.3** “Benefitting Area” means the area of land that will benefit from a particular piece of Municipal Infrastructure, as more specifically identified in Schedule “A”;
 - 2.4** “Council” means the Council of Morinville;
 - 2.5** “Construction Costs” means the cost, incurred or as estimated and adjusted annually by the Engineer, to complete the construction of Municipal Infrastructure and all necessary improvements forming part of the Municipal Infrastructure. Construction costs shall include design, engineering, land costs, surveying costs, contingency costs and carrying costs. Estimated Constructions Costs and Actual Costs must be verified to the satisfaction of the Engineer;



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- 2.6 “Development Agreement” means an agreement between Morinville and the Owner of the land being developed or subdivided that relates to the construction of the municipal improvements, including Municipals Infrastructure, required to service the lands and to allow development to proceed;
- 2.7 “Development Permit” means a permit issued in accordance with the Land Use Bylaw by a Development Officer, the Municipal Planning Commission, the Subdivision and Development Appeal Board or the Court of Appeal of Alberta;
- 2.8 “Engineer” means the Morinville Chief Administration Officer or his/her designate;
- 2.9 “Levy” or “Levies” means the amount, calculated in accordance with clause 3 and 4 of this Bylaw, to be paid by an owner to Morinville as the Owner’s contribution towards the costs of the Construction of Municipal Infrastructure;
- 2.10 “Morinville” means the Municipal corporation of the Town of Morinville;
- 2.11 “Municipal Infrastructure” means those facilities for:
- 2.11.1 New or expanded facilities for the storage, transmission, treatment or supplying of water,
 - 2.11.2 New or expanded facilities for the treatment, movement or disposal of wastewater,
 - 2.11.3 New or expanded stormwater drainage facilities.
 - 2.11.4 New or expanded facilities required for or impacted by a subdivision or development, and
 - 2.11.5 Land required for or in connection with any of the above described facilities, as more specifically identified in Schedule “B”;
- 2.12 “Owner” means the registered owner or person entitled to become the registered owner of undeveloped land within Morinville which land is subject of an application for a Development Permit or an application for Subdivision;
- 2.13 “Off-Site Levy Funds” means the levies collected by Morinville and interest on such levies less monies already spent constructing Municipal Infrastructure. A separate Off-Site Levy Fund shall be maintained for water infrastructure, sanitary sewer infrastructure, stormwater infrastructure and transportation infrastructure;
- 2.14 “Schedule A” means the map attached to and forming part of this Bylaw which divides Morinville into 28 areas for the purposes of establishing the Benefitting Areas as required for the calculation of the Off-Site Levies;
- 2.15 “Schedule “B” means the listing of water infrastructure, sanitary sewer infrastructure, stormwater infrastructure and transportation infrastructure attached to and forming part of this Bylaw and includes estimated dates of construction, estimated costs of construction (as of that date) and an indication of the areas that will benefit from each piece of Municipal Infrastructure;
- 2.16 “Schedule “C” means the table identifying the Off-Site Levy rates for the Benefitting Areas;
- 2.17 “Subdivision” has the meaning provided for in the Act.
- 3.0 The Off-Site Levies related to Transportation, Water, Sanitary Sewer and Stormwater facilities, as provided for in the Bylaw are hereby imposed upon those lands which are identified as Benefitting Areas, which have been divided into 28 sub-areas, which are to be developed or subdivided and which are shown on the map in Schedule “A” attached hereto and forming part of this Bylaw.


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- 4.0** The Off-Site Levy for a particular sub-area shall be the sum of all the Off-Site Levies imposed upon land within that sub-area for each of the following categories of Municipal Infrastructure:
- 4.1 Water Infrastructure;
 - 4.2 Sanitary Sewer Infrastructure;
 - 4.3 Stormwater Infrastructure; and,
 - 4.4 Transportation Infrastructure.
- 5.0** That the Off-Site levy shall be calculated using the rates set out in Schedule “C”, and formalized through an executed Development Agreement as follows:
- Formulas:
- Net Area = Gross Area – (Environmental Reserve + Municipal Reserve + Road Right of Way for Arterial Roads)
- Assessed Off-Site Levy = Net Area X Levy Rate
- 6.0** Off-Site Levies are deemed imposed whether or not the imposition of the Off-Site Levies is made a specific condition of Subdivision or the Development Permit.
- 7.0** The area of the land for which the Off-Site Levy is being imposed and collected shall be identified as part of the Development Permit or Subdivision approval that triggers the imposition of the Off-Site Levy.
- 8.0** The Off-Site Levies payable in respect to the lands referred to in Clause 3 and 4 of the Bylaw are set out in Schedule “C” attached hereto and forming part of the Bylaw. These Off-Site Levies are imposed for the purpose of paying the Construction Costs of the Municipal Infrastructure listed in Schedule “B”, attached hereto and forming part of this Bylaw.
- 9.0** The supporting technical information which identifies the impact of proposed development within Morinville, estimates of the costs of the projects listed in Schedule “B” and identifies how the Off-Site Levy is calculated are contained in the report Town of Morinville: Off-Site Levy Review dated November 8th, 2018.
- 10.0** Morinville shall review the Off-Site Levy Municipal Infrastructure projects and Off-Site Levy rates annually, after the year this Bylaw is adopted or as determined by the Engineer. After the review has been completed, Council may amend the Bylaw to update the Municipal Infrastructure Off-Site Levy rates.
- 11.0** Commencing in 2018, the Engineer shall calculate the Municipal Off-site Levy rate for each piece of Municipal Infrastructure that has or will be constructed with the Off-Site Levy Funds. In making this annual determination of the Off-Site Levy rate, the Engineer shall utilize actual Construction Costs, work completed to the end of the previous calendar year, estimated Construction Costs, and interest or carrying costs and determine the area of land that benefits from the piece of Municipal Infrastructure, which land remains to be developed or subdivided. In undertaking the annual recalculations, the Engineer shall not be bound by the estimated Construction Costs or estimated construction dates shown in Schedule “B”, but shall adjust such information in accordance with the current plans, staging information and Construction Costs.
- 12.0** Council may from time to time adopt policies or guidelines for the assistance and direction of the Morinville Administration in determining which development and subdivision applications shall require a development agreement, and when an applicant or owner may be required to make additional payments to front end costs of one or more of the Municipal Infrastructure projects listed in Schedule “B”.



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- 13.0** Where it is determined that a development agreement is appropriate for an application for development or subdivision, the applicant or owner, as the case may be, shall enter into a development agreement with Morinville and such development agreement shall ensure:
- 13.1 That provision be made for the payment of Off-Site Levies as specified in this Bylaw, or
 - 13.2 That provision may be made for the deferring of payment of the Off-Site Levies to a future time; and
 - 13.3 That no further Off-Site Levies shall be required to be paid under development agreements where Off-Site Levies have been previously collected in full in respect to all of the lands which are the subject of development or subdivision application; and
 - 13.4 That where a development or subdivision results in a Municipal Infrastructure project listed in Schedule "B" being implemented prior to the collection by Morinville of sufficient Off-Site Levies to fully pay for that project, the applicant and/or owner of the development or subdivision in question shall be required to make additional payments to front end all or part of the unfunded cost of one or more projects and the applicant or owner shall be entitled to repayment of any such up-front costs paid to Morinville, in excess of the applicable Off-Site Levy contribution by that applicant or developer, when, and provided that, Morinville collects the applicable Off-Site Levies from other developments or subdivisions.
- 14.0** Except as otherwise provided herein, each development agreement entered into by Morinville with respect to any development or subdivision application shall make provision for payment of all Off-Site Levies imposed by this Bylaw within the times specified by Morinville policy/practice in accordance with Section 648, including Subsection (4.1) of the MGA, as amended.
- 15.0** In the event that any of the Off-Site Levies imposed by this Bylaw are not paid at the time specified in a development agreement, Morinville is hereby authorized to take whatever action deemed necessary to collect the unpaid Off-Site Levies.
- 16.0** Nothing contained in the Bylaw precludes Morinville from imposing such further or other charges, costs fees or levies as may be lawfully authorized.
- 17.0** If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such section or parts shall be deemed to be severable and all other sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.
- 18.0** If any clause in this Bylaw is found to be invalid, it shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.
- 19.0** Council shall receive an annually updated report on the Off-Site Levies pursuant to this Bylaw and such report shall identify:
- 19.1 Municipal Infrastructure constructed during the previous calendar year;
 - 19.2 Construction Costs of Municipal Infrastructure constructed in the previous calendar year;
 - 19.3 Estimated construction costs for Municipal Infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report;
 - 19.4 Amount collected in Off-Site Levy Funds; and,
 - 19.5 Specifics of total value of Off-Site Levy funds being held by Morinville and yet to be expended on Municipal Infrastructure, interest earned and commitments for future expenditures of such monies.


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20.0 Bylaw 6/2017 is rescinded upon this Bylaw coming into force and effect.

21.0 That this Bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213 of the Municipal Government Act, and amendments thereto.

READ a first time this 27th day of November, 2018.

READ a second time this 11th day of December, 2018.

READ a third time and finally passed this 11th day of December, 2018.

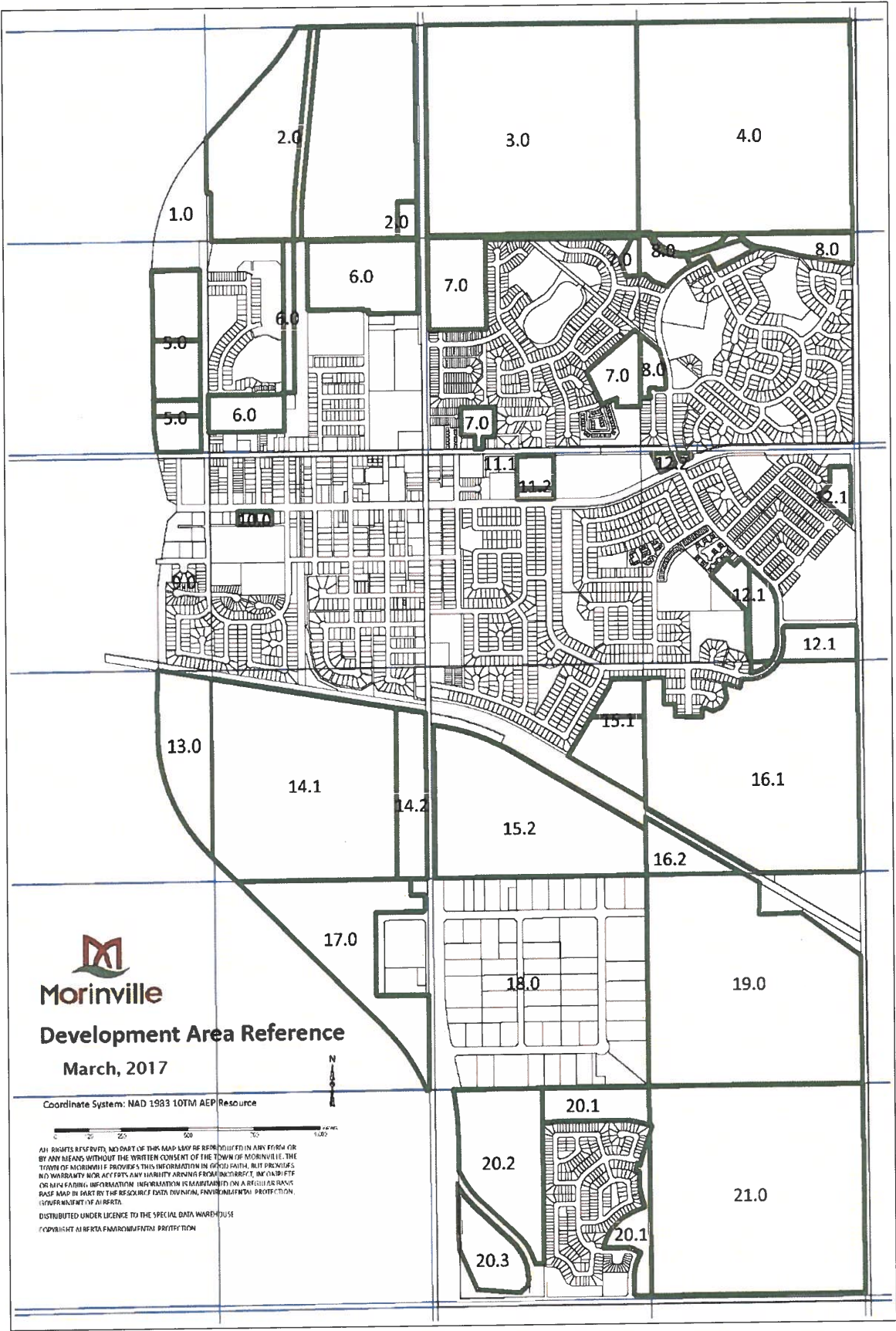


Barry Turner
Mayor

Stephane Labonne
Chief Administrative Officer

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Schedule “A”
Development Areas



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Summary of Development Areas

Area Ref. #	Development Area Location	Land Use	Gross Area (ha.)	Environmental Reserves (ha.)	Sub-total	Municipal Reserves	Arterial Right of Way	Net Development Area (ha.)
1.0	Borrow Pit	Residential	-	-	-	-	-	-
2.0	NE 4-56-25-4	Residential	53.23	1.60	51.63	5.16	-	46.47
3.0	NW 3-56-25-4	Residential	63.59	-	63.59	6.36	-	57.23
4.0	NE 3-56-25-4	Residential	64.67	-	64.67	6.47	-	58.20
5.0	SW 4-56-25-4 (Town Shop Strip/Park)	Residential	14.28	-	14.28	1.43	-	12.85
6.0	SE 4-56-25-4 (Landrex Multi & Trailer	Residential	15.32	-	15.32	1.53	-	13.79
7.0	SW 3-56-25-4 (Champagne ASP)	Residential	14.12	-	14.12	1.41	-	12.71
8.0	SE 3-56-35-4 (Remanants & Canal)	Residential	9.94	-	9.94	0.99	-	8.95
9.0	NW 33-55-25-4 (West Downtown)	Residential	-	-	-	-	-	-
10.0	NE 33-55-25-4 (Downtown)	Commercial	0.63	-	0.63	-	-	0.63
11.1	NW 34-55-25-4 (Rosedale Seniors)	Residential	0.78	-	0.78	-	-	0.78
11.2	NW 34-55-25-4 (Sobeys New Site)	Commercial	2.32	-	2.32	-	-	2.32
12.1	NE 34-55-25-4 (Grandin North)	Residential	17.15	-	17.15	1.72	-	15.44
12.2	NE 34-55-25-4 Mac's Store)	Commercial	0.51	-	0.51	-	-	0.51
13.0	SW 33-55-25-4 (Westwinds West)	Residential	11.52	-	11.52	1.15	-	10.37
14.1	SE 33-55-25-4 (Westwinds)	Residential	48.42	-	48.42	4.84	-	43.58
14.2	SE 33-55-25-4 (Westwinds Commercial)	Commercial	7.64	-	7.64	0.76	-	6.88
15.1	SW 34-55-25-4 (Grandin East)	Residential	8.57	-	8.57	0.86	-	7.71
15.2	SW 34-55-25-4	Industrial	32.20	2.24	29.96	3.00	-	26.96
16.1	SE 34-55-25-4 (Grandin South)	Residential	53.50	-	53.50	5.35	-	48.15
16.2	SE 34-55-25-4 (Grandin South)	Industrial	3.98	0.15	3.83	0.38	-	3.45
17.0	NE 28-5-25-4 (Westmor ASP/Tim Hortons)	Commercial	21.18	-	21.18	2.12	-	19.06
18.0	NW 27-55-25-4 (Business Park)	Industrial	-	-	-	-	-	-
19.0	NE 27-55-25-4 (South Glens - North)	Residential	56.98	5.65	51.33	5.13	-	46.20
20.1	SW 27-55-25-4 (South Glens - West)	Residential	9.10	-	9.10	0.91	-	8.19
20.2	SW 27-55-25-4 (Business Park)	Commercial	17.20	-	17.20	1.72	-	15.48
20.3	SW 27-55-25-4 (Hwy Commercial)	Commercial	5.70	-	5.70	0.57	-	5.13
21.0	SE 27-55-25-4 (South Glens - East)	Residential	63.87	2.94	60.93	6.09	-	54.84
		Total	596.38	12.58	583.82	57.96	-	525.86


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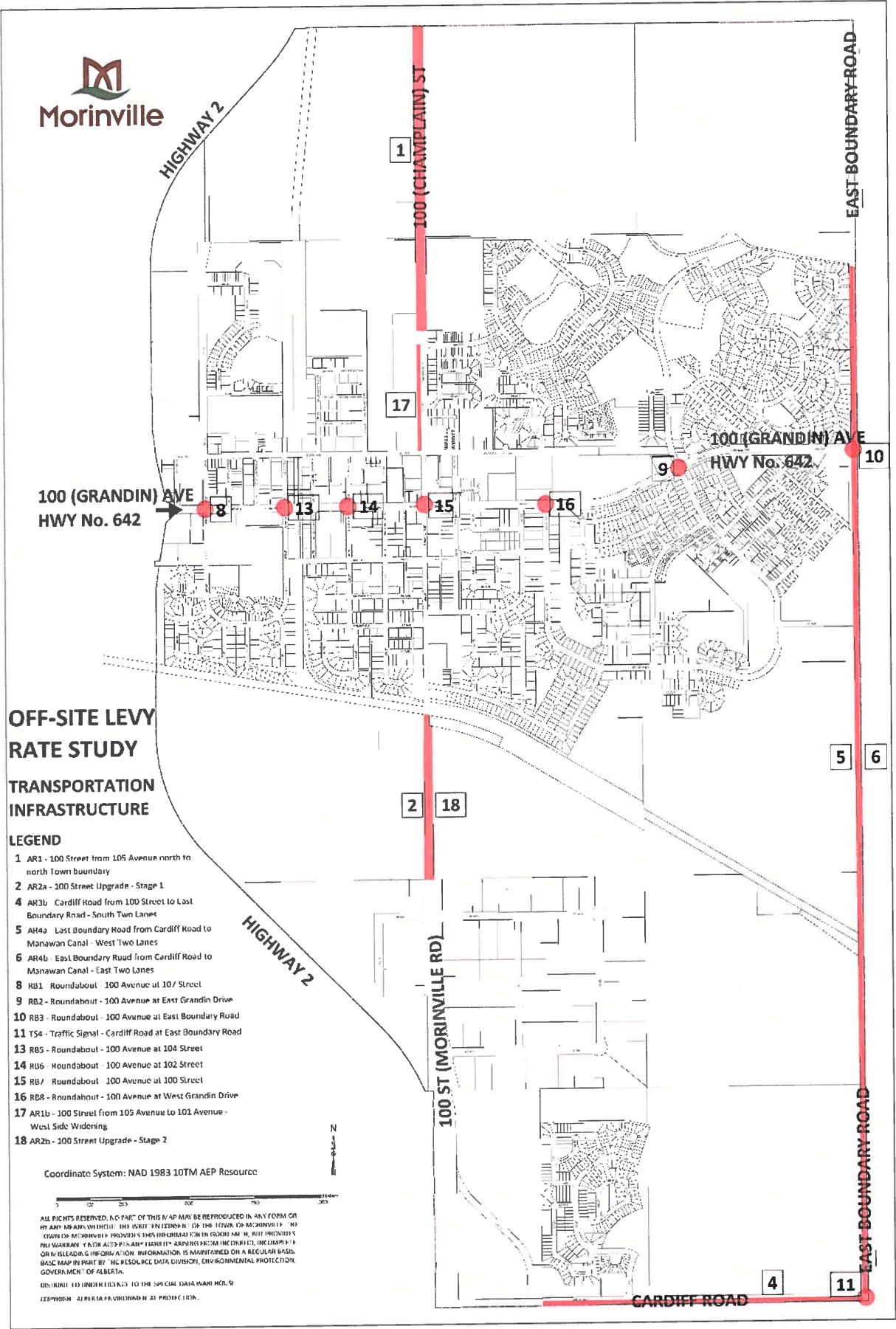

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Schedule "B"

Transportation Infrastructure Map



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Summary of Road Off-Site Infrastructure

Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Cost
1	AR1 - 100 Street from 105 Avenue north to north Town boundary	\$ -	\$ -	\$ 3,564,000	\$ 3,564,000
2	AR 2a - 100 Street Upgrade - Stage 1	\$ 5,961,645	\$ -	\$ -	\$ 5,961,645
3	Deleted	\$ -	\$ -	\$ -	\$ -
4	AR3-b - Cardiff Road From 100 Street to East Boundary - South Two Lanes	\$ -	\$ -	\$ 5,052,000	\$ 5,052,000
5	AR4-a - East Boundary Road from Cardiff Road to Manawan Canal - West Two Lanes	\$ -	\$ -	\$ 9,768,000	\$ 9,768,000
6	AR4-b - East Boundary Road from Cardiff Road to Manawan Canal - East Two Lanes	\$ 113,541	\$ -	\$ 11,310,126	\$ 11,423,667
7	Deleted	\$ -	\$ -	\$ -	\$ -
8	RB1 - Roundabout - 100 Avenue at 107 Street	\$ -	\$ -	\$ 1,918,025	\$ 1,918,025
9	RB2 - Roundabout - 100 Avenue at East Grandin Drive	\$ -	\$ -	\$ 1,733,827	\$ 1,733,827
10	RB3 - Roundabout - 100 Avenue at East Boundary Raod	\$ -	\$ -	\$ 1,389,798	\$ 1,389,798
11	TS4 - Traffic Signal - Cardiff Road at East Boundary Raod	\$ -	\$ -	\$ 462,000	\$ 462,000
12	Deleted	\$ -	\$ -	\$ -	\$ -
13	RB5 - Roundabout - 100 Avenue at 104 Street	\$ -	\$ -	\$ 622,431	\$ 622,431
14	RB6 - Roundabout - 100 Avenue at 102 Street	\$ -	\$ -	\$ 363,776	\$ 363,776
15	RB7 - Roundabout - 100 Avenue at 100 Street	\$ -	\$ -	\$ 2,566,540	\$ 2,566,540
16	RB8 - Roundabout - 100 Avenue at West Grandin Drive	\$ -	\$ -	\$ 1,022,836	\$ 1,022,836
17	AR1b - 100 Street from 105 Avenue to 101 Avenue - West Side Widening	\$ -	\$ -	\$ 660,000	\$ 660,000
18	AR2b - 100 Street Upgrade - Stage 2	\$ -	\$ -	\$ 4,800,000	\$ 4,800,000
19	Transportation Master Plan Update	\$ -	\$ -	\$ 237,600	\$ 237,600
		\$ 6,075,186	\$ -	\$ 45,470,959	\$ 51,546,145

Special Grants & Contributions for Road Off-Site Infrastructure

Item	Project Description	Total Project Cost	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Cost
1	AR1 - 100 Street from 105 Avenue north to north Town boundary	\$ 3,564,000	\$ -	\$ -	\$ -	\$ 3,564,000
2	AR 2a - 100 Street Upgrade - Stage 1	\$ 5,961,645	\$ 4,117,264	\$ -	\$ -	\$ 1,844,381
3	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
4	AR3-b - Cardiff Road From 100 Street to East Boundary - South Two Lanes	\$ 5,052,000	\$ -	\$ -	\$ -	\$ 5,052,000
5	AR4-a - East Boundary Road from Cardiff Road to Manawan Canal - West Two Lanes	\$ 9,768,000	\$ -	\$ -	\$ -	\$ 9,768,000
6	AR4-b - East Boundary Road from Cardiff Road to Manawan Canal - East Two Lanes	\$ 11,423,667	\$ -	\$ -	\$ -	\$ 11,423,667
7	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
8	RB1 - Roundabout - 100 Avenue at 107 Street	\$ 1,918,025	\$ 1,918,025	\$ -	\$ -	\$ -
9	RB2 - Roundabout - 100 Avenue at East Grandin Drive	\$ 1,733,827	\$ 1,733,827	\$ -	\$ -	\$ -
10	RB3 - Roundabout - 100 Avenue at East Boundary Raod	\$ 1,389,798	\$ 1,389,798	\$ -	\$ -	\$ -
11	TS4 - Traffic Signal - Cardiff Road at East Boundary Raod	\$ 462,000	\$ -	\$ -	\$ -	\$ 462,000
12	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
13	RB5 - Roundabout - 100 Avenue at 104 Street	\$ 622,431	\$ 622,431	\$ -	\$ -	\$ -
14	RB6 - Roundabout - 100 Avenue at 102 Street	\$ 363,776	\$ 363,776	\$ -	\$ -	\$ -
15	RB7 - Roundabout - 100 Avenue at 100 Street	\$ 2,566,540	\$ 2,566,540	\$ -	\$ -	\$ -
16	RB8 - Roundabout - 100 Avenue at West Grandin Drive	\$ 1,022,836	\$ 1,022,836	\$ -	\$ -	\$ -
17	AR1b - 100 Street from 105 Avenue to 101 Avenue - West Side Widening	\$ 660,000	\$ -	\$ -	\$ -	\$ 660,000
18	AR2b - 100 Street Upgrade - Stage 2	\$ 4,800,000	\$ -	\$ -	\$ -	\$ 4,800,000
19	Transportation Master Plan Update	\$ 237,600	\$ -	\$ -	\$ -	\$ 237,600
		\$ 51,546,145	\$ 13,734,497	\$ -	\$ -	\$ 37,811,648

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Allocation of road Infrastructure to Benefitting Parties

Item	Project Description	Reduced Project Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	AR1 - 100 Street from 105 Avenue north to north Town boundary	\$ 3,564,000	50.0%		50.0%	0.0%
2	AR 2a - 100 Street Upgrade - Stage 1	\$ 1,844,381	50.0%		0.0%	50.0%
3	Deleted	\$ -			0.0%	100.0%
4	AR3-b - Cardiff Road From 100 Street to East Boundary - South Two Lanes	\$ 5,052,000	50.0%		50.0%	0.0%
5	AR4-a - East Boundary Road from Cardiff Road to Manawan Canal - West Two Lanes	\$ 9,768,000	50.0%		10.0%	40.0%
6	AR4-b - East Boundary Road from Cardiff Road to Manawan Canal - East Two Lanes	\$ 11,423,667	50.0%		50.0%	0.0%
7	Deleted	\$ -			0.0%	100.0%
8	RB1 - Roundabout - 100 Avenue at 107 Street	\$ -	50.0%		0.0%	50.0%
9	RB2 - Roundabout - 100 Avenue at East Grandin Drive	\$ -	50.0%		0.0%	50.0%
10	RB3 - Roundabout - 100 Avenue at East Boundary Road	\$ -	50.0%		0.0%	50.0%
11	TS4 - Traffic Signal - Cardiff Road at East Boundary Road	\$ 462,000	50.0%		10.0%	40.0%
12	Deleted	\$ -			0.0%	100.0%
13	RB5 - Roundabout - 100 Avenue at 104 Street	\$ -	50.0%		0.0%	50.0%
14	RB6 - Roundabout - 100 Avenue at 102 Street	\$ -	50.0%		0.0%	50.0%
15	RB7 - Roundabout - 100 Avenue at 100 Street	\$ -	50.0%		0.0%	50.0%
16	RB8 - Roundabout - 100 Avenue at West Grandin Drive	\$ -	50.0%		0.0%	50.0%
17	AR1b - 100 Street from 105 Avenue to 101 Avenue - West Side Widening	\$ 660,000	50.0%		50.0%	0.0%
18	AR2b - 100 Street Upgrade - Stage 2	\$ 4,800,000	50.0%		14.0%	36.0%
19	Transportation Master Plan Update	\$ 237,600	50.0%		2.0%	48.0%
		\$ 37,811,648				

Road Off-Site Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected to Dec 31, 2012	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	AR1 - 100 Street from 105 Avenue north to north Town boundary	\$ -	\$ -	\$ -	\$ -
2	AR 2a - 100 Street Upgrade - Stage 1	\$ 922,191	\$ 65,488	\$ 114,106	\$ 742,596
3	Deleted	\$ -	\$ -	\$ -	\$ -
4	AR3-b - Cardiff Road From 100 Street to East Boundary - South Two Lanes	\$ -	\$ 179,380	\$ 149,189	\$ (328,569)
5	AR4-a - East Boundary Road from Cardiff Road to Manawan Canal - West Two Lanes	\$ 3,907,200	\$ 468,689	\$ 495,305	\$ 2,943,206
6	AR4-b - East Boundary Road from Cardiff Road to Manawan Canal - East Two Lanes	\$ -	\$ -	\$ -	\$ -
7	Deleted	\$ -	\$ -	\$ -	\$ -
8	RB1 - Roundabout - 100 Avenue at 107 Street	\$ -	\$ -	\$ -	\$ -
9	RB2 - Roundabout - 100 Avenue at East Grandin Drive	\$ -	\$ -	\$ -	\$ -
10	RB3 - Roundabout - 100 Avenue at East Boundary Road	\$ -	\$ -	\$ -	\$ -
11	TS4 - Traffic Signal - Cardiff Road at East Boundary Road	\$ 184,800	\$ 14,061	\$ 14,859	\$ 155,880
12	Deleted	\$ -	\$ -	\$ -	\$ -
13	RB5 - Roundabout - 100 Avenue at 104 Street	\$ -	\$ -	\$ -	\$ -
14	RB6 - Roundabout - 100 Avenue at 102 Street	\$ -	\$ -	\$ -	\$ -
15	RB7 - Roundabout - 100 Avenue at 100 Street	\$ -	\$ -	\$ -	\$ -
16	RB8 - Roundabout - 100 Avenue at West Grandin Drive	\$ -	\$ -	\$ -	\$ -
17	AR1b - 100 Street from 105 Avenue to 101 Avenue - West Side Widening	\$ -	\$ -	\$ -	\$ -
18	AR2b - 100 Street Upgrade - Stage 2	\$ 1,728,000	\$ -	\$ 188,682	\$ 1,539,318
19	Transportation Master Plan Update	\$ 114,048	\$ -	\$ -	\$ 114,048
		\$ 6,856,239	\$ 727,617	\$ 962,141	\$ 5,166,480


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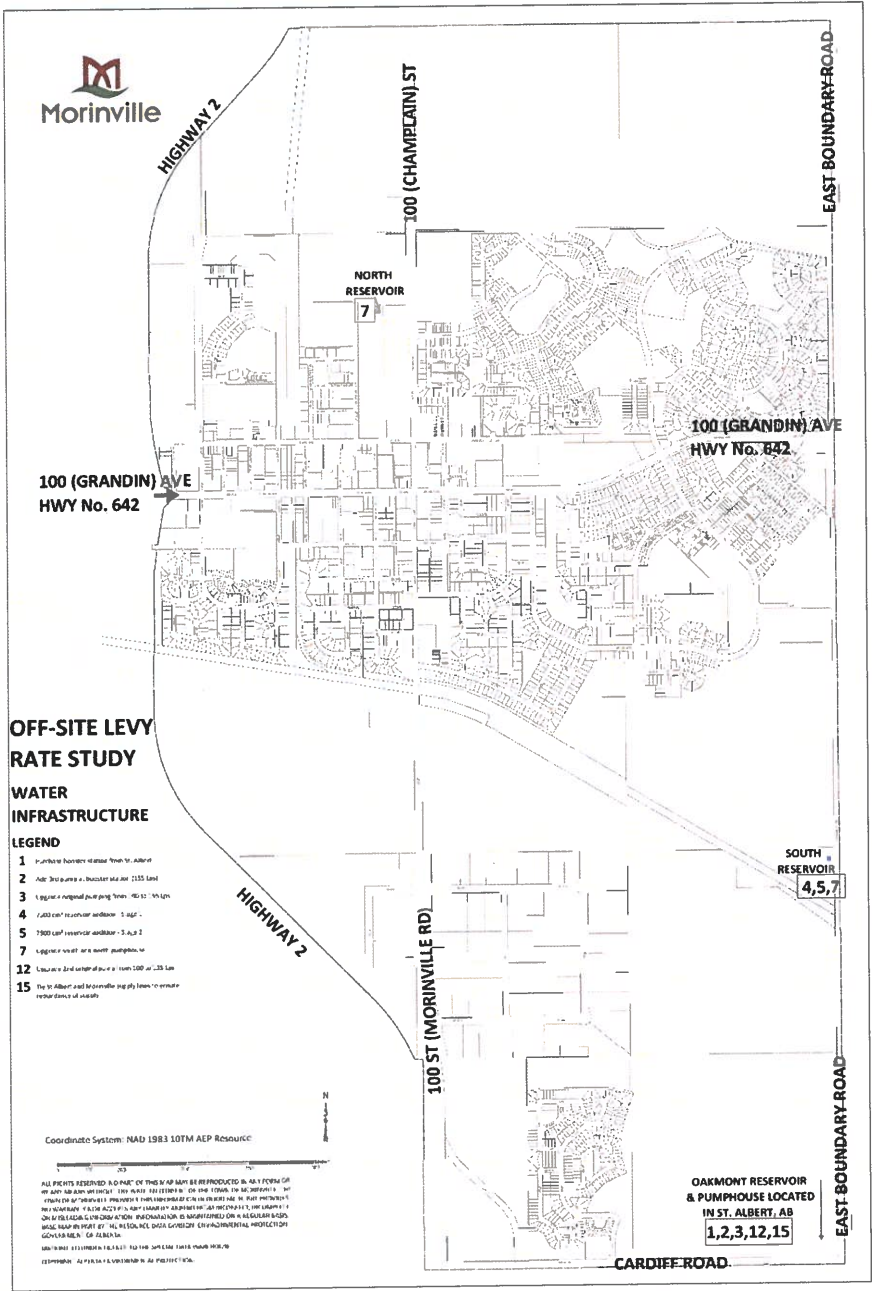

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Benefitting Areas for Road Off-Site Infrastructure

Item	Developer Cost	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.1	11.2	12.1	12.2	13.0	14.1	14.2	15.1	15.2	16.1	16.2	17.0	18.0	19.0	20.1	20.2	20.3	21.0
1	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	\$ 742,596	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	\$ -																												
4	\$ (328,569)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	\$ 2,943,206	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	\$ -																												
8	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	\$ 155,880	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12	\$ -																												
13	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
16	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18	\$ 1,539,318	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19	\$ 114,048	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 5,166,480																												

Location of Water Off-Site Infrastructure



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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Summary of Water Off-Site Infrastructure

Item	Project Description	Cost of Completed Work	Debtenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	Purchase booster station from St. Albert	\$ 482,664	\$ -	\$ -	\$ 482,664
2	Add 3rd pump at booster station (100 Lps)	\$ -	\$ -	\$ 396,000	\$ 396,000
3	Upgrade 1st pump at booster station from 100 to 155 Lps	\$ -	\$ -	\$ 396,000	\$ 396,000
4	7500 cm reservoir addition - Stage 1	\$ 3,932,291	\$ -	\$ 26,400	\$ 3,958,691
5	7500 cm reservoir addition - Stage 2	\$ -	\$ -	\$ 5,544,000	\$ 5,544,000
6	Deleted	\$ -	\$ -	\$ -	\$ -
7	Upgrade south and north pumphouse	\$ 2,528,672	\$ -	\$ 488,400	\$ 3,017,072
8	Deleted	\$ -	\$ -	\$ -	\$ -
9	Deleted	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ -	\$ -	\$ -
11	Deleted	\$ -	\$ -	\$ -	\$ -
12	Upgrade 2nd and 3rd pumps at booster station from 100 to 155 Lps	\$ -	\$ -	\$ 660,000	\$ 660,000
13	Deleted	\$ -	\$ -	\$ -	\$ -
14	Deleted	\$ -	\$ -	\$ -	\$ -
15	Tie St Albert and Morinville supply lines to ensure redundancy of supply	\$ -	\$ -	\$ 100,000	\$ 100,000
		\$ 6,943,626	\$ -	\$ 7,610,800	\$ 14,554,426

Special Grants and Contributions for Water Off-Site Infrastructure

Item	Project Description	Total Project Estimated Cost	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	Purchase booster station from St. Albert	\$ 482,664	\$ -	\$ -	\$ -	\$ 482,664
2	Add 3rd pump at booster station (100 Lps)	\$ 396,000	\$ -	\$ -	\$ -	\$ 396,000
3	Upgrade 1st pump at booster station from 100 to 155 Lps	\$ 396,000	\$ -	\$ -	\$ -	\$ 396,000
4	7500 cm reservoir addition - Stage 1	\$ 3,958,691	\$ -	\$ -	\$ -	\$ 3,958,691
5	7500 cm reservoir addition - Stage 2	\$ 5,544,000	\$ -	\$ -	\$ -	\$ 5,544,000
6	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
7	Upgrade south and north pumphouse	\$ 3,017,072	\$ -	\$ -	\$ -	\$ 3,017,072
8	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
9	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
11	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
12	Upgrade 2nd and 3rd pumps at booster station from 100 to 155 Lps	\$ 660,000	\$ -	\$ -	\$ -	\$ 660,000
13	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
14	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
15	Tie St Albert and Morinville supply lines to ensure redundancy of supply	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
		\$ 14,554,426	\$ -	\$ -	\$ -	\$ 14,554,426

Allocation of Water Infrastructure to Benefitting Parties

Item	Project Description	Reduced Project Estimated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	Purchase booster station from St. Albert	\$ 482,664	32.4%	35.3%	0.0%	32.4%
2	Add 3rd pump at booster station (100 Lps)	\$ 396,000	32.4%	35.3%	7.8%	24.6%
3	Upgrade 1st pump at booster station from 100 to 155 Lps	\$ 396,000	32.4%	35.3%	32.4%	0.0%
4	7500 cm reservoir addition - Stage 1	\$ 3,958,691			0.0%	100.0%
5	7500 cm reservoir addition - Stage 2	\$ 5,544,000			100.0%	0.0%
6	Deleted	\$ -			0.0%	100.0%
7	Upgrade south and north pumphouse	\$ 3,017,072	75.0%		0.0%	25.0%
8	Deleted	\$ -			0.0%	100.0%
9	Deleted	\$ -			0.0%	100.0%
10	Deleted	\$ -			0.0%	100.0%
11	Deleted	\$ -			0.0%	100.0%
12	Upgrade 2nd and 3rd pumps at booster station from 100 to 155 Lps	\$ 660,000	32.4%	35.3%	32.4%	0.0%
13	Deleted	\$ -	100.0%		0.0%	0.0%
14	Deleted	\$ -	100.0%		0.0%	0.0%
15	Tie St Albert and Morinville supply lines to ensure redundancy of supply	\$ 100,000	32.4%	35.3%	0.0%	32.4%
		\$ 14,554,426				

Off-Site Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected to Dec 31, 2012	Offsite Levy Funds Collected Starting Jan 1, 2013	Adjusted Developer (Levy) Cost
1	Purchase booster station from St. Albert	\$ 156,142	\$ 17,479	\$ 21,279	\$ 117,384
2	Add 3rd pump at booster station (100 Lps)	\$ 97,361	\$ 15,179	\$ 16,597	\$ 65,584
3	Upgrade 1st pump at booster station from 100 to 155 Lps	\$ -	\$ 15,179	\$ 12,987	\$ (28,166)
4	7500 cm reservoir addition - Stage 1	\$ 3,958,691	\$ 328,448	\$ 350,094	\$ 3,280,148
5	7500 cm reservoir addition - Stage 2	\$ -	\$ -	\$ -	\$ -
6	Deleted	\$ -	\$ -	\$ 3,269	\$ (3,269)
7	Upgrade south and north pumphouse	\$ 754,268	\$ 37,452	\$ 46,407	\$ 670,409
8	Deleted	\$ -	\$ 12,317	\$ 10,538	\$ (22,855)
9	Deleted	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ 5,865	\$ 5,018	\$ (10,883)
11	Deleted	\$ -	\$ -	\$ -	\$ -
12	Upgrade 2nd and 3rd pumps at booster station from 100 to 155 Lps	\$ -	\$ -	\$ 14,489	\$ (14,489)
13	Deleted	\$ -	\$ -	\$ 11,944	\$ (11,944)
14	Deleted	\$ -	\$ -	\$ 8,398	\$ (8,398)
15	Tie St Albert and Morinville supply lines to ensure redundancy of supply	\$ 32,350	\$ -	\$ 699	\$ 31,651
		\$ 4,998,811	\$ 431,919	\$ 501,721	\$ 4,065,171

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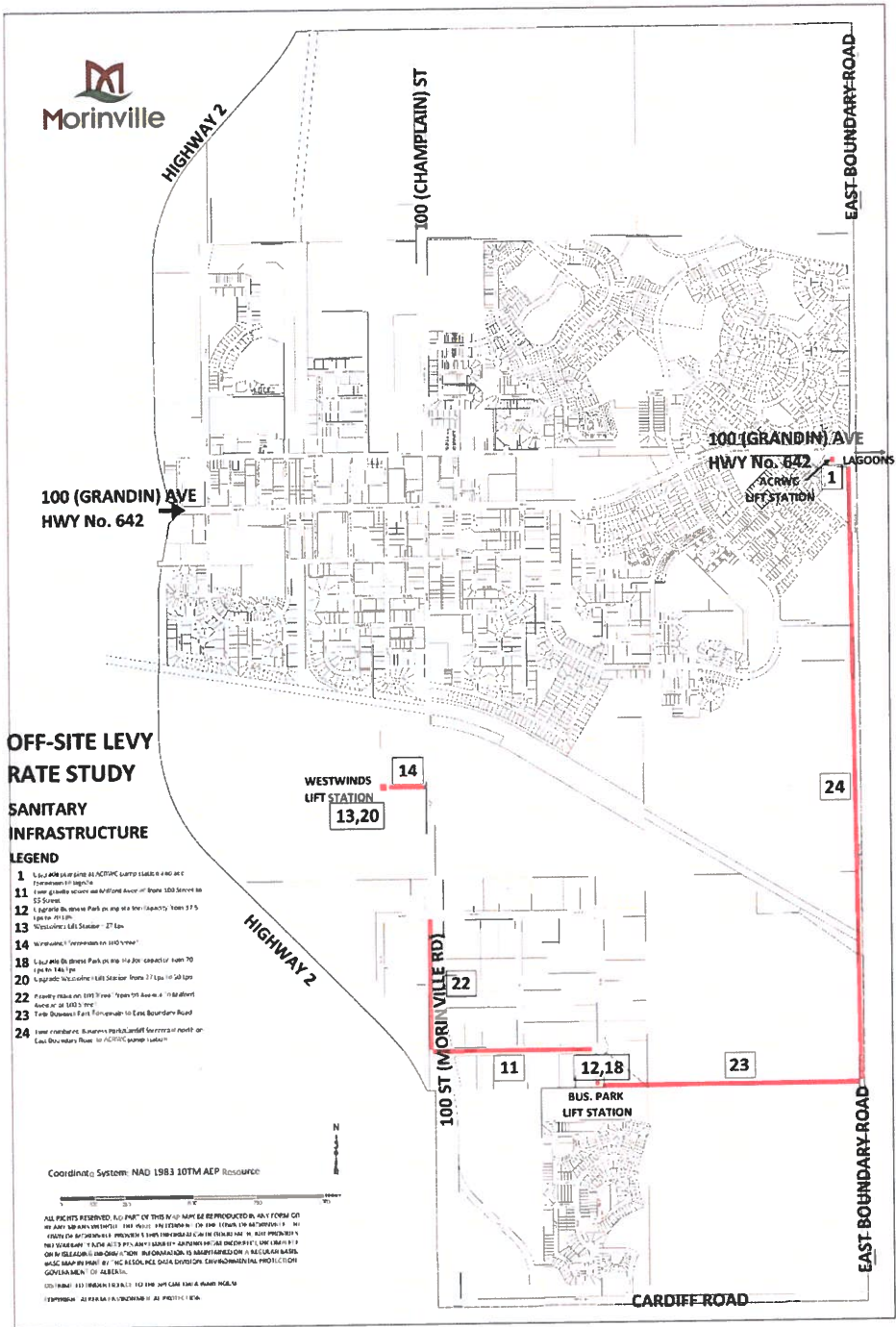
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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Benefiting Areas for Water Off-Site Infrastructure

Item	Developer Cost	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.1	11.2	12.1	12.2	13.0	14.1	14.2	15.1	15.2	16.1	16.2	17.0	18.0	19.0	20.1	20.2	20.3	21.0
1	\$ 117,384	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	\$ 65,584	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	\$ (28,166)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	\$ 3,280,148	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	\$ -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	\$ (3,269)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	\$ 670,409	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8	\$ (22,855)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	\$ -																												
10	\$ (10,883)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	\$ -																												
12	\$ (14,489)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13	\$ (11,944)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14	\$ (8,398)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15	\$ 31,651	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	\$ 4,065,171																												

Location of Sanitary Off-Site Infrastructure



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Mayor

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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Summary of Sanitary Off-Site Infrastructure

Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	Upgrade pumping at ACRWC pump station and add forcemain to lagoon	\$ 5,973,699	\$ -	\$ -	\$ 5,973,699
2	Deleted	\$ -	\$ -	\$ -	\$ -
3	Deleted	\$ -	\$ -	\$ -	\$ -
4	Deleted	\$ -	\$ -	\$ -	\$ -
5	Deleted	\$ -	\$ -	\$ -	\$ -
6	Deleted	\$ -	\$ -	\$ -	\$ -
7	Deleted	\$ -	\$ -	\$ -	\$ -
8	Deleted	\$ -	\$ -	\$ -	\$ -
9	Deleted	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ -	\$ -	\$ -
11	Twin gravity sewer on Milford Avenue from 100 Street to 95 Street	\$ -	\$ -	\$ 492,360	\$ 492,360
12	Upgrade Business Park pump station capacity from 37.5 Lps to 70 Lps	\$ -	\$ -	\$ 1,280,400	\$ 1,280,400
13	Westwinds Lift Station - 27 Lps	\$ -	\$ -	\$ 554,400	\$ 554,400
14	Westwinds forcemain to 100 Street	\$ 464,349	\$ -	\$ 485,760	\$ 950,109
15	Deleted	\$ -	\$ -	\$ -	\$ -
16	Deleted	\$ -	\$ -	\$ -	\$ -
17	Deleted	\$ -	\$ -	\$ -	\$ -
18	Upgrade Business Park pump station capacity from 70 Lps to 146 Lps	\$ -	\$ -	\$ 2,706,000	\$ 2,706,000
19	Deleted	\$ -	\$ -	\$ -	\$ -
20	Upgrade Westwinds Lift Station from 27 Lps to 50 Lps	\$ -	\$ -	\$ 554,400	\$ 554,400
21	Deleted	\$ -	\$ -	\$ -	\$ -
22	Gravity main on 100 Street from 90 Avenue to Milford Avenue at 100 Street	\$ -	\$ -	\$ 831,600	\$ 831,600
23	Twin Business Park Forcemain to East Boundary road	\$ -	\$ -	\$ 1,062,600	\$ 1,062,600
24	Twin combined Business Park/Cardiff forcemain north on East Boundary Road to ACRWC pump station	\$ -	\$ -	\$ 2,989,800	\$ 2,989,800
		\$ 6,438,048	\$ -	\$ 10,957,320	\$ 17,395,368

Special Grants and Contributions for Sanitary Off-Site Infrastructure

Item	Project Description	Total Project Estimated Cost	Special Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	Upgrade pumping at ACRWC pump station and add forcemain to lagoon	\$ 5,973,699	\$ -	\$ -	\$ -	\$ 5,973,699
2	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
3	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
4	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
5	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
6	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
7	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
8	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
9	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
11	Twin gravity sewer on Milford Avenue from 100 Street to 95 Street	\$ 492,360	\$ -	\$ -	\$ -	\$ 492,360
12	Upgrade Business Park pump station capacity from 37.5 Lps to 70 Lps	\$ 1,280,400	\$ -	\$ -	\$ -	\$ 1,280,400
13	Westwinds Lift Station - 27 Lps	\$ 554,400	\$ -	\$ -	\$ -	\$ 554,400
14	Westwinds forcemain to 100 Street	\$ 950,109	\$ -	\$ -	\$ -	\$ 950,109
15	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
16	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
17	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
18	Upgrade Business Park pump station capacity from 70 Lps to 146 Lps	\$ 2,706,000	\$ -	\$ -	\$ -	\$ 2,706,000
19	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
20	Upgrade Westwinds Lift Station from 27 Lps to 50 Lps	\$ 554,400	\$ -	\$ -	\$ -	\$ 554,400
21	Deleted	\$ -	\$ -	\$ -	\$ -	\$ -
22	Gravity main on 100 Street from 90 Avenue to Milford Avenue at 100 Street	\$ 831,600	\$ -	\$ -	\$ -	\$ 831,600
23	Twin Business Park Forcemain to East Boundary road	\$ 1,062,600	\$ -	\$ -	\$ -	\$ 1,062,600
24	Twin combined Business Park/Cardiff forcemain north on East Boundary Road to ACRWC pump station	\$ 2,989,800	\$ -	\$ -	\$ -	\$ 2,989,800
		\$ 17,395,368	\$ -	\$ -	\$ -	\$ 17,395,368


Mayor


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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Allocation of Sanitary Infrastructure to Benefiting Parties

Item	Project Description	Reduced Project Estimated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	Upgrade pumping at ACRWC pump station and add forcemain to lagoon	\$ 5,973,699	12.5%	50.0%	0.0%	37.5%
2	Deleted	\$ -			0.0%	100.0%
3	Deleted	\$ -			0.0%	100.0%
4	Deleted	\$ -			0.0%	100.0%
5	Deleted	\$ -			0.0%	100.0%
6	Deleted	\$ -			0.0%	100.0%
7	Deleted	\$ -			0.0%	100.0%
8	Deleted	\$ -			0.0%	100.0%
9	Deleted	\$ -			0.0%	100.0%
10	Deleted	\$ -			0.0%	100.0%
11	Twin gravity sewer on Milford Avenue from 100 Street to 95 Street	\$ 492,360			100.0%	0.0%
12	Upgrade Business Park pump station capacity from 37.5 Lps to 70 Lps	\$ 1,280,400			36.0%	64.0%
13	Westwinds Lift Station - 27 Lps	\$ 554,400			0.0%	100.0%
14	Westwinds forcemain to 100 Street	\$ 950,109			0.0%	100.0%
15	Deleted	\$ -			0.0%	100.0%
16	Deleted	\$ -			0.0%	100.0%
17	Deleted	\$ -			0.0%	100.0%
18	Upgrade Business Park pump station capacity from 70 Lps to 146 Lps	\$ 2,706,000			100.0%	0.0%
19	Deleted	\$ -			0.0%	100.0%
20	Upgrade Westwinds Lift Station from 27 Lps to 50 Lps	\$ 554,400			16.0%	84.0%
21	Deleted	\$ -			0.0%	100.0%
22	Gravity main on 100 Street from 90 Avenue to Milford Avenue at 100 Street	\$ 831,600			0.0%	100.0%
23	Twin Business Park Forcemain to East Boundary road	\$ 1,062,600			36.0%	64.0%
24	Twin combined Business Park/Cardiff forcemain north on East Boundary Road to ACRWC pump station	\$ 2,989,800		10.0%	32.4%	57.6%
		\$ 17,395,368				

Sanitary Off-Site Levy Funds Collected to Date & Adjusted Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected to Dec 31, 2016	Offsite Levy Funds Collected Starting Jan 1, 2017	Adjusted Developer (Levy) Cost
1	Upgrade pumping at ACRWC pump station and add forcemain to lagoon	\$ 2,240,137	\$ 9,577	\$ 71,598	\$ 2,158,962
2	Deleted	\$ -	\$ -	\$ -	\$ -
3	Deleted	\$ -	\$ -	\$ -	\$ -
4	Deleted	\$ -	\$ -	\$ -	\$ -
5	Deleted	\$ -	\$ -	\$ -	\$ -
6	Deleted	\$ -	\$ -	\$ -	\$ -
7	Deleted	\$ -	\$ 12,072	\$ -	\$ (12,072)
8	Deleted	\$ -	\$ -	\$ -	\$ -
9	Deleted	\$ -	\$ -	\$ -	\$ -
10	Deleted	\$ -	\$ -	\$ -	\$ -
11	Twin gravity sewer on Milford Avenue from 100 Street to 95 Street	\$ -	\$ 718	\$ -	\$ (718)
12	Upgrade Business Park pump station capacity from 37.5 Lps to 70 Lps	\$ 819,456	\$ 25,151	\$ -	\$ 794,305
13	Westwinds Lift Station - 27 Lps	\$ 554,400	\$ 8,015	\$ -	\$ 546,385
14	Westwinds forcemain to 100 Street	\$ 950,109	\$ 1,503	\$ -	\$ 948,606
15	Deleted	\$ -	\$ -	\$ -	\$ -
16	Deleted	\$ -	\$ -	\$ -	\$ -
17	Deleted	\$ -	\$ -	\$ -	\$ -
18	Upgrade Business Park pump station capacity from 70 Lps to 146 Lps	\$ -	\$ -	\$ -	\$ -
19	Deleted	\$ -	\$ -	\$ -	\$ -
20	Upgrade Westwinds Lift Station from 27 Lps to 50 Lps	\$ 465,696	\$ -	\$ -	\$ 465,696
21	Deleted	\$ -	\$ -	\$ -	\$ -
22	Gravity main on 100 Street from 90 Avenue to Milford Avenue at 100 Street	\$ 831,600	\$ -	\$ -	\$ 831,600
23	Twin Business Park Forcemain to East Boundary road	\$ 680,064	\$ -	\$ -	\$ 680,064
24	Twin combined Business Park/Cardiff forcemain north on East Boundary Road to ACRWC pump station	\$ 1,722,125	\$ -	\$ -	\$ 1,722,125
		\$ 8,263,587	\$ 57,035	\$ 71,598	\$ 8,134,954


Mayor

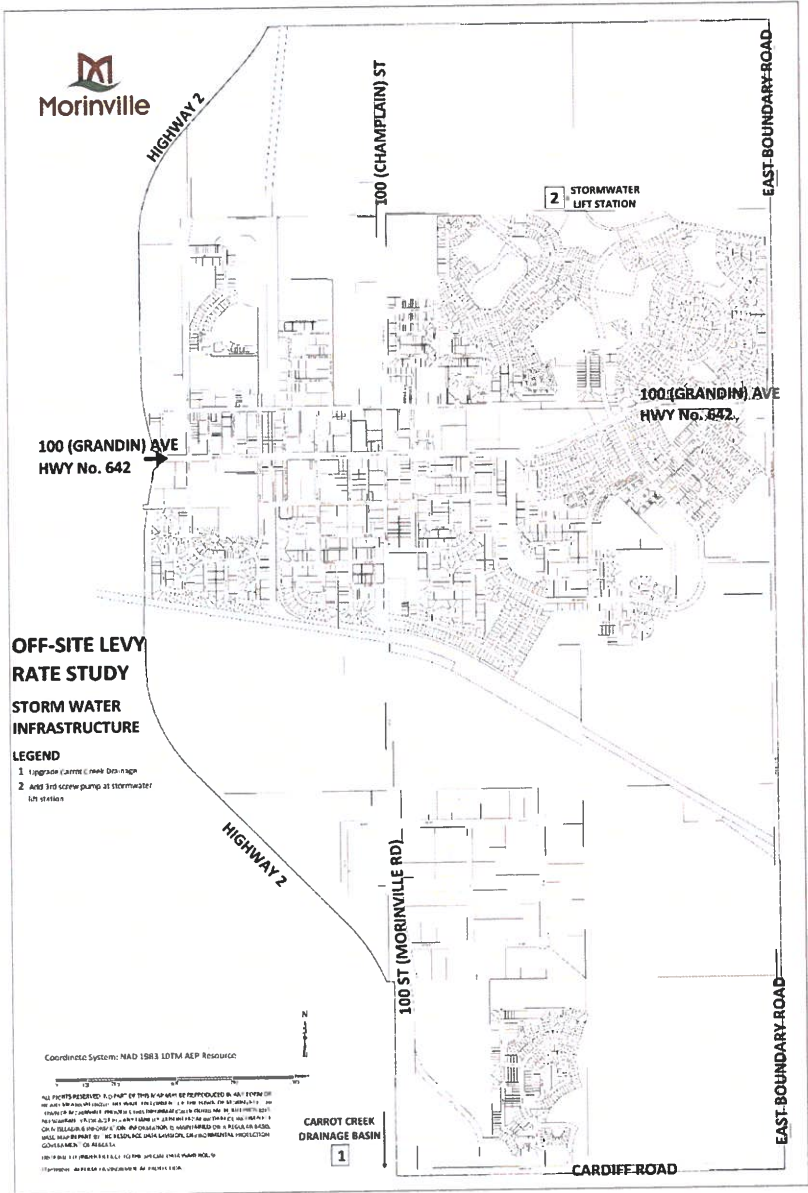

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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Benefitting Areas for Sanitary Off-Site Infrastructure

Item	Developer Cost	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.1	11.2	12.1	12.2	13.0	14.1	14.2	15.1	15.2	16.1	16.2	17.0	18.0	19.0	20.1	20.2	20.3	21.0
1	\$ 2,158,962	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	\$ -																												
3	\$ -																												
4	\$ -																												
5	\$ -																												
6	\$ -																												
7	\$ (12,072)															1	1	1		1		1	1		1		1	1	1
8	\$ -																												
9	\$ -																												
10	\$ -																												
11	\$ (718)															1	1	1		1		1	1						
12	\$ 794,305															1	1	1		1		1	1		1	1	1	1	1
13	\$ 546,385															1	1	1		1		1							
14	\$ 948,606															1	1	1		1		1							
15	\$ -																												
16	\$ -																												
17	\$ -																												
18	\$ -															1	1	1		1		1	1		1	1	1	1	1
19	\$ -																												
20	\$ 465,696															1	1	1		1		1							
21	\$ -																												
22	\$ 831,600															1	1	1		1		1	1						
23	\$ 680,064															1	1	1		1		1	1		1	1	1	1	1
24	\$ 1,722,125															1	1	1		1		1	1		1	1	1	1	1
	\$ 8,134,954																												

Location of Stormwater Off-Site Infrastructure



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TOWN OF MORINVILLE
OFF-SITE LEVY BYLAW
BYLAW 19/2018

Summary of Stormwater Off-Site Infrastructure

Item	Project Description	Cost of Completed Work	Debenture Interest	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost
1	Upgrade Carrot Creek Drainage	\$ -	\$ -	\$ 1,320,000	\$ 1,320,000
2	Add 3rd pump at stormwater lift station	\$ -	\$ -	\$ 330,000	\$ 330,000
3	Carrot creek drainage study	\$ -	\$ -	\$ 132,000	\$ 132,000
		\$ -	\$ -	\$ 1,782,000	\$ 1,782,000

Special Grants and Contributions for Stormwater Off-Site Infrastructure

Item	Project Description	Total Project Estimated Cost	Special Provincial Grants	Developer Agreement Contributions	Other Contributions	Reduced Project Estimated Cost
1	Upgrade Carrot Creek Drainage	\$ 1,320,000	\$ -	\$ -	\$ -	\$ 1,320,000
2	Add 3rd pump at stormwater lift station	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000
3	Carrot creek drainage study	\$ 132,000	\$ -	\$ -	\$ -	\$ 132,000
		\$ 1,782,000	\$ -	\$ -	\$ -	\$ 1,782,000

Allocation of Stormwater Infrastructure to Benefiting Parties

Item	Project Description	Reduced Project Estimated Cost	Muni Share %	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	OSL / Developer Share %
1	Upgrade Carrot Creek Drainage	\$ 1,320,000	25.0%		0.0%	75.0%
2	Add 3rd pump at stormwater lift station	\$ 330,000			100.0%	0.0%
3	Carrot creek drainage study	\$ 132,000			4.0%	96.0%
		\$ 1,782,000				

Stormwater Off-Site Levy Funds Collected to Date & Advisory Levy Cost

Item	Project Description	OSL / Developer Cost	Offsite Levy Funds Collected to Dec 31, 2016	Offsite Levy Funds Collected Starting Jan 1, 2017	Adjusted Developer (Levy) Cost
1	Upgrade Carrot Creek Drainage	\$ 990,000	\$ -	\$ -	\$ 990,000
2	Add 3rd pump at stormwater lift station	\$ -	\$ -	\$ -	\$ -
3	Carrot creek drainage study	\$ 126,720	\$ -	\$ -	\$ 126,720
		\$ 1,116,720	\$ -	\$ -	\$ 1,116,720

Benefiting Areas for Stormwater Off-Site Infrastructure

Item	Developer Cost	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.1	11.2	12.1	12.2	13.0	14.1	14.2	15.1	15.2	16.1	16.2	17.0	18.0	19.0	20.1	20.2	20.3	21.0
1	\$ 990,000																1	1		1			1			1	1		1
2	\$ -	1	1	1	1												1	1	1		1	1	1	1	1	1	1	1	1
3	\$ 126,720																1	1	1		1	1	1	1	1	1	1	1	1
	\$ 1,116,720																												

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Mayor

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Schedule “C”

Off-Site Levy Rates for the Benefitting Area

Area #	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
1.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ 0	\$ 61,406
2.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ 0	\$ 61,406
3.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ 0	\$ 61,406
4.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ 0	\$ 61,406
5.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
6.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
7.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
8.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
9.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
10.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
11.1	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
11.2	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
12.1	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
12.2	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
13.0	\$ 28,611	\$ 22,472	\$ 84,791	\$ 1,433	\$ 137,307
14.1	\$ 28,611	\$ 22,472	\$ 84,791	\$ 12,628	\$ 148,502
14.2	\$ 28,611	\$ 22,472	\$ 84,791	\$ 12,628	\$ 148,502
15.1	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
15.2	\$ 28,611	\$ 22,472	\$ 84,791	\$ 12,628	\$ 148,502
16.1	\$ 28,611	\$ 22,472	\$ 10,322	\$ -	\$ 61,406
16.2	\$ 28,611	\$ 22,472	\$ 84,791	\$ 1,433	\$ 137,307
17.0	\$ 28,611	\$ 22,472	\$ 49,623	\$ 12,628	\$ 113,335
18.0	\$ 28,611	\$ 22,472	\$ 10,322	\$ 1,433	\$ 62,838
19.0	\$ 28,611	\$ 22,472	\$ 37,277	\$ 1,433	\$ 89,793
20.1	\$ 28,611	\$ 22,472	\$ 37,385	\$ 12,628	\$ 101,097
20.2	\$ 28,611	\$ 22,472	\$ 37,277	\$ 12,628	\$ 100,988
20.3	\$ 28,611	\$ 22,472	\$ 37,277	\$ 1,433	\$ 89,793
21.0	\$ 28,611	\$ 22,472	\$ 37,277	\$ 12,628	\$ 100,988

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