TOWN OF COCHRANE

BYLAW 15/2025

A bylaw of the Town of Cochrane in the Province of Alberta, Canada for the purpose of establishing Off-Site Levies.

WHEREAS the Municipal Government Act provides that a council of a municipality may by bylaw provide for the imposition and payment of an off-site levy in respect of land that is to be developed or subdivided and authorize an agreement to be entered into in respect of the payment of such levy; and

WHEREAS the Council of the Town of Cochrane deems it desirable to impose off-site levies for the purposes described in the Municipal Government Act; and

WHEREAS the Council of the Town of Cochrane deems it desirable to authorize agreements to be entered into in respect of the payment of off-site levies; and

WHEREAS the Town of Cochrane engaged the engineering firm of Urban Systems Ltd. to prepare a report in respect of the fair and equitable calculation of off-site levies for the purposes described in the Municipal Government Act, which information is attached as Schedule C to this bylaw; and

WHEREAS the Council has reviewed the report prepared by Urban Systems Ltd. and deems it desirable to impose off-site levies in accordance with such report.

NOW THEREFORE The Council for the Town of Cochrane, duly assembled, hereby enacts as follows:

1. NAME OF BYLAW

1.1 This bylaw may be cited as the "Off-Site Levy Bylaw".

2. INTERPRETATION:

2.1 In this bylaw:

a. "Act" means the Municipal Government Act, RSA 2000, c. M-26;

b. "CAO" means the Chief Administrative Officer of the Town, or that person's authorized delegate;

c. "Community Purpose Lands" means lands that are exempt from taxation pursuant to section 362(1)(b) of the Act;

d. "Council" means the municipal council of the Town of Cochrane;

e. "Development Area" means land that is to be developed or subdivided excepting:
   i. the area taken as environmental reserve or as an environmental reserve easement; and
   ii. the area taken as road right-of-way to the extent the road right-of-way width exceeds twenty-nine (29) metres;

f. "Off-Site Levy" means an off-site levy imposed by this bylaw;

g. "Redevelopment" means subdivision or development on land that has previously been the subject of urban development, as determined by the CAO; and

h. "Town" means the municipal corporation of the Town of Cochrane or the geographical area within the municipal boundaries of the Town of Cochrane, as the context may require.

2.2 Any references in this bylaw to any statutes are to those statutes as amended or replaced from time to time and any amendments thereto.

2.3. Whenever the singular or masculine form of a word is used in this bylaw, it shall include the plural, feminine or neutral form of the word as the context so requires and vice versa.

2.4. The headings in this bylaw do not form part of this bylaw and shall not affect its interpretation.

2.5. The word "may" when used in this bylaw shall be construed as permissive and empowering, and the word "shall" when used in this bylaw shall be construed as imperative.

3. ADMINISTRATION AND ENFORCEMENT:

3.1 Council hereby delegates to the CAO the authority to enforce and administer this bylaw.

3.2 Without restricting subsection 3.1, where this bylaw specifies that something is to be determined by the CAO or in the CAO's discretion, the CAO's decision shall be final.

4. ENACTMENT:

4.1 Off-Site Levies are hereby imposed in respect of all land within the Town that is to be developed or subdivided against which off-site levies may be imposed in accordance with the Act.

5. AGREEMENTS:

5.1 The Town may negotiate and enter into agreements with respect to the payment of Off-Site Levies.

5.2. Without restricting subsection 5.1, at the discretion of the CAO the Town may enter into agreements deferring the imposition of Off-Site Levies to future subdivision or development in the case of subdivision or development of Community Purpose Lands.

5.3. Without restricting subsection 5.1, at the discretion of the CAO the Town may enter into an agreement for the construction or payment for a project with excess capacity pursuant to section 651 of the Act. Such agreement may provide for the reimbursement of the cost incurred or payment made in respect of the excess capacity together with interest at the rate of prime plus 2%.

6. PAYMENT OF LEVIES:

6.1. Except as otherwise expressly set out in this bylaw, Off-Site Levies shall be payable in respect to the Development Area.

6.2. Off-Site Levies in respect of land that is subject to subdivision must be paid prior to the endorsement of the plan of subdivision.

6.3. Off-Site Levies in respect of land that is subject to development must be paid prior to the release of the development permit.

6.4. Notwithstanding clauses 6.2 and 6.3, if the CAO is satisfied that adequate security is provided for the payment of the Off-Site Levy, the Town may enter into an agreement whereby Off-Site Levies are paid as follows:

a) 40% (forty percent) of the Off-Site Levy shall be paid prior to the endorsement of the subdivision or the release of a development permit as applicable; and

b) 60% (sixty percent) of the Off-Site Levy shall be paid within 1 (one) year of endorsement of the subdivision or release of the development permit, as applicable

6.5 The Off-Site Levy rate payable in respect to the Development Area shall be the rate in effect on the date of endorsement of the plan of subdivision or the release of the development permit, as applicable.

7. REDEVELOPMENT:

7.1. The Off-Site Levies in respect of Redevelopment shall be determined as follows, with reference to the methodology set out in Schedule C:

Redevelopment Levy Calculation = Off-Site Levy x Development Area x Incremental increase in intensity of development (as determined by the CAO)

8. DEFAULT OF PAYMENT:

8.1. If a person fails, neglects or refuses to pay an Off-Site Levy, the Town may:

a) commence proceedings in a court of competent jurisdiction for payment of the Off-Site Levy;

b) refuse to endorse a plan of subdivision or release a development permit; and

c) take any other steps available in law or equity for the failure, neglect or refusal to pay the Off-Site Levy.

9. OFF-SITE LEVY FUND:

9.1. The CAO shall set up and maintain a separate fund for each grouping of facilities as provided in Schedule "B" in respect of which Off-Site Levies are paid.

9.2. Off-Site Levies shall be invested in accordance with the Town's investment policy in force from time to time.

10. DIVISION OF TOWN INTO AREAS:

10.1. The Town is divided into 17 geographical areas as shown in Schedule "A", Map 1. Off-Site Levies will be imposed according to the geographical areas shown in Figure 1.

11. DETERMINATION OF THE LEVIES:

11.1. Off-Site Levies for each of the geographical areas as shown in Schedule "A" shall be as shown in Schedule "B".

11.2. Notwithstanding section 11.1, Off-Site Levies in respect of Sanitary Collection Projects and Water Storage as identified in Schedule "B" will only be imposed against land if the subdivision or development's proposed servicing uses these facilities.

INFORMATION ON REQUEST:

11.3. The Town shall disclose upon request the information the Town has relied upon in establishing the Off-Site Levies and the current Off-Site Levy fund balances.

12. YEARLY REPORT TO COUNCIL:

12.1. No less than once in each calendar year, the CAO shall provide a report to Council, which report shall be publicly available, containing the information required in section 648.4(2) of the Act.

13. REVIEW:

13.1. The calculation of the Off-Site Levies shall be reviewed no less than once every three (3) calendar years.

14. GENERAL PROVISIONS AND COMING INTO FORCE:

14.1. If any term, clause or condition of this bylaw or application thereof is found to be invalid or unenforceable, the remainder of this bylaw or the application of such term, clause or condition shall not be affected and shall remain in force and effect.

14.2. Schedule "C" provides information on the approach and methods used to calculate off-site levies in this bylaw.

14.3. This bylaw repeals Bylaw 09/2021 and any amendments thereto.

14.4. This bylaw shall come into full force and effect upon the date of third and final reading.

This bylaw shall come into full force and effect upon the date of third and final reading.

Read a First Time: July 14, 2025

Public Hearing: September 8, 2025

Read a Second Time: September 8, 2025

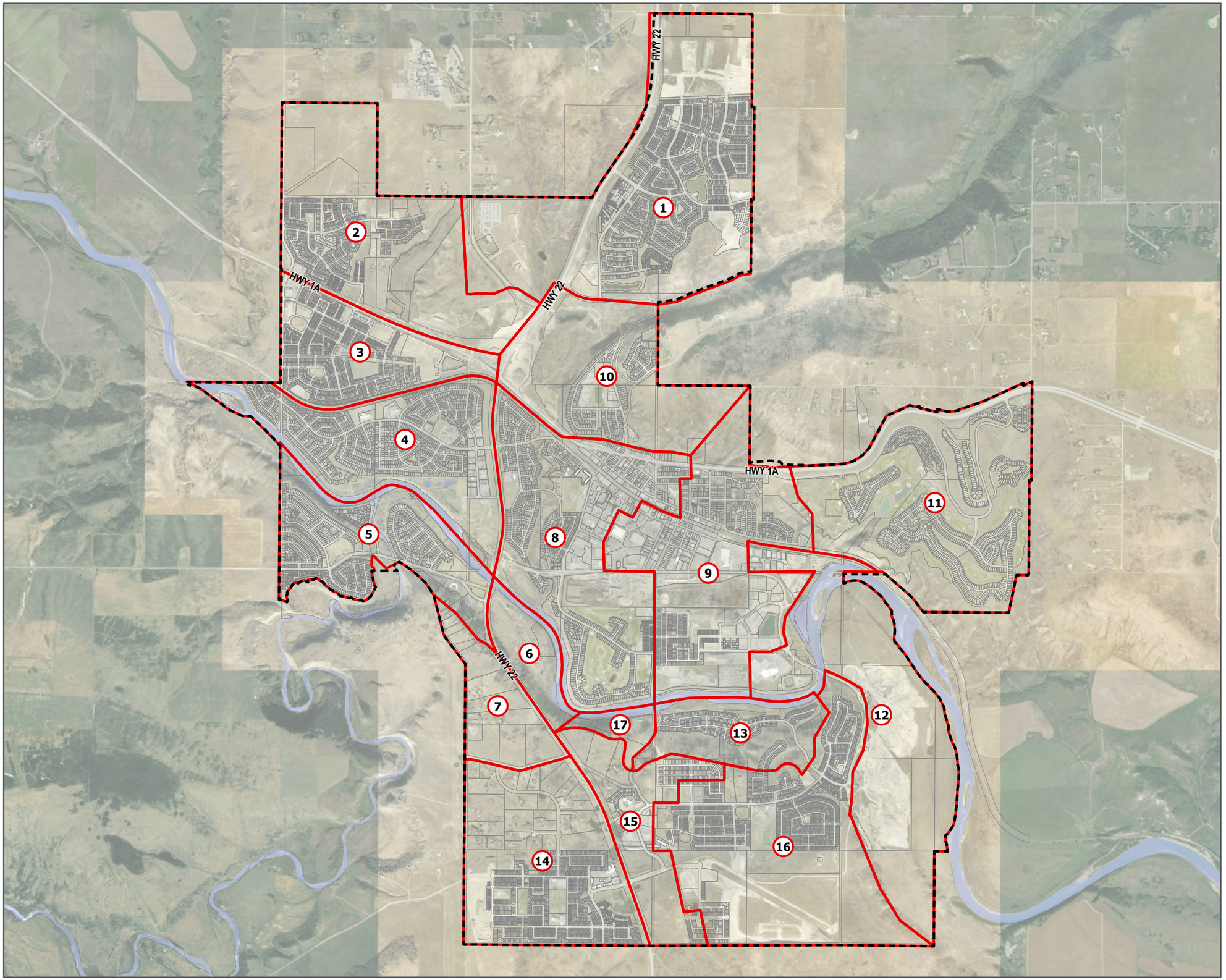
Read a Third Time: September 8, 2025

_____
Mayor

_____
Director, Legislative &
Administrative Services

SCHEDULE A

MAP – DEVELOPMENT AREAS



cochrane
HOW THE WEST IS NOW

Cochrane
Offsite Levies - 2025
Development Zones

Legend

- Development Zone
- Cochrane Boundary

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

Data Sources:

- Data provided by Cochrane, AEP, NRCAN, ESRI.

Project #:	1728.0448.01
Author:	CMR
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 1

SCHEDULE B

DETERMINATION OF THE LEVY

ALLOCATION OF OFF-SITE LEVIES TO DEVELOPMENT AREA (LEVY PER HECTARE)

The below table provides the levies by development area that will be effective as of the passing of the 2025 Bylaw. Every year (effective January 1) the levies shall increase by an inflation factor of 2% or as amended from time to time. The three-year horizons shown in the below table are for quick reference. The levies shall continue to inflate at the noted rate until such time as the Bylaw is updated and new rates are established.

Development Zone	Sanitary Collection		Sanitary Disposal	Water Supply	Water Distribution	Water Storage - Main Pressure Zone	Water Storage - River Heights Reservoir	Water Storage – River Heights Reservoir Second Supply Line	Transportation Off-Site	Highway Intersections						Police Staton Facilities	Community Recreation Facilities - Twin Arena*	Fire Hall Facilities	Library*	Effective Until December 31, 2025	Effective Starting January 1, 2026	Effective Starting January 1, 2027
	Sanitary SC4	Sanitary SC 5								Hwy 1A - 5 Ave & Centre Ave Intersections	Sunset North & Hwy 22	Sunset South & Hwy 22	JWT & Hwy 22	Rolling Range	Heritage Hills							
1	$32,476	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$393,932	$401,811	$409,847
2	$32,476	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$393,932	$401,811	$409,847
3	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
4	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
5	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
6	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
7	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
8	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
9	$0	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$394,675	$402,568	$410,620
10	$0	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$361,456	$368,685	$376,059
11	$0	$0	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$343,788	$350,663	$357,677
12	$0	$0	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$377,006	$384,546	$392,237
13	$0	$0	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$423,451	$431,920	$440,558
14	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
15	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
16	$0	$0	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$423,451	$431,920	$440,558
17	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941

**Note: A 20% factor of the total levy value has been applied to these rates as indicated in Section 7.7 and Section 7.8.*

REDEVELOPMENT CALCULATION

The following calculation shall be used to calculate levies that apply to redevelopment (refer to Schedule C for redevelopment levy calculation examples):

Off-Site Levy (based on geographical area) x Development Area (Ha) x Incremental Intensity
= Redevelopment Levy Calculation

Incremental Intensity accounts for existing uses on the site, which may be reflected through the number of units or total floor area. **Incremental Intensity** will be determined by the Town of Cochrane utilizing historical development intensity and proposed development plans to establish base line and future intensity of use levels

SCHEDULE C

OFFSITE LEVY BACKGROUND REPORT

2025 OFF-SITE LEVY BACKGROUND REPORT

Prepared for Cochrane

October 6, 2025

Suite 101, 134 - 11 Avenue SE, Calgary, AB T2G 0X5 | T: 403.291.1193

URBAN SYSTEMS

2025 OFF-SITE LEVY BACKGROUND REPORT

PREPARED FOR:

Cochrane
101 RancheHouse Road
Cochrane, AB T4C 2K8

Attention: Drew Hyndman

Suite 101, 134 - 11 Avenue SE, Calgary, AB T2G 0X5 | T: 403.291.1193

File: 1728.0458.01

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FORWARD

This report provides information to support the 2025 update of Cochrane's Off-Site Levy Bylaw and is intended to provide information on the approach and methods used to calculate off-site levies in Cochrane.

The intent of the 2025 Off-Site Levy Bylaw update is to revise projects and project costs where applicable, account for collections since the last Levy update, update growth assumptions, and include new infrastructure to facilitate cost recovery for needed community services to support the Cochrane's growth and to support cost recovery for front-ending developers.

Similar to the update in 2021, a working group of development industry representatives was established to obtain feedback throughout the update process. The working group was consulted, including through regular meetings and other communications. In addition to consultation with the working group, the broader development industry in Cochrane was also consulted through the update process. The community as a whole will be consulted prior to adoption of the 2025 Off-Site Levy Bylaw through a non-statutory public hearing process.

1. INTRODUCTION

Collecting off-site levies for subdivisions and developments allows Cochrane to ensure that new developments pay for the cost of infrastructure to service new developments. Collecting off-site levies is intended to result in a reduced need for taxes and utility rates to cover the costs of new development.

Through consideration of applicable statutory and non-statutory plans and comprehensive infrastructure master planning, Cochrane works proactively to anticipate infrastructure needs to service future developments. However, many things can influence the Cochrane's ability to predict, with certainty, the future cost and methods of infrastructure servicing to service new development. Some of the factors that can influence the cost and shape of the infrastructure required, include construction cost inflation, the order of development, technology, and environmental factors and requirements. Fairness is best achieved through keeping the necessary assessments of future infrastructure needs current.

Cochrane also endeavors to keep the determination of off-site levies current to ensure that both the development industry and the existing taxpayers are not overly burdened with changes that result over time with respect to the provision of infrastructure. Updates to the Off-Site Levies Bylaw can result in the adjustment of costs due to inflation, the reassessment of the scope of projects, the reassessment of beneficiaries, and sometimes, the addition of new projects. Some of the changes can result in inconsistencies from year to year, but this is necessary to ensure that Cochrane is not overly burdened with the cost of new infrastructure in the future. When determining off-site levies, Cochrane seeks to find a balance between achieving equity between beneficiaries while still maintaining reasonable administrative efficiency.

Where infrastructure or facilities affect or provide services to other municipalities, this has been taken into consideration in this report.

2. ENABLING LEGISLATION

The Municipal Government Act (MGA) is the Provincial Legislation that governs the conduct of municipalities. The MGA provides the rules or laws that municipalities must follow in undertaking its function as a municipal government. The rules that govern the imposition or collection of off-site levies are included in the MGA. Section 648 allows municipalities to pass bylaws requiring the payment of off-site levies subject to several conditions. Section 648(2) specifically states:

- 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;
    (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.2).
- Additionally, Section 648(2.1) specifically states:

    In addition to the capital cost of facilities described in subsection (2), an 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.

Municipalities must follow the MGA when determining their off-site levy charges. Municipalities must also follow regulations established to guide the implementation of off-site levies. Among other things, the MGA and the Off-Site Levies Regulation require that there be a correlation between the levy and the impacts of new development, that the method of calculation is clear, that the information used in the levy calculations is kept current, and that the levies are determined in consultation with affected stakeholders.

If Cochrane enters into an agreement pursuant to section 648 of the MGA whereby a developer constructs or pays for an improvement with an excess capacity, Cochrane must comply with section 651 of the MGA regarding recovery of costs by the developer for that excess capacity.

The MGA allows municipalities to charge for each type of infrastructure separately and over time. This permits municipalities to collect levies for a development area that has already paid levies if the levy being imposed is for a different type of infrastructure.

3. GUIDING PRINCIPLES

Off-site levies are one tool that can be utilized by municipalities to finance and fund growth-related infrastructure. Off-site levy programs, like other programs utilized by municipalities, should reflect broader objectives of the community. The following Guiding Principles serve as a benchmark to evaluate future servicing and financing decisions for growth related infrastructure.

GUIDING PRINCIPLE #1
BALANCING MUNICIPAL FINANCIAL RISK

Balance financial risk to minimize the burden on the Municipality while stimulating sustainable long-term growth.

- Municipalities generally assume financial risks when they undertake capital projects to accommodate new development. This is especially true when long-term borrowing is used to finance capital projects that are required by new development prior to having collected the necessary off-site levies and other funds from developers to pay for these projects. While Cochrane feels that it is important to take measures to support and stimulate growth, to take on all risk for development, assumes too much financial risk for Cochrane and does not align with long-term financial stewardship for the community.

GUIDING PRINCIPLE #2
EQUITY

Ensure equitable allocation of costs of capital projects based on a user pay system.

- Equity is a major consideration in the development of Cochrane's infrastructure financing and cost recovery strategy for each capital project. Cochrane largely uses a “user pay” philosophy where beneficiaries of a service are expected to pay its cost. Where a service provides broad based benefits to the community as a whole, the municipality contributes to the funding of the project. However, where a service provides a benefit only to new development, the cost of the project(s) are allocated directly to the development through a variety of mechanisms.

GUIDING PRINCIPLE #3
ADMINISTRATIVE EFFICIENCY

Ensure a balance between the principle of equity and administrative efficiency.

- If the principle of equity was the only consideration, complex financial management and cost recovery procedures can result. Instead, equity is balanced with administrative efficiency to ensure cost recovery strategies that are easily implemented, efficient and cost effective.

GUIDING PRINCIPLE #4
BALANCED APPROACH TO PAYING CAPITAL PROJECTS

Incorporate a balanced “pay as you go” approach to completing capital projects.

- Take a balanced approach to paying for capital projects that considers the long-term objectives and goals and the needs of the community. These capital projects will be financed using a variety of approaches dependent on the circumstances and need.

GUIDING PRINCIPLE #5
COCHRANE NEEDS TO REMAIN COMPETITIVE

Off-site levies, property taxes, utility rates, and other municipal fees need to be structured to allow Cochrane to compete with surrounding communities.

- When establishing charges, Cochrane is mindful of what other municipalities are charging. Further, when considering the establishment of development related charges, the impact to other forms of levies, taxes, and charges need to be considered.

4. ANTICIPATED GROWTH

Growth assumptions are used to determine the projected population and development area expected to contribute to levy infrastructure as development occurs. The Cochrane Growth Strategy (the Growth Strategy) established low, medium, and high projections for residential and non-residential growth based on development trends in the community and development trends within the region. These growth rates were utilized as the basis for establishing an assumed growth rate for this levy update. In addition, historical trends for levy collections were consulted. From 2015 to 2023 Cochrane experienced an average of 30 hectares (ha) of growth. This historical growth aligns with the low-medium scenario in the Growth Strategy.

As shown in Figure 1, there are approximately 613.6 ha of potential remaining lands to develop within Cochrane's boundary. Of these lands, approximately 49.8 ha are under subdivision review by Cochrane, and are assumed to be substantially complete applications (i.e., close to endorsement). It is assumed that these lands will be subject to the rates under the 2021 Bylaw (Bylaw 09-2021), inflated to the year of endorsement. This will need to be confirmed through the subdivision endorsement process. Therefore, 563.6ha of potential developable lands will be subject to the revised levy rates. It is anticipated that these lands will build out within the next 20 years, which aligns with the Cochrane's 20-year revolving window calculation for infrastructure. As a result, the growth per year utilized in this levy update is 28.2 ha per year, assuming Cochrane builds out by 2045.

For projects that utilize a capacity calculation based on population, the 2024 Growth Strategy assumed that approximately 16% of total future growth will be regional commercial and industrial growth. This is not accounted for through population/density conversions and as such is grossed up to reflect the total amount of hectares served by these projects (Sanitary Disposal and Water Supply & Treatment).

For area-specific recoveries Cochrane is demarcated into 17 development zones as shown on Figure 2. To allocate project recoveries that are area-specific, an approximate allocation of growth by area is utilized.

5. METHODOLOGY FOR DETERMINING OFF-SITE LEVIES

Cochrane has engaged Urban Systems Ltd. to calculate the off-site levies. The 2025 Off-Site Levy Bylaw update continues to utilize a cash flow projection model. The model uses assumptions for growth, interest rates, financing rates and inflation to determine the levy rates for growth. The detailed methodology and assumptions used in the cost recovery model are provided in the following sections.

5.1. REVOLVING VS. CAPACITY

Generally, off-site levies are determined under one of two cost recovery program methodologies: a revolving program or a capacity-based program. The revolving timeframe approach considers potential development within a set number of years. If there are several projects anticipated over time, the revolving timeframe approach helps to minimize fluctuations and provides more funding flexibility. For Cochrane's levy calculations, a 20-year revolving program is used, as this typically matches the long-term planning horizon. In this timeframe, Cochrane has a reasonable understanding of its infrastructure needs and the costs for major infrastructure improvements are captured within the 20-

year calculation which results in consistent charges over time as the window moves forward and costs are recalculated.

A capacity-based program considers all the projects necessary to service the build-out of a particular area / community and typically includes a long-time horizon. A capacity-based approach considers all land potentially available for build-out and is typically most appropriate for well-defined build-out areas with a limited number of projects. A fixed development window (i.e., a set number of hectares), which functions like a capacity-based approach, is utilized for highway intersections to ensure front-ending developers recover funds financed to advance the project. The cost recovery methodology used for each infrastructure type is indicated in Table 1.

Table 1: Summary of Cost Recovery Method by Infrastructure Type

Infrastructure Type	Revolving Timeframe	Capacity / Fixed Development Window
Sanitary Sewer Collection Projects		✓
Sanitary Disposal Projects		✓
Water Supply & Treatment Projects		✓
Water Distribution Projects	✓	
Water Storage Projects		✓
Transportation Projects	✓	✓
Police Station Facilities		✓
Fire Hall Facilities		✓
Community Recreation Facilities		✓
Libraries		✓

5.2. BENEFIT ALLOCATION RATIONALE

In determining allocation of benefit of projects to existing development or existing users of infrastructure, several factors are considered including capacity allocation, asset renewal benefits, and improved level of service to existing users. In general, for water and wastewater infrastructure, allocation of benefit is determined based on the portion of the capacity of the upgrade that is required to serve existing development and the portion of capacity allocated to growth. In addition, allocation of benefit to existing users is also considered when regulatory compliance upgrades, renewal of existing assets and/or improved level of service provides benefit to existing users at the time the project was first included in the calculation of off-site levies.

Allocation of benefit for transportation projects, has been determined utilizing corridor capacities. When allocating benefit for transportation projects between existing development (community-at-large) and new development, a ratio is established using current corridor capacity verse future capacity served following upgrades to the corridor.

For Community Amenity projects, current level of service has been analyzed and population for Police, Recreation, Library and land areas for Fire have been utilized to determine allocation of benefit for future improvements.

5.3. APPLICATION OF LEVY

5.3.1. AREA-SPECIFIC & COMMUNITY-WIDE LEVY CALCULATIONS

Cost recovery of off-site levy infrastructure projects can be calculated and applied on a community-wide basis or on a specific benefitting area or catchment basis. The decision to apply levies by either of these methods depends on the infrastructure projects and whether the benefit of the projects can be definitively allocated to a specific area.

Table 2 displays how the infrastructure types for the purposes of the current levy calculations are calculated. For area-specific calculations Cochrane is divided into development zones for sanitary collection and catchments for water storage projects. These zones and catchments are demarcated based on anticipated areas of benefit for the specific infrastructure. Figure 2 captures the development zones within Cochrane. Under each sanitary collection project, the benefiting development zones are indicated. Figure 3 displays the water storage catchment extents. The total remaining benefiting hectares to contribute to these area-specific projects is indicated under each project in Section 7.

Table 2: Summary of Levy Calculation Method by Infrastructure Type

Infrastructure Type	Community-Wide Levy Calculation	Area-specific Levy Calculation
Sanitary Sewer Collection Projects		✓
Sanitary Disposal Projects	✓	
Water Supply & Treatment Projects	✓	
Water Distribution Projects	✓	
Water Storage Projects		✓
Transportation Projects	✓	
Police Station Facilities	✓	
Fire Hall Facilities	✓	
Community Recreation Facilities	✓	
Libraries	✓	

5.3.2. REDEVELOPMENT

Redevelopment shall be subject to offsite levies where the lands have not been previously subject to an off-site levy for the same purpose. Redevelopment refers to the creation of new units, uses or lots on previously developed land. An incremental intensity calculation is utilized to determine the off-site levy applicable for redevelopment. Application of the incremental intensity calculation accounts for previous use of existing infrastructure and applies the levy to only the increased intensity of development for the lands within the development area (refer to **Appendix D** for example calculations).

[Redevelopment Levy Calculation = Off-Site Levy X Development Area X Incremental Intensity]

Incremental Intensity accounts for existing uses on the site, which may be reflected through the number of units or total floor area. Incremental Intensity will be determined by Cochrane utilizing historical development intensity and proposed development plans to establish base line and future intensity of use levels.

5.3.3. LAND AREA TO BE CHARGED LEVIES

The land area to be charged levies includes all lands within the development area, excluding Environmental Reserve and Environmental Reserve Easement, the area of land required to provide additional road right-of-way for arterial roads above the width of a divided primary collector which is 29.0 m. Levies for Community Purpose Lands that are owned by Cochrane and that are exempt from taxation, may also be deferred at the CAO's discretion.

5.4. FINANCIAL MODEL INPUTS

A cash flow model is used to calculate the levies. Assumptions related to interest earned/paid on fund balances, inflation and payment timing are required to determine the financial inputs used in the model. The assumptions are based on market conditions at the time of the update, along with input from Cochrane and Development Industry.

5.4.1. INTEREST EARNED/PAID AND INFLATION

Within the cashflow model, several inputs are assumed to try and capture the levies as accurately as possible over time periods. When positive fund balances (i.e., collections exceed expenditures) are experienced interest is assumed to be earned within the model. Two distinct costs related to debt are utilized in the model depending on the entity financing the infrastructure. When Cochrane finances (frontends) infrastructure a 5yr (2019 – 2024) interest rate average has been utilized. This average is based on the 25yr debenture rates through Alberta Capital Finance. When debentures have been advanced by Cochrane, applicable borrowing costs are applied. Where a developer has agreed to finance and/or construct infrastructure with excess capacity, the debt cost utilized for this infrastructure has been determined through consultation with Industry. "Prime" reflects the Prime Rate at the time of authoring this report as posted by the Royal Bank of Canada. Inflation rates are applied in two different ways in the modelling. To determine future anticipated expenditures, project costs are inflated annually. Given the current construction context within the Calgary region at time of drafting the Off-Site Levy Background Report, a 5% annual inflation rate is applied for the next three years (2025, 2026, and 2027 – as most of the cost estimates are in 2024) within the model to reflect higher inflation pressures. Subsequent years (2028 and beyond) have been inflated at 2% annually to reflect the targeted inflation rate by the Bank of Canada. An inflation rate is also applied to the levy rate to try and equalize payments between years. This rate is reflective of general inflation within the economy and is based on the Bank of Canada's long-range target. The following assumptions have been utilized in the levy calculations:

Table 3: Financial Model Inputs

Interest Earned on Positive Fund Balances	3.34%
Debt Cost on Negative Fund Balances Financed by Cochrane	3.72%
Debt Cost on Negative Fund Balances Financed by Industry	6.95% (Prime + 2%)
Inflation Rate – Project Costs - 2025 and 2026	5%
Inflation Rate – Project Costs – 2028 and Beyond	2%
Inflation Rate – Levy Rate	2%

5.4.1. GRANTS

Cochrane may receive project specific and/or discretionary grants that may be utilized to help fund off-site levy projects. Application of the grants within the off-site levy program will vary depending on the type of grant. Project specific grants, such as Alberta Municipal Water/Wastewater Partnership (AMWWP) are applied to the total project cost. Both Cochrane and developers will share the benefit of these grants based upon the allocation of benefit of the project. An overview of project specific grants assumed is captured in Appendix B. As the Cochrane's population grows, access to grants, such as the AMWWP, is diminishing.

Discretionary grants, such as Local Government Fiscal Framework, gas tax or others will be applied to Cochrane's portion of the project costs. These grants are discretionary in nature and the Cochrane can choose which projects to apply funding received.

5.4.2. COST ESTIMATES AND CONTINGENCIES

Project costs for future projects are established using cost estimates. Contingencies are applied to estimates based on the level of design and project understanding at the time of preparation. The contingency applied align with Cochrane's Capital Project Cost Estimate Development Policy (1706-01), shown below. In addition, for engineering projects, 15% design, testing, and survey fees are applied to the estimate to ensure recovery of the entire project cost. Each project is assessed individually based on the status of the project.

Table 4: Cochrane Capital Project Cost Estimate Development Policy Contingency

Estimate Letter (Class)	Cost Estimate Name	Typical Administrative Needs	Uncertainty Factor (Based on Project Uncertainty)
E	Conceptual Planning	Business Case/ Master Planning/Capital Planning	35% to 50%
D	Functional/Feasibility Study	5 year or Less Capital Planning	25% to 35%
C	Preliminary Design/ 30% Design/ Schematic	Budget Approval	15% to 25%
B	Detailed Design / 60% Design / Design Development	Confirm sufficiency of budget	10% to 15%
A	Preo-Tender / Design Build	Approval for Tender	Up to 10%

5.4.3. PAYMENT TIMING

The financial model for determining the levies also needs to consider the timing of off-site levy payments.

The Town may enter into an agreement to permit the levies to be paid in two payments. Most development opts for the two-payment plan and therefore the financial model assumes this lag in payment. The first payment, which is 40% of the off-site levy, shall be paid prior to the endorsement of the subdivision or the release of a development permit. The second payment, which is the remaining balance, shall be paid within one year of endorsement of the subdivision or release of the development permit when suitable security is provided.

5.5. LEVY FUND BALANCES

To properly account for previous collection of levies and off-site levy project costs incurred to-date, off-site levy fund balances are brought forward into the levy calculation model. This ensures that any surplus funds to be spent on future projects are subtracted from the levy calculations to avoid collecting twice for projects. In addition, any deficit in funds to pay for previously constructed projects where the levies portion has not been fully collected is brought forward to the new levy calculation. The model starts with either a positive or negative fund balance for each of the levy fund categories to reflect the status of levy collections. Levy fund balances reflected in the 2025 Off-Site Levy Bylaw update are as of December 31, 2024. For subdivision applications that are subject to the 2021 Off-Site Levy Bylaw, as referenced in Section 4, collections have been projected and included within the starting fund balances to determine the new levy rates. Refer to Appendix F for a summary of the fund balances.

6. INFRASTRUCTURE INCLUDED IN THE OFF-SITE LEVY PROGRAM

6.1. WATER INFRASTRUCTURE

Water infrastructure projects in Cochrane that are considered for possible inclusion in the off-site levies program can be grouped into three categories:

- Water Supply and Treatment
- Water Distribution
- Water Storage

6.1.1. WATER SUPPLY AND TREATMENT

Projects related to the supply and treatment of water benefit all developments regardless of location and therefore the levy is calculated on community-wide basis. When a water supply and/or treatment expansion provides improved supply and treatment to existing development and/or replaces existing assets, that portion of the project is allocated as benefit to the community-at-large.

6.1.2. WATER DISTRIBUTION

The water distribution network of the main pressure zone is an interlinked network of pipes that together provides the necessary system water pressure, fire flow distribution and water flow to fill all water storage reservoirs in Cochrane. Improvements in this infrastructure category will enhance the water flow to those developments within the main distribution network and will also provide the necessary water flow to fill the reservoirs to service the upper zones. As a result, any water distribution improvements that enhance the main water network provide benefit to all new developments.

Unless there is an existing deficiency in the distribution system that is improved by a water distribution project, the project will only provide benefit to new development. An improvement could be considered to benefit existing development when the improvement also replaces existing aged infrastructure; any benefit of infrastructure renewal could be shared by the existing development. However, if the existing infrastructure is new, relative to its design life, Cochrane may not consider the project as providing a benefit to existing users as the infrastructure would not need to be rehabilitated for many years in the future.

Certainly, there will be more benefit to a development when the improvement also serves as the distribution of water within the development's on-site distribution network. Many municipalities determine a certain size of main within a development that would be the developer's sole responsibility to construct. Any pipe size installed above this base diameter is considered over-sizing. Through its Subdivision Servicing Agreement, Cochrane considers the construction of on-site 300 mm diameter mains or less to be the responsibility of the on-site developer and therefore, these projects are not included in the off-site levies. Any over-size cost associated with increasing the pipe size greater than 300 mm diameter in the Main Pressure Zone would be a benefit to the entire network and thus have been included in the off-site levy for new development in all development zones.

6.1.3. WATER STORAGE

Due to the layout of Cochrane's water system, most water storage reservoirs serve distinct development areas or elevated pressure zones. As well, the supply mains that feed these reservoirs only serve to supply water to the water reservoirs. These mains are at an elevation that will not provide

adequate pressure to permit direct service connections or tie-ins. As a result, it can be said that these mains are dedicated to the supply of the storage reservoir. The benefiting area of the water storage reservoirs and their associated dedicated supply mains can be clearly defined as the service area of the reservoir. Historically in Cochrane, developers have extended the dedicated supply mains and constructed the reservoirs to service these defined areas. In these instances, front-ending developers recover costs for the portion of the infrastructure that benefits other developments through front-ending agreements and endeavours to assist by Cochrane.

Cochrane has now determined that it will consider including dedicated water supply mains and water storage reservoir projects in the off-site levy program. If a developer has entered into an agreement with Cochrane to finance and/or construct this infrastructure, the off-site levy program will assist developer(s), and in some cases Cochrane, in the recovery of the costs to frontend infrastructure for other developers.

6.2. SANITARY INFRASTRUCTURE

Sanitary Infrastructure Projects that could be considered for off-site levies projects can be grouped into two categories:

- Sanitary Disposal Projects
- Sanitary Collection Projects

6.2.1. SANITARY DISPOSAL PROJECTS

Sanitary disposal projects include improvements related to facilities and pipelines that pump effluent to the City of Calgary for disposal. These facilities and pipelines benefit all new development regardless of location. Benefit to existing users will only be considered if the upgraded project includes improvements to the existing system.

6.2.2. SANITARY COLLECTION PROJECTS

Due to the nature of sanitary collection systems, the capacity of the various sections of the system can be allocated to specific development zones. Where new collection mains are extended to new development zones, the developers extend the mains, and Cochrane enters an 'Endeavour to Assist' agreement to assist the developer who constructs these mains to recover from future developers that benefit from the mains. These extension projects are not included in the off-site levies.

When mains within Cochrane's existing collection system are twinned or replaced to provide additional capacity, Cochrane undertakes, and typically frontends these upgrades and recovers the costs through an off-site levy. Only when the replacement of an existing sanitary collection main provides a benefit to existing users through renewal of aging infrastructure will Cochrane consider an allocation of costs to existing development.

6.3. TRANSPORTATION PROJECTS

Generally, it is difficult to isolate specific development areas that benefit from transportation infrastructure. However, lower standard roads are intended to provide access to properties while higher standard roads are intended to move traffic through development areas. Higher standard roads provide more regional or community-wide benefit than lower standard roads.

6.3.1. OFF-SITE TRANSPORTATION

In a number of municipalities, primary collectors are the road standard that determines if a road is local and/or regional in nature. Roadways constructed to a primary collector standard or less provides more of a local benefit and, as such, are built by the local developer and are not included in the off-site levies. If a developer is advancing a roadway through their development that will ultimately be an arterial standard, the developer is required to provide the entire right-of-way, pre-grade the entire right-of-way and construct the initial half of the arterial. Construction of the initial half of the arterial approximately equates to the same investment had the developer built the required minimum standard, primary collector. Any over-sizing beyond a primary collector provides a regional or community-wide benefit as the roadway's primary purpose is to move traffic through the development, and thus the over-sizing portion of these projects are included in the off-site levies. Transit, bicycle paths, and trails are not permitted within the Offsite Levy Bylaw. For those intersections that include complete cross sections that provide benefit to both existing Town and future growth, this has been contemplated in the allocation of benefit calculations.

In some cases, primary collectors or arterials may improve the existing traffic network such that it can be deemed to also provide a benefit to the existing development in addition to providing capacity to the network for new development. In general, Cochrane considers all major, off-site transportation connections and arterial over-sizing projects to have a community wide benefit when included in the off-site levies.

6.3.2. HIGHWAY INTERSECTIONS

The Highway 1A intersections provide a direct connection to Cochrane's commercial business area, Cochrane at-large and access to the region. Given the regional nature of the connections they provide benefit community-wide including both existing and future development.

Other highway intersections, provide direct access to specific development areas. These intersection improvements have historically been funded by adjacent development areas. Through consultation with Industry, three new highway intersections were included as projects in the 2021 Off-Site Levy Bylaw, and an additional two new highway intersections through the 2025 Off-Site Levy Bylaw update. If a developer has entered into an agreement with Cochrane to construct this infrastructure, the off-site levy program will assist developer(s) in the recovery of the costs to frontend infrastructure from other developers.

6.4. COMMUNITY AMENITIES

Community Amenities (Police, Fire, Recreation Centre and Library) take into consideration the anticipated growth, existing level of service, and allocation of benefit. The Police Station Facility serves existing and future urban (Cochrane) and rural catchments. The RCMP utilize staff complements to determine the Provincial financial contribution to the overall facility, while population equivalents are utilized to determine existing and future benefit within Cochrane. The planned Fire Hall Facilities will provide a consistent level of service for the buildout of Cochrane and provide some benefit to existing areas in Cochrane. Improvements planned for the Library will ensure Cochrane's desired level of service supports the buildout of Cochrane and the replacement of an existing arena will provide a new sheet of ice for future growth.

7. OFF-SITE LEVY PROJECTS

7.1. SANITARY

7.1.1. COLLECTION

The sanitary collection projects required to serve growth within the development window include projects as determined in the following report with cost estimates and project needs updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2023

SC1 - Burnco Trunk Sewer – Complete

This trunk sewer project was an upgrade to an existing trunk sewer within Cochrane's collection system. The project was undertaken in 2003 and included the twinning of the existing 450 mm diameter main. Collections for this project are complete. Any collections for this project received after it was completed will be allocated to SC-5 as the catchment and benefitting areas for this project are the same.

SC2 - Riverview Trunk Sewer – Complete

Project Description

This trunk sewer project was an upgrade to an existing trunk sewer within Cochrane's collection system. The project was undertaken in 2004 and completed in 2005. Collections for this project are complete. Any collections for this project received after it was completed will be allocated to SC-5 as the catchment and benefitting areas for this project are the same.

SC3 - Highway 22 Trunk Sewer – Complete

Project Description

This project was a new 600 mm diameter trunk main, constructed adjacent to Highway 22 south of Highway 1A. Collections for this project are complete. Any collections for this project received after it was completed will be allocated to SC-4 as the catchment and benefitting areas for this project are the same.

SC4 - Highway 22 to Riverview Syphon

Project Description

This project is a new syphon trunk main that twinned the existing syphon sewer that runs from Hwy 22 to Riverview Drive. The project location is shown on Figure 4. The project commenced in 2023 and was completed in 2024.

Project Cost

The project is complete. The actual final project cost was $7,318,252.70. Debt has been utilized to fund a portion of this project. Principal and interest obligations are captured in Appendix E.

Project Beneficiaries

There is no benefit of this project to existing users as the project is a twinning of an existing main and, therefore, the existing main will remain in service to provide capacity for the existing users. The existing asset is not renewed and therefore the project does not provide any asset renewal benefit. Although there will be two mains providing service, it was also determined that this does not provide any increased reliability of service, as both mains are required to provide the capacity for the design flow. One main alone could not provide enough capacity to accommodate all the flow.

The beneficiaries of this sanitary sewer collection project can be defined on an area-specific basis. The development zones that benefit from this project include zones are 1, 2, 3, 4, 5, 6 and 8 The development zones are shown on Figure 2. In addition, this project will benefit approximately 230ha of land beyond the Cochrane boundary. Growth of these lands are included in the levy calculation to ensure fair distribution.

Rocky View County – Cochrane Lake development has contributed $203,189 towards this project. RVC's capital contribution, project expenditures, advanced debt, principal and interest payments and levy collections to the end of December 31, 2024, are reflected in the fund balance.

Levy Calculation

The levy fund balance for this project as of December 31, 2024, is $(72,143). In addition, collections from the now complete SC-3 project have been allocated to this project for a total starting balance of $572,590.44. Cochrane is paying an annual debenture (principal and interest) of $548,559. The levy for this project is calculated on a build-out (capacity) basis. The remaining benefitting area for recovery of this area-specific project is 326.8 ha. The resulting levy calculation from the model is $32,476 per hectare.

SC5 – Burnco Trunk

Project Description

This trunk sewer project is an upgrade to an existing trunk sewer within Cochrane's collection system. The project is to include replacement of an existing 450 mm diameter main with a 900 mm diameter main to allow for full buildout of Cochrane for contributing catchments. For the location of the project, see Figure 4.

Project Cost

Future project costs for the Burnco Trunk replacement have been obtained from the above reports and updated to 2024 dollars.

Project Beneficiaries

Given this is a replacement of an existing trunk there is benefit to both Cochrane and growth. Allocation is based on trunk main capacity. The capacity of the line is expected to double, and as such, benefit is allocated 50% to Cochrane and 50% to growth. The beneficiaries of this sanitary sewer collection project can be defined on an area-specific basis. The development zones that benefit from this project are Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15 and 17. The development zones are shown on Figure 2.

Levy Calculation

Given this is a new project, the fund balance as of December 31, 2024 is $0, however, collections from the complete SC1 and SC2 projects (same benefiting area) will be allocated to this fund balance for a total starting balance of $222,824. The remaining benefitting area for recovery of this area-specific project is 279.1 ha. Based on anticipated growth, recovery from the remaining hectares is to be achieved by the end of 2044. The resulting levy calculation from the model is $17,669 per hectare.

7.1.2. DISPOSAL

The sanitary disposal projects required to serve growth within the development window include projects as determined in the following reports with cost estimates and project needs updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2024
- Wastewater Pipeline Optimization Study (2024)
- Sanitary Sewer Strategy – Updated - May 2017
- Sanitary Sewer Strategy, June 2015

Project Description

Sanitary disposal projects include a complete pump station and pipeline twinning project that pumps effluent to the City of Calgary for disposal. The project has a phased implementation strategy based on a build-out (capacity) based timeframe. Figure 5 shows the location of the projects.

Project Cost

Future project costs for pump station upgrades and pipeline twinning have been obtained from the above reports and updated to 2024 dollars. The Alberta Municipal Water and Wastewater Partnership Program (AMWWP) provides project specific grants for wastewater disposal projects. Cochrane applied for the AMWWP grant and was notified in 2025 that they were unsuccessful. As such, no grants have been assumed for this project. Summary of the project costs including estimated grants and anticipated timing of grants is provided in Table 5.

Table 5: Sanitary Disposal Project Costs

Project	Estimated Project Cost ($2024) Remaining / Future	Anticipated Year for Construction Completion	Allocation of Benefit to New Development
SD2 – Wet Well Phase 0		Complete	100%
Southbow Landing Preinstall (Portion of Phase 3)	$2,450,000	2026	100%
Pipeline Phase 1	$46,020,000	2030	100%
Pipeline Phase 2	$16,750,000	2033	100%
Pipeline Phase 3	$31,210,000	2043	100%
Pipeline Phase 4&5	$20,700,000	2054	100%
Combined Total	$117,130,000		

Project Beneficiaries

All projects required in the Sanitary Sewer Strategy are required to only serve new growth. There is no benefit of this project to existing users as the project is twinning of an existing main and pump station and, therefore, the existing system will remain in service to provide capacity for the existing users. The existing asset is not renewed and therefore the infrastructure does not provide any asset renewal benefit. Although there will be two mains and pump stations providing service, it is also determined that this does not provide any increased reliability of service, as both systems are required to provide the capacity for the design flow. One main and pump station system could not provide enough capacity to accommodate all the flow.

The allocation of benefit for Rocky View County (Cochrane Lake area) is as determined in the report, titled "Proposed Sanitary Sewer User Rate MD of Rocky View, March 2005". From a capacity contribution perspective, Rocky View County – Cochrane Lake development contributed $788,144 towards this project. This capital contribution and accumulated interest is reflected in the fund balance.

Levy Calculation

The levy fund balance as of December 31, 2024, is $16,241,901. The levy for these sanitary disposal projects is calculated on a build-out (capacity) basis. Build-out capacity of these improvements is based on a population equivalency of 117,000 persons (+/- 1743 ha of development). The resulting levy calculation from the model is $77,731 per hectare.

7.2. WATER

7.2.1. WATER SUPPLY AND TREATMENT

The water supply and treatment projects are required to serve growth within the development window as determined in the following reports with cost estimates and project needs updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2023
- Water Treatment and Capacity Upgrades Study (Ongoing).

Project Description

The water supply and treatment projects included in the levies are all the upgraded projects required to supply and treat water to support growth to the Cochrane boundary. Figure 6 shows the location of the projects. The water supply and treatment upgrades include the following projects.

Project Costs

The project costs for water treatment plant upgrades are from the above reports and are in 2024 dollars. The Alberta Municipal Water and Wastewater Partnership Program provides project specific grants for all water treatment upgrade projects. Grant calculations are provided in **Appendix B**. Summary of the project costs including estimated grants is provided in Table 6.

Table 6: Water Supply and Treatment Projects Costs

Project	Estimated Project Cost ($2024) Remaining / Future	Anticipated Year for Construction Completion	Estimated Grant ($2024)	Anticipated Year Grant Received	Allocation of Benefit to New Development
WTP Upgrades – Phase 1	$27,160,000	2028	$1,667,264	2026	77%
WTP Upgrades – Phase 2	$4,757,000	2032	$82,780	2028	91%
	$31,917,000				

Project Beneficiaries

A detailed description of the Water Treatment Plant Upgrade projects and associated allocation of benefit can be found in Appendix C. The benefitting population of these upgrades based on the capacity served following completion of the upgrades is 66,500, this equates to +/- 619 ha of development.

These water treatment and supply projects benefit all development and, therefore, will be collected on a community-wide basis.

Levy Calculation

The levy fund balance as of December 31, 2024, is ($644,086). The levy for water supply and treatment projects is calculated based on when the benefitting population (66,500) is reached (+/- 619 ha of development). The resulting levy calculation from the model is $47,752 per hectare.

7.2.2. WATER DISTRIBUTION

The water distribution projects required within the next 20yr development window include projects as determined in the following report with cost estimates and project needs updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2024

Project Description

The water distribution projects included in the levies are all upgrade projects required for water distribution within the 20-year revolving timeframe. The projects are shown on Figure 6. The water distribution upgrades include three projects.

- WD1 - Heartland Oversize Projects (3): Watermain projects oversized by the Heartland developer. Cochrane has an agreement to reimburse the Heartland developer for advancing

the oversized portion of these mains. The over-sizing project costs were based on the City of Calgary, Standard Development Agreement Rates at the time. Costs represented below reflect the outstanding balance owed to the Heartland developer.

- WD2 - Griffin Industrial Loop Across CPR: Future watermain loop across the CPR tracks near the Griffin Industrial development to improve overall distribution system flows.
- WD3 - 600 mm Diameter Feedermain: New feedermain to be constructed from the water treatment plant to Highway 22. Project is required to maintain output pressures at the existing WTP to service future growth.

Project Cost

Table 7 provides the list of water distribution projects.

Table 7: Water Distribution Projects

Project	Estimated Project Cost ($2024) Remaining / Future	Estimated Year for Construction Completion	Allocation of Benefit to New Development
WD1 - Heartland Oversize Projects (3)	$113,103		100%
WD2 - Griffin Industrial Loop Across CPR	$1,600,000	2030	90%
WD3 - 600 mm Diameter Feedermain	$6,108,000	2030	100%
Combined Total	**$7,721,102**		

Project Beneficiaries

These projects are upgrades to the water distribution network that distributes water to all reservoirs, supplying the entire water system. Project WD2 has been deemed to also provide increased fire protection to existing developments in the vicinity of the project and therefore 10% of the project is deemed to provide benefit to existing development. Projects WD1 and WD3 are 100% allocated to growth as there is no increased reliability of service provided by the new mains as Cochrane's system is currently looped sufficiently for a high degree of reliability of service.

These projects are upgrades to feedermains in the main pressure zone, all development zones benefit from these projects, and as such, the levy is calculated on a community-wide basis.

Levy Calculation

The levy fund balance as of December 31, 2024, is $2,575,724. The levy for water distribution projects is calculated on a 20-year revolving model, which through this update aligns with the buildout of Cochrane. The resulting levy calculated from the model is $9,998 per hectare.

7.2.3. WATER STORAGE

WS1 - Main Pressure Zone Reservoir Expansion

The need for the Main Pressure Zone Reservoir Expansion to support future growth was identified in the following report with cost estimates and project needs updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2023

Typically, developers have constructed the supply mains and the storage reservoirs for various developments areas. However, the *Cochrane Water and Wastewater (W3) Master Plan (2012) and subsequent master planning exercises*, identified the need to expand Cochrane's main reservoir storage capacity to support development within this water pressure zone as this reservoir serves several development areas, this project will continue to remain an off-site levy project.

Project Description

This project includes an expansion of the existing 2-million-gallon reservoir. The expansion is planned to be constructed adjacent to the existing reservoir. The project location and pressure zone catchment are shown in Figure 3.

Project Cost

The cost for this project is provided in Table 8

Table 8: Main Pressure Zone Reservoir Expansion Project

Project	Estimated Project Cost ($2024) Remaining / Future	Estimated Year for Construction Completion	Allocation of Benefit to New Development
WS1 - Main Pressure Zone Reservoir Expansion	$10,005,000	2028	63%

Project Beneficiaries

This project benefits all new development that develops in the main pressure zone catchment area (area-specific). The development zones that benefit from this project are zones 3, 4, 5, 6, 8, 9, and 12. The main pressure zone catchment is shown on Figure 3.

The additional reservoir capacity provides benefit to both growth and existing development. Benefit has been allocated based on storage capacity assigned by land area. As such, 63% storage has been allocated to growth and 37% to existing development. There is no asset renewal that results from the addition of this project.

Levy Calculation

The levy fund balance as of December 31, 2024, is $1,768,805. The levy for water storage projects is calculated on a capacity basis. The remaining benefitting area for recovery of this area-specific project is 167 ha. Based on anticipated growth, recovery from the remaining hectares is anticipated to be achieved by 2044. The resulting levy calculation from the model is $33,218 per hectare.

WS2 - River Heights Reservoir and Pump Station Expansion

The need for the River Heights Reservoir and Pump Station Expansion to support future growth was identified in the following report with cost estimates and project needs updated from time to time through further review and study.

- Cochrane – Reservoir and Pump Station Expansion Preliminary Design Report, May 2021

Historically, developers have constructed the dedicated supply mains and storage reservoirs for various development areas. River Heights Reservoir and Pump Station Expansion is intended to be partially financed by Industry and recovered through the off-site levy program. Through consultation with Industry, the 2021 Off-Site Levy Bylaw included the River Heights Reservoir and Pump Station Expansion and divided into three phases to support developer financing (note, in the 2021 Bylaw the upgrades were displayed in two phases).

If a developer has entered into an agreement with Cochrane to construct this infrastructure, the off-site levy program will assist developer(s) in the recovery of the costs to frontend infrastructure for other developer(s). Cochrane has been collecting contributions towards an overall water storage solution in this catchment since 2017. These collections are reflected in the fund balance less the work expended to-date to advance the project.

Project Description

This project includes the expansion of the existing River Heights reservoir and pump station. The project is split into three phases. Phase 1A was completed in 2024 and is accounted for in the fund balance. Phase 1B includes the addition of storage capacity (two cells) and commenced in 2025. Phase 2 includes improvements to pumps and is to commence in 2042. The location of the project is shown in Figure 3. Project Cost

The cost for this project is provided in Table 9.

Table 9: River Heights Reservoir and Pump Station Expansion Projects

Project	Estimated Project Cost ($2024) Remaining / Future	Estimated Year for Construction Completion	Allocation of Benefit to New Development
WS2 - River Heights Reservoir and Pump Station Expansion Phase 1A & Phase 1B	$13,932,334.00	2025	100%
WS2 – River Heights Reservoir and Pump Station Expansion – Phase 2	$580,000.00	2030	100%
Total Project Cost	$14,512,334.00		

Project Beneficiaries

This project benefits all new development that develops in the River Heights catchment area (area-specific). The development zones that benefit from this project are zones 7, 13, 14, 15, 16, and 17. River Heights catchment is shown on Figure 3. There is no benefit to existing development as the current facility provides the storage capacity necessary for existing development.

Levy Calculation

The levy fund balance as of December 31, 2024, is $873,983.30. The levy for River Heights Reservoir and Pump Station Expansion is calculated on a capacity basis. The remaining benefitting area for recovery of this area-specific project is 367 hectares. Based on anticipated growth, recovery from the remaining

hectares is anticipated to be achieved by 2045. The resulting levy calculation from the model is $43,076 per hectare.

WS3 - River Heights Reservoir Second Supply Line

The need for the River Heights Second Supply Line to support future growth was identified in the following report with cost estimates and project needs to be updated from time to time through further review and study.

- Water/Wastewater Master Plan Update, 2024

Project Description

The River Heights Second Supply line is a 400mm diameter watermain connected from Bow Meadows to the River Heights Reservoir. The current configuration of the water distribution system does not have enough hydraulic grade to allow the River Heights reservoir to adequately fill once its buildout volume is reached and as the community in South Cochrane grows. The need for a second supply line was confirmed and costed through Cochrane's Water/Wastewater Master Plan update. This project is carried under Water Storage Projects as it is only required to support growth in South Cochrane as development occurs (area specific), and it is required to support the River Heights reservoir expansion project.

Project Cost

The cost for the project is provided in Table 10.

Table 10: River Heights Second Supply Line Costs

Project	Estimated Project Cost ($2024) Remaining / Future	Estimated Year for Construction Completion	Allocation of Benefit to New Development
WS3-PH1 – River Heights Reservoir Second Supply Line Phase 1	$5,500,000	2026	100%
WS3-PH2 – River Heights Reservoir Second Supply Line Phase 2	$6,260,000	2044	100%
Total Project Cost	$11,760,000		

Project Beneficiaries

This project benefits all new development that develops in the River Heights catchment area (area-specific). The development zones that benefit from this project are zones 7, 13, 14, 15, 16, and 17. River

Heights catchment is shown on Figure 3. There is no benefit to existing development as this pipeline is a direct feed to River Heights Reservoir.

Levy Calculation

The levy fund balance as of December 31, 2024, is $0. The levy for River Heights Reservoir Second Supply Line is calculated on a capacity basis. The remaining benefitting area for recovery of this area-specific project is 367 hectares. Based on anticipated growth, recovery from the remaining hectares is anticipated to be achieved by 2045. The resulting levy calculation from the model is $36,587 per hectare.

7.3. TRANSPORTATION OFF-SITE

The transportation projects required within the development window include projects as determined in the following reports with cost estimates and project needs updated from time to time through further review and study.

- James Walker Trail North Section: James Walker Trail, Bridge & Griffin Road Functional Design Report, October 2017
- Connecting Cochrane, March 2017

The Transportation Master Plan contemplates the full buildout of the Town from a transportation perspective, provides the basis for the required projects to support future growth, and establishes the current level of service of existing infrastructure if improvements are required. Allocation of benefit is based on an infrastructure-by-infrastructure basis as some infrastructure is new to the Town, while other improvements are expansions of existing corridors/intersections to support growth.

The projects are shown on Figure 7.

Project Description

- T2 - Centre Avenue –Railway Street to 1st Street
  Project consists of Arterial widening of Centre Avenue from Railway Street to First Street. Widening from First Street to HWY 1A has been completed and is accounted for in the fund balance.

- T3 – Griffin Road – Griffin Industrial Point to Arena Intersection
  Phase 1 of this project is complete, and costs for this project are captured in the transportation projects fund balance. Phase 1 included design and construction of the first two lanes from Griffin Industrial Point to Arena intersection, and the design of the second two lanes. Phase 2, which is not yet complete, includes land acquisition and backsloping costs to facilitate construction of the second two lanes of Griffin Road (Griffin Industrial Point to Arena Intersection). Land acquisition and back sloping costs are shown in Table 11 below, ***Construction of the two additional lanes between Griffin Industrial Point and arena intersection is the responsibility of the adjacent development and are not included in the levy calculation***.

- T5 – James Walker Trail (JWT) – Rivera Way Connection to Southbow Intersection
  Project consists of two phases. Phase 1 scope included earthworks between Rivera Way and the intersection at Southbow landing and Summit of Riversong property boundary. Phase 1 has

been completed, and project costs are accounted for in the fund balance. Phase 2 consists of the first two lanes from Riviera Way connection to intersection at Southbow Landing and Summit of Riversong property boundary. ***The second two lanes for this stretch of JWT are the responsibility of adjacent landowner(s) and are not included in the levy update.***

- T7 – Griffin Road (Arena Intersection to Bridge and Jack Tennant Memorial Bridge
  Cochrane previously completed the first two lanes between the arena intersection and the Jack Tennant Memorial Bridge and the first two lanes of the Jack Tennant Memorial Bridge. These project costs are captured in the Transportation fund balance. Thenext phase of this project includes the addition of two lanes between arena intersection and the bridge, and expansion of the Jack Tennant Memorial Bridge to four lanes.

- T8 – Griffin Road – Centre Ave to Griffin Industrial Point
  This project includes arterial widening to four lanes of Griffin Road from Centre Ave to Griffin Industrial Point. Costs of shifting powerlines from overhead to underground are not included in the levy project costs, as these are assumed to be a required of adjacent landowners as redevelopment occurs.

- T9 - James Walker Trail (JWT) – Southbow South Section Phase 2
  This project includes the second two lanes of James Walker Trail through Southbow south section. Construction of the first two lanes and grading for the second two lanes along this stretch of JWT is the responsibility of the adjacent landowner(s), and these costs are not included in the levy update.

Project Costs

Table 11 provides the list of Off-Site Transportation Projects.

Table 11: Off-Site Transportation Projects

Project	Estimated Project Cost ($2024) Remaining / Future	Anticipated Year for Construction Completion	Allocation of Benefit to New Development
T2 - Centre Avenue – Hwy 1A to Railway Street	$3,910,000	2028	80%
T3 – Griffin Road – Griffin Industrial Point to Arena Intersection	$2,020,053	2025	100%
T5 – James Walker Trail (JWT) Stage 3	$12,514,850	2025	77%
T7 – Griffin Road – Arena Intersection to Bridge and Jack Tennant Memorial Bridge Expansion	$25,700,00	2035-2040	100%
T8 – Griffin Road – Centre Ave to Griffin Industrial Point	$10,590,000	2035-2040	66%

T9 - James Walker Trail – Southbow South Section Phase 2	$8,820,000	2035-2040	100%
Total	**$63,554,903**		

Project Beneficiaries

T2- Centre Ave widening from HWY 1A to First Street has been completed by Cochrane and project costs are accounted for in the fund balance. Centre Ave widening from First Street to Railway Street (T2) is the next phase in the widening. Allocation of benefit for Centre Ave widening has been determined for the entire project (i.e., portions that are now complete and future portions to be completed). The Centre Ave improvements required overhead power lines be put underground to permit the widening. As such, Cochrane will contribute to this portion of the project which equates to approximately 20%.

T5- James Walker Stage 3 benefits largely new development. From an access perspective to support existing development a collector standard corridor would be required. However, with future growth an arterial standard is required. As such, the upper limit capacity of a collector relative to an arterial has been utilized to determine allocation of benefit. As per Connecting Cochrane (Cochrane's Transportation Master Plan), a collector has the capacity of 8,000 vehicles per day and an arterial has the capacity of 35,000 vehicles per day. This results in an allocation of benefit of 23% to Cochrane and 77% to growth.

A similar approach has been utilized for T8-Griffin Road – Centre Ave to Griffin Industrial Point. This portion of the corridor is currently a two-lane industrial standard. Once improved to support future growth it will be an arterial standard. The upper limit capacity of an industrial corridor, as per Cochrane's Transportation Master Plan, is 12,000 vehicles per day. An arterial corridor has the capacity of 35,000 vehicles per day, as per Cochrane's Transportation Master Plan. This results in an allocation of benefit of 34% to Cochrane and 66% to growth.

All the remaining improvements (T3, T7, T9) represent the addition of two more lanes. The initial phases of these projects were split with Cochrane to reflect an improved level of service. Future improvements are allocated 100% to growth as they are purely capacity improvements.

Improving Cochrane's overall transportation network is a benefit to all development and therefore this levy is charged to all development zones. In addition, expansion of this infrastructure is more local in nature (opens new development areas or connects the Town internally) and as such regional usage is not contemplated within the allocation of benefit.

Levy Calculation

The levy fund balance as of December 31, 2024, is $25,940,941.42. The levy for Off-Site Transportation projects is calculated based on a 20-year recovery model, which aligns with the buildout of the Cochrane boundary. Cochrane is paying a total of $1,464,563.66 per year in debentures on completed projects until 2027, $729,273.46 until 2040, $440,668.50 until 2041, and $152,063.54 until 2043. The resulting levy calculation from the model is $57,775 per hectare.

7.4. HIGHWAY INTERSECTION PROJECTS

7.4.1. INT 1 – HWY 1A – CENTRE AVE TO 5TH AVE

Project Description

Improvements include upgrades to intersections along Highway 1A between Centre Avenue and 5th Avenue to align with the twinning of Highway 1A.

Project Cost

The project is complete. The actual final project cost was $26,278,501, of which 54% ($14,190,391) is allocated to growth.

Project Beneficiaries

Collection for the Highway 1A improvement commenced through the 2018 Off-Site Levy Bylaw Update. Allocation of benefit was set through that update. Allocation of benefit to existing residents for these Highway 1A intersection improvements is based on the ratio of the 2016 population (25,800) to the estimated population when additional improvements (6-laned highway) have been identified (population of 65,000). Therefore, contribution to the project for the existing population in Cochrane and regional users is 46% of the project cost, while 54% is allocated to future growth. Improving Cochrane's overall transportation network is a benefit to all development and therefore this levy is charged to all development zones.

Levy Calculation

The levy fund balance as of December 31, 2024, is ($9,272,464.) The levy for Highway 1A Intersections was established on a 20-yr development window (+/- 460 Hectares) as set through the 2021 Off-Site Levy Bylaw Update. This horizon aligns with master planning horizons, typical community build-out timeframes and is consistent with the calculation time horizon from other highway projects included in the Off-Site Levy Bylaw. Since 2021, 257 hectares of development have contributed to the Highway 1A intersection, therefore there are 203 hectares remaining to contribute. In addition to the negative fund balance to be recovered, Cochrane utilized a debenture for this project – payments allocated to growth for each year are detailed out in Appendix E.

The resulting levy calculation from the model is $39,672 per hectare.

7.4.2. OTHER HIGHWAY INTERSECTIONS

Historically, developers have constructed highway intersections benefitting adjacent development areas. Other Highway Intersections are intended to be financed by Industry through the off-site levy program. Through consultation with Industry, the 2021 Off-Site Levy Bylaw included the first three of these intersections (INT 2, INT 3, and INT 4). The 2025 Off-Site Levy Bylaw includes the addition of two more highway intersections (INT 5 and INT 6). If a developer has entered into an agreement with Cochrane to finance and/or construct these intersections, the off-site levy program will assist developer(s) in the recovery of costs to frontend infrastructure for other developer(s). These highways reflect local roads connecting to a highway within the Cochrane boundary. The intersections have certainty around timing, project scope and costs and are required within the development window (20yrs). The total recovery hectares may vary per highway intersection based on projected growth over the 20yr development window within the Off-Sitey Levy at the time of inclusion. The locations of these

intersections can be found in Figure 8. The following studies supported understanding around the highway intersections: Supporting studies include:

- Connecting Cochrane, March 2017
- Class D cost estimates provided by Developers, included in **Appendix C**.
- HWY 22 Functional Study Update, 2022

Project Description

- INT 2 – Sunset North - HWY 22 and View Ridge Place
  Project scope includes widening Highway 22 through intersection (building new road structure and constructing new ditch), installation of traffic signals, and streetlights at intersection.

- INT 3 – Sunset South – HWY 22 and Sunset Blvd
  Project is to be completed by Alberta Transportation on behalf of the developer in 2025. The final project cost is $3,484,467. Project scope included widening Highway 22 through the intersection, installation of streetlights, and adjusting the westbound left to dual left turn lanes. Widening includes relocation of existing traffic signals, new road structure and reinstallation of guardrails along the west side.

- INT 4 – HWY 22 and James Walker Trail
  Project scope includes widening Highway 22 through the intersection, and the addition of dual left turns lanes from Highway 22 to James Walker Trail. Widening includes a new road structure, relocation of existing traffic signals and streetlighting, and installation of high-tension cable barrier. Widening will also require environmental and shallow utility work.

- INT 5 – HWY 22 and Rolling Range Drive
  Project scope and estimate is established based on the Highway 22 Functional Planning Study and latest TIA. The Intersection of Highway 22 and Rolling Range Drive will need to be signalized with an added left turn lane for all approaches, plus one additional northbound through lane. The estimate includes removal and replacement of existing asphalt, relocation of two power lines across Highway 22, and new streetlighting.

- INT 6 – HWY 1A and Heritage Drive
  Project scope includes a two-lane roundabout intersection at Highway 1A and the future Heritage Drive (Appaloosa Way), assuming a two-lane Highway 1A. The cost estimate includes the cost to grade and construct the two-lane roundabout, relocate shallow utilities, and add solar powered pedestrian crossings.

Project Cost .

Table 12 provides the list of Highway Intersections to be financed by Industry and recovered through the Off-Site Levy Bylaw. The projects are shown on Figure 7.

Table 12: Developer Front-ended Highway Intersections

Project	Estimated Project Cost ($2025) Remaining / Future	Anticipated Year for Construction Completion	Allocation of Benefit to New Development

INT 2 – Sunset North - HWY 22 and View Ridge Place	$6,210,000	2028	100%
INT 3 – Sunset South – HWY 22 and Sunset Blvd	$3,484,467	2025	100%
INT 4 – HWY 22 and James Walker Trail	$4,900,000	2031	100%
INT 5 – HWY 22 and Rolling Range Drive	$7,290,000	2031	100%
INT 6 – HWY 1A and Heritage Drive	$3,670,000	2028	100%

Project Beneficiaries

These highway intersections provide direct access to specific development areas as well as providing a community-wide benefit through access to the Highways. These intersection improvements have historically been funded and financed by benefitting adjacent development areas. Through consultation with Industry, the 2021 Off-Site Levy Bylaw included highway intersections. The number of highway intersections has expanded through the 2025 Off-Site Levy Bylaw update. If a developer has entered into an agreement with Cochrane to construct this infrastructure, the off-site levy program will assist developer(s) in the recovery of the costs to frontend infrastructure for other developers. The intersections provide access and conditional capacity to the road network and therefore 100% of the benefit is provided to new development. Improving access to highways for new development is a benefit to all development and therefore this levy is charged on a community-wide basis to all development zones.

Levy Calculation

Levies for some of these other highway intersections (INT 2, INT 3, INT 4) have been collected for in the past, and as such, fund balances for these projects as of the end of December 24, 2024 are shown in the below Table 14. For the new other highway intersections (INT 5, and INT 6), the starting fund balance is $0.

The levy for Other Highway Intersections (INT 2, INT 3, INT 4) are calculated on a 20-year development window (+/- 460 hectares) as set through the 2021 Off-site Levy Bylaw. This horizon aligns with master planning horizons and typical community build-out. Since the levy was established for these intersections, 250 hectares of growth has occurred. Therefore, there are 210 hectares remaining to pay into this levy.

For INT-5 and INT-6, the 20-year development window established as part of the 2025 Bylaw update is 564 hectares which reflects the remaining developable area within the Town Boundary. This horizon aligns with master planning and typical community build-out.

Table 13: Other Highway Intersection Levy Rates

Project	Fund Balance (December 31, 2024)	Development Window (Remaining Hectares to Contribute)
INT 2 – Sunset North - HWY 22 and View Ridge Place	$1,141,797	210
INT 3 – Sunset South – HWY 22 and Sunset Blvd	$1,779,406	210

INT 4 – HWY 22 and James Walker Trail	$2,180,442	210
INT 5 – HWY 22 and Rolling Range Drive	0	564
INT 6 – HWY 1A and Heritage Drive	0	564

Given the uniqueness of each intersection (scope, cost, timing, etc.) and the possibility that developers may want to enter into agreements with Cochrane to front-end this infrastructure, each highway intersection levy is calculated and tracked separately.

The resulting levy rate from the model are:

Table 14: Other Highway Intersection Levy Rates

Project	Levy Rate per Hectare
INT 2 – Sunset North - HWY 22 and View Ridge Place	$24,991
INT 3 – Sunset South – HWY 22 and Sunset Blvd	$5,450
INT 4 – HWY 22 and James Walker Trail	$8,554
INT 5 – HWY 22 and Rolling Range Drive	$17,233
INT 6 – HWY 1A and Heritage Drive	$9,829

7.5. POLICE STATION FACILITIES

Project Description

The project consists of land acquisition and construction costs for new police station facilities, being a Protective Services Building. The new detachment will replace the current detachment within Downtown Cochrane.

- Municipal Police Service Agreement (MPSA)

The project location is shown in Figure 9.

Project Cost

The project is complete. The actual final project cost was $25,880,695.

Project Beneficiaries

The new detachment serves urban (Cochrane) and rural catchments within the Cochrane area. The RCMP utilize staff complements to determine the Provincial financial contribution to the overall facility, while population equivalents are utilized to determine benefit to existing residents and new development within Cochrane.

Based on estimates when this project was included (2021 Off-Site Levy Bylaw Update), 45% of the costs attributed to Cochrane were allocated to growth. Since completion of the project, the area of benefit has expanded to the Cochrane boundary. Remaining benefiting hectares have been adjusted to the remaining lands to contribute within the Town boundary (564 hectares).

Levy Calculation

The levy fund balance as of December 31, 2024, is $1,017,377. Cochrane is paying annual principal and interest payments, of which $391,762 is allocated to growth. The levy for Police Station Facilities is calculated based on a build-out (capacity) model. The resulting levy calculation from the model is $8,267 per hectare.

7.6. FIRE HALL FACILITIES

Project Description

In 2023, Cochrane completed a Fire Services Master Plan. The Fire Services Master Plan identifies the need for additional fire halls in north and south Cochrane to meet the emergency response needs as the community grows. The addition of two new fire halls will support Cochrane to full community buildout.

- Fire Services Master Plan (2023)

The project location is shown in Figure 9

Project Cost

The new stations are assumed to be two bay modular stations with costs provided by a local manufacturer. Both stations will require the land to be acquired to accommodate the new stations. The following project cost assumptions have been utilized:

Table 15: Fire Hall Project Cost

Land Cost Per Acre	$1,500,000
Land Need	1.5 acres per station
Total Land Cost	$4,500,000
Station Costs (per station)	$3,892,500
Total Station Costs	$7,785,000
Total Costs	$12,285,000

Project Beneficiaries

As Cochrane continues to grow Cochrane's existing Fire Services are unable to provide adequate response to the community. As the population grows, call volumes also rise, which puts significant pressure on a single station. The additional fire halls allow the Fire Services to scale with the community. In addition to a growing population, Cochrane continues to expand geographically. This physical spread has extended the distance between the existing fire hall and new developments. There are currently existing developed areas within Cochrane that are not within the 10-minute response time. As of June 2025, approximately 4% of legally subdivided lands relative to future growth areas are not within the 10-minute response time. As such, given the current station is at capacity from a call volume perspective and that all currently developed lands within Cochrane are serviced within a 10-minute response time, the addition of two new fire halls will provide largely benefit to future growth. However, there is recognition that areas currently not within the 10-minute response time will receive an increased level of service, and that call volume constraints will be allocated across multiple stations as needed. As such, benefit has been allocated 10% to existing Cochrane and 90% to future growth. The remaining contributing area to the growth portion is 564 hectares.

Levy Calculation

The levy fund balance as of December 31, 2024, is $0. The resulting levy calculation from the model is $22,353 per hectare.

7.7. LIBRARY

Project Description

Cochrane's current library facility is exceeding capacity. A new library project to support growth consists of replacing and expanding the existing library in downtown. The project size is based on a level of service of 0.3sq/ft per person. The buildout of Cochrane is anticipated to accommodate around 76,000 people; as such, a library of 22,800sq/ft is required to meet the desired level of service.

- Facility Needs Assessment (Ongoing)

The project location is shown in Figure 9

Project Cost

The project cost is based on $853sq/ft, resulting in a projected project cost of $19,448,400 ($2025).

Project Beneficiaries

The new library will serve both the existing Cochrane residents and future growth. Allocation of benefit is based on population. The current population is assumed to be approximately 38,861 (2025) with the ultimate buildout of Cochrane being 76,000. As such, 51% of project costs are allocated to Cochrane and 49% to growth.

Levy Calculation

The levy fund balance as of December 31, 2024, is $0. The resulting levy calculation from the model is $20,339 per hectare. Recognizing that the Facility Needs Assessment is still underway, and through consultation with Industry, Cochrane is implementing an interim rate reflecting 20% of the total levy calculated. Cochrane will continue to consult with Industry as the Facility Needs Assessment is being finalized and update the levy rate accordingly in the future. As such, the levy rate applied through the 2025 Off-Site Levy Bylaw update is $4,068 per hectare.

7.8. COMMUNITY RECREATION FACILITIES

Project Description

The project consists of replacing and expanding the existing Cochrane Arena. The Cochrane Arena currently provides one sheet of ice and needs to be replaced. The intent is to replace the Cochrane Arena with a twin arena. Cochrane currently has four sheets of ice for public recreational use, including the Cochrane Arena. The current ice sheets are fully utilized. Replacement and expansion of the Cochrane Arena will increase the number of ice sheets to five within Cochrane.

- Parks, Culture, and Active Living Master Plan (Ongoing)

The project location is shown in Figure 9

Project Cost

The total project cost is estimated at $50,000,000 and is based on recent twin arenas built in Alberta.

Project Beneficiaries

The new twin arena will replace the existing arena, and as such benefit is allocated to both existing Cochrane residents and future growth. Cochrane's current ice sheets, including the existing sheet at Cochrane Arena, are fully utilized. As a result, benefit is allocated 50% to existing Cochrane, reflective of replacing the level of service already provided and 50% to growth, reflective of the addition of an additional sheet of ice to support growth.

Levy Calculation

The levy fund balance as of December 31, 2024, is $0. The resulting levy calculation from the model is $50,563 per hectare. Recognizing that the Parks, Culture, and Active Living Master Plan is still underway, and through consultation with Industry, Cochrane is implementing an interim rate reflecting 20% of the total levy calculated. Cochrane will continue to consult with Industry as the Parks, Culture, and Active Living Master Plan is being finalized and update the levy rate accordingly in the future. As such, the levy rate applied through the 2025 Off-Site Levy Bylaw update is $10,113 per hectare.

8. OFF-SITE LEVY

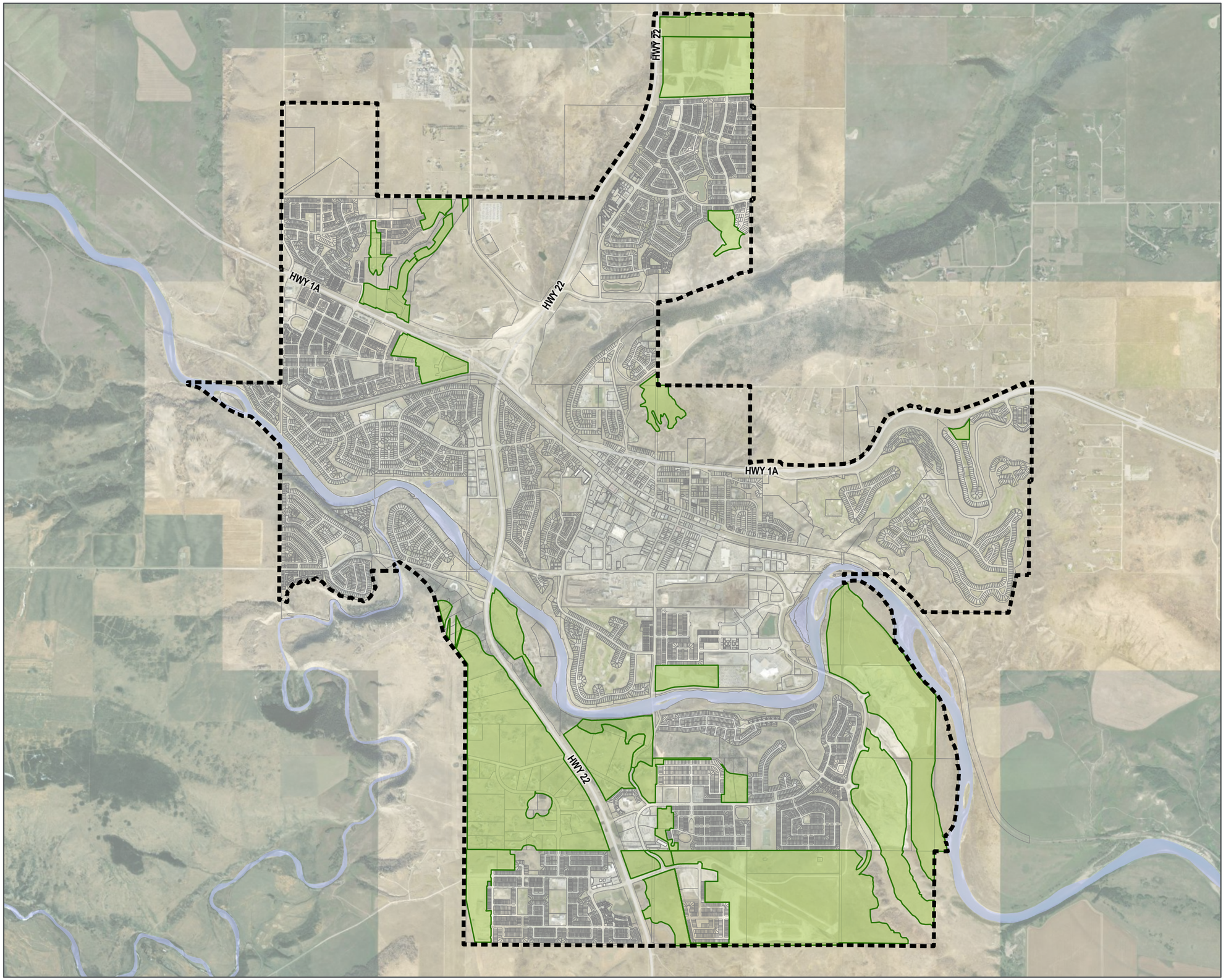
This section provides levy calculation based on assumptions provided in this report. Table 16 provides the levies by development zone that will be effective as of the passing of the 2025 Bylaw. Every year (effective January 1) the levies shall increase by an inflation factor of 2% or as amended from time to time. The three-year horizons shown in Table 16 are for quick reference. The levies **shall continue to inflate** at the noted rate until such time as the Bylaw is updated and new rates are established. Note, development zones are for reference only, levies applicable to each development area will be determined through subdivision or development permit process.

Table 16: Off-site Levy Summary

Development Zone	Sanitary Collection		Sanitary Disposal	Water Supply	Water Distribution	Water Storage - Main Pressure Zone	Water Storage - River Heights Reservoir	Water Storage – River Heights Reservoir Second Supply Line	Transportation Off-Site	Highway Intersections						Police Station Facilities	Community Recreation Facilities*	Fire Hall Facilities	Library*	Effective Until December 31, 2025	Effective Starting January 1, 2026	Effective Starting January 1, 2027
	Sanitary SC4	Sanitary SC 5								Hwy 1A - 5 Ave & Centre Ave Intersections	Sunset North & Hwy 22	Sunset South & Hwy 22	JWT & Hwy 22	Rolling Range	Heritage Hills							
1	$32,476	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$393,932	$401,811	$409,847
2	$32,476	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$393,932	$401,811	$409,847
3	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
4	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
5	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
6	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
7	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
8	$32,476	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$427,150	$435,693	$444,407
9	$0	$17,669	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$394,675	$402,568	$410,620
10	$0	$17,669	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$361,456	$368,685	$376,059
11	$0	$0	$77,731	$47,752	$9,998	$0	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$343,788	$350,663	$357,677
12	$0	$0	$77,731	$47,752	$9,998	$33,218	$0	$0	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$377,006	$384,546	$392,237
13	$0	$0	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$423,451	$431,920	$440,558
14	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
15	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941
16	$0	$0	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$423,451	$431,920	$440,558
17	$0	$17,669	$77,731	$47,752	$9,998	$0	$43,076	$36,587	$57,775	$39,672	$24,991	$5,450	$8,554	$17,233	$9,829	$8,267	$10,113	$22,353	$4,068	$441,119	$449,942	$458,941

**Note: A 20% factor of the total levy value has been applied to these rates as indicated in Section 7.7 and Section 7.8.*

APPENDIX A: FIGURES



Cochrane

Offsite Levies - 2025

Total Potential Developable Lands

Legend

- Potential Developable Area (613.68 ha)
- Cochrane Boundary

Notes:

- Development areas are approximate and subject to change at the local planning and subdivision stages of development. Redevelopment areas have not been identified but are expected to be subject to levies if not applied previously

0 0.5 1 1.5

Kilometers

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

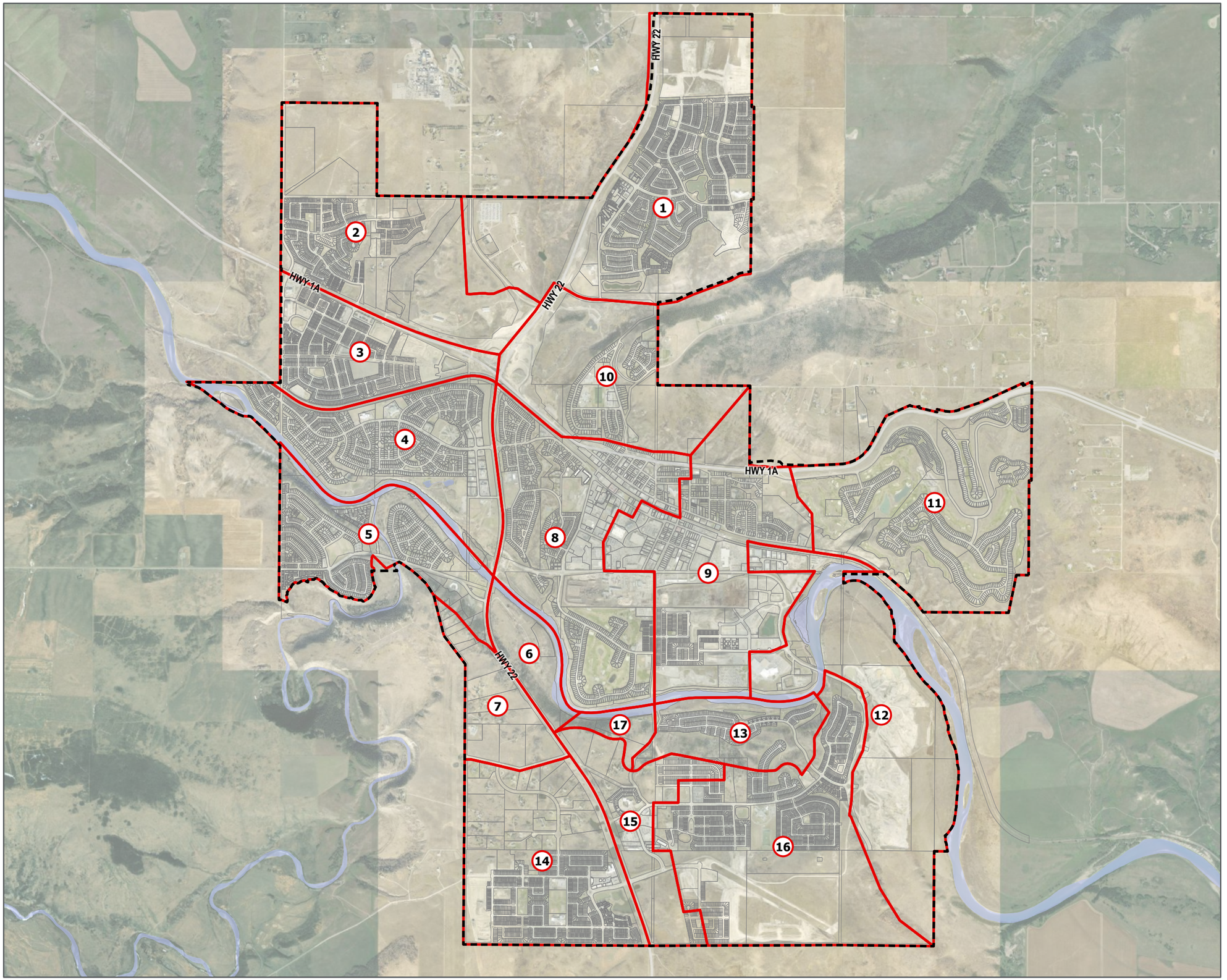
Data Sources:

- Data provided by Cochrane, AEP, NRCAN, ESRI.

Project #:	1728.0448.01
Author:	CMR
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 1



cochrane
HOW THE WEST IS NOW

Cochrane
Offsite Levies - 2025
Development Zones

Legend
- Development Zone
- Cochrane Boundary

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

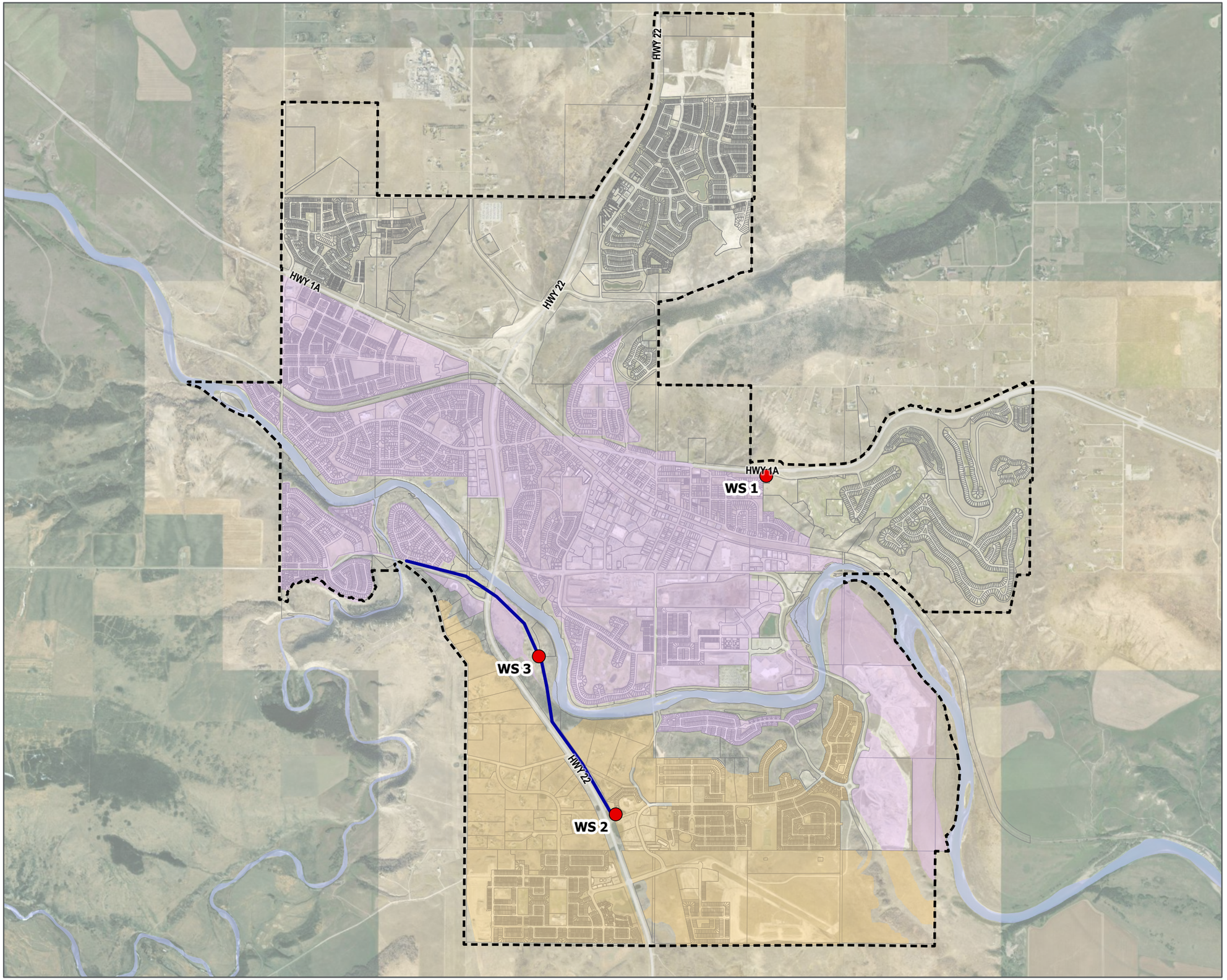
Data Sources:

- Data provided by Cochrane, AEP, NRCAN, ESRI.

Project #:	1728.0448.01
Author:	CMR
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 2



cochrane
HOW THE WEST IS NOW

Cochrane
Offsite Levies - 2025
Water Storage Catchments

Legend

- Water Storage Project
- Water Pipe (400mm)
- Cochrane Boundary

Storage Catchments

- Main Pressure Zone Catchment
- River Heights Catchment

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

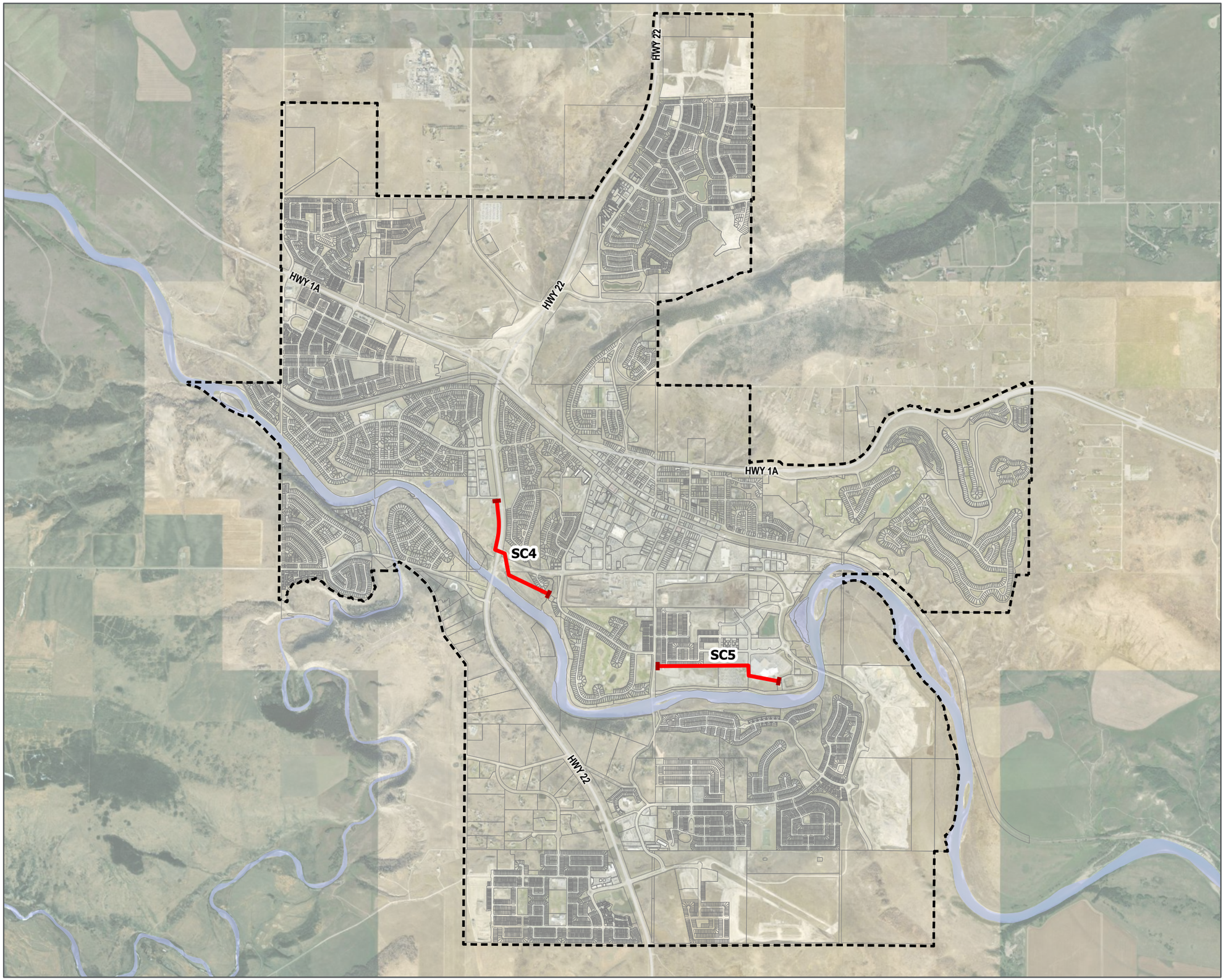
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 3



Cochrane

Offsite Levies - 2025

Sanitary Collection Projects

Legend

- Off-Site Sanitary Collection Project
- Cochrane Boundary

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

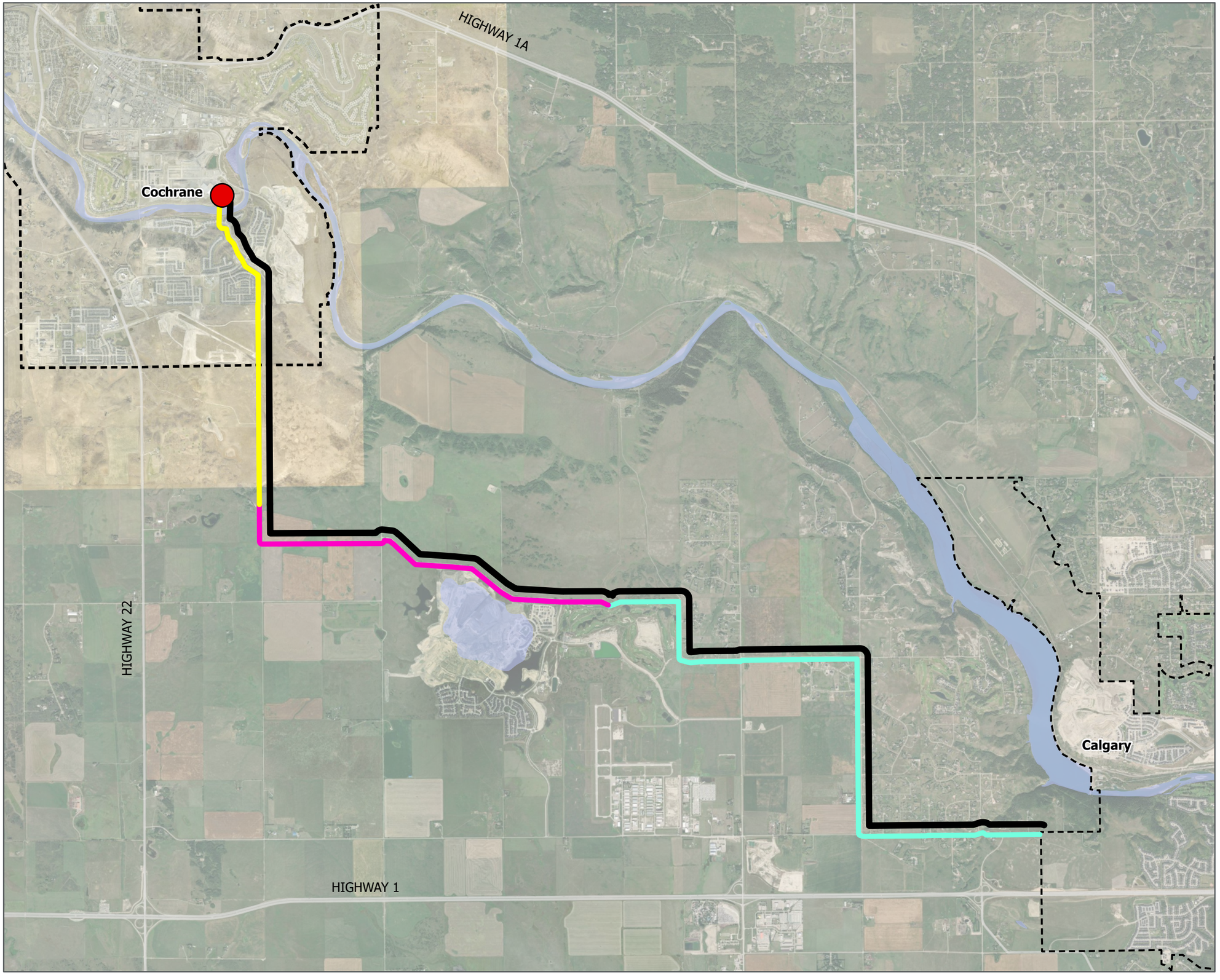
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 4



Cochrane

Offsite Levies - 2025

Off-Site Sanitary Disposal Projects

Legend

- Existing Cochrane to Calgary Sanitary Pipeline
- SD - Phase 1
- SD - Phase 2
- SD - Phase 3
- SD - Phase 4 & 5
- Municipal Boundary

0 0.5 1 1.5
Kilometers

Coordinate System: NAD 1983 10TM AEP Forest

Scale: 1:50,000 (When plotted at 11"x17")

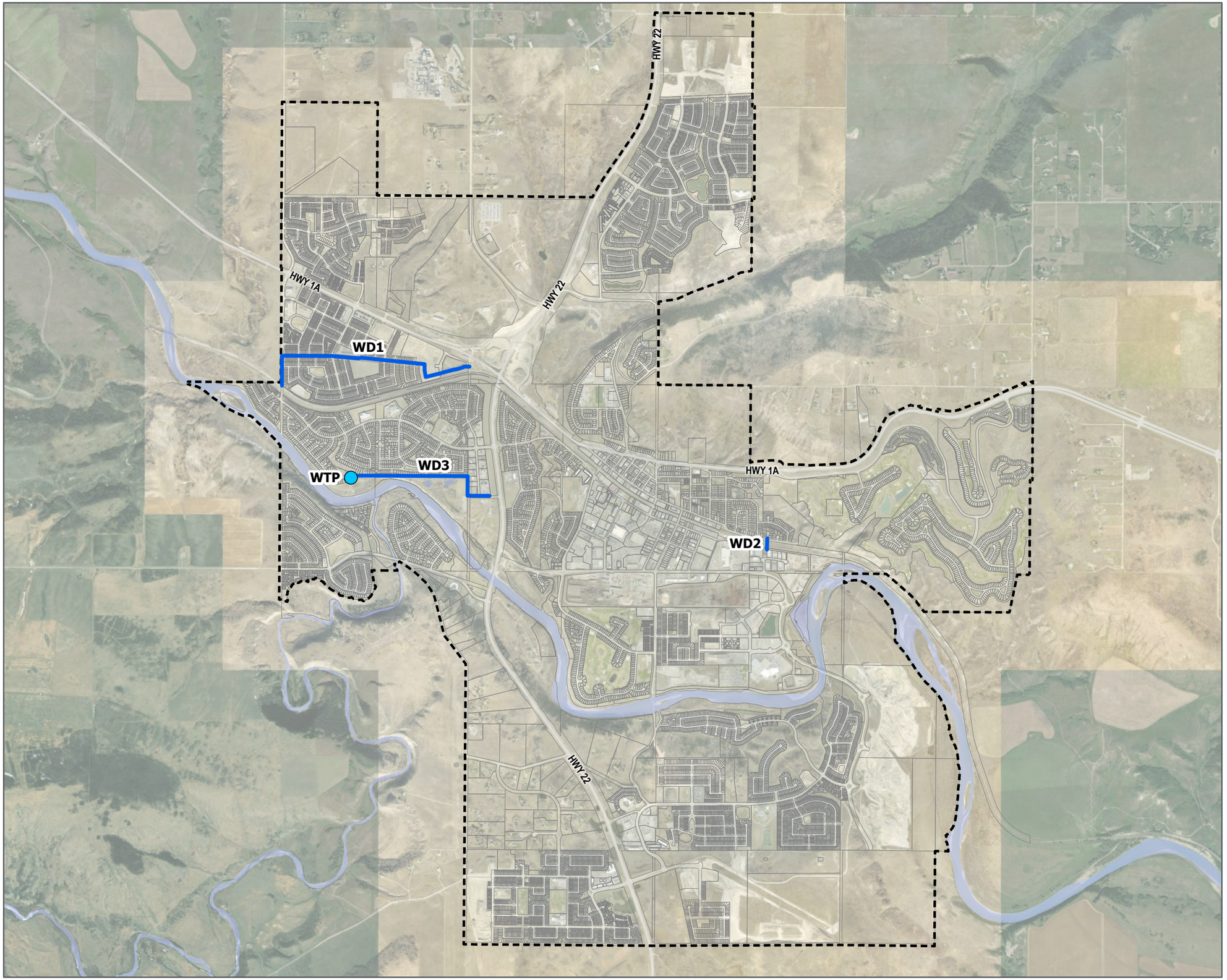
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	IÞ –ö
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 5



Cochrane

Offsite Levies - 2025

Water Treatment & Distribution Projects

Legend

- Water Treatment Plant Project
- Water Distribution Project
- Cochrane Boundary

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 0.5 1 1.5

Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

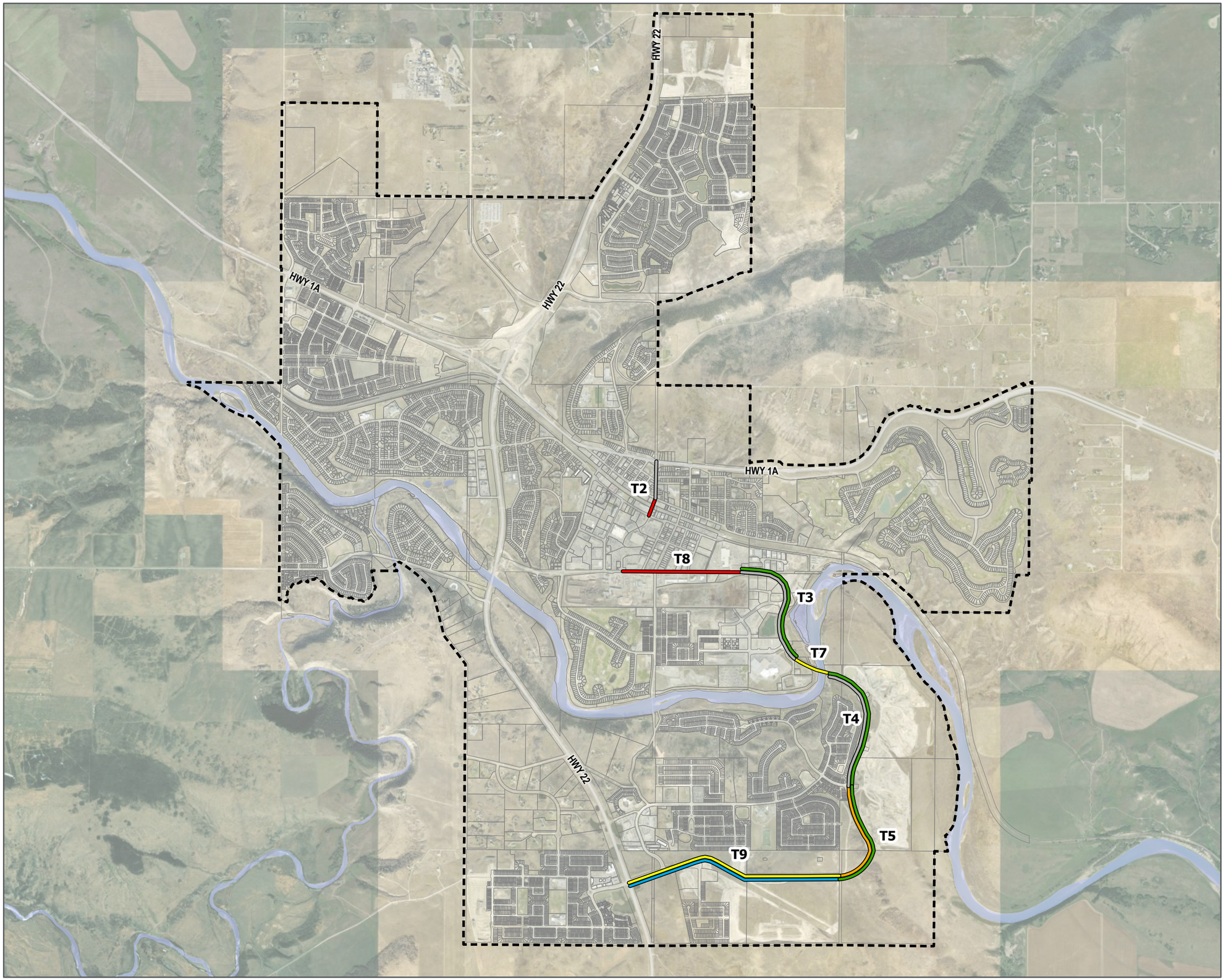
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 6



cochrane
HOW THE WEST IS NOW

Cochrane

Offsite Levies - 2025

Transportation Projects

Legend

- Cochrane Built, OSL Funded
- Cochrane Built, OSL Funded (First 2 Lanes + Grading)
- Cochrane Built, OSL Funded (Second 2 Lanes)
- Developer Built and Funded (First 2 Lanes + Grading)
- Developer Built and Funded (Second 2 Lanes)
- Project Complete, OSL Funded
- Cochrane Boundary

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

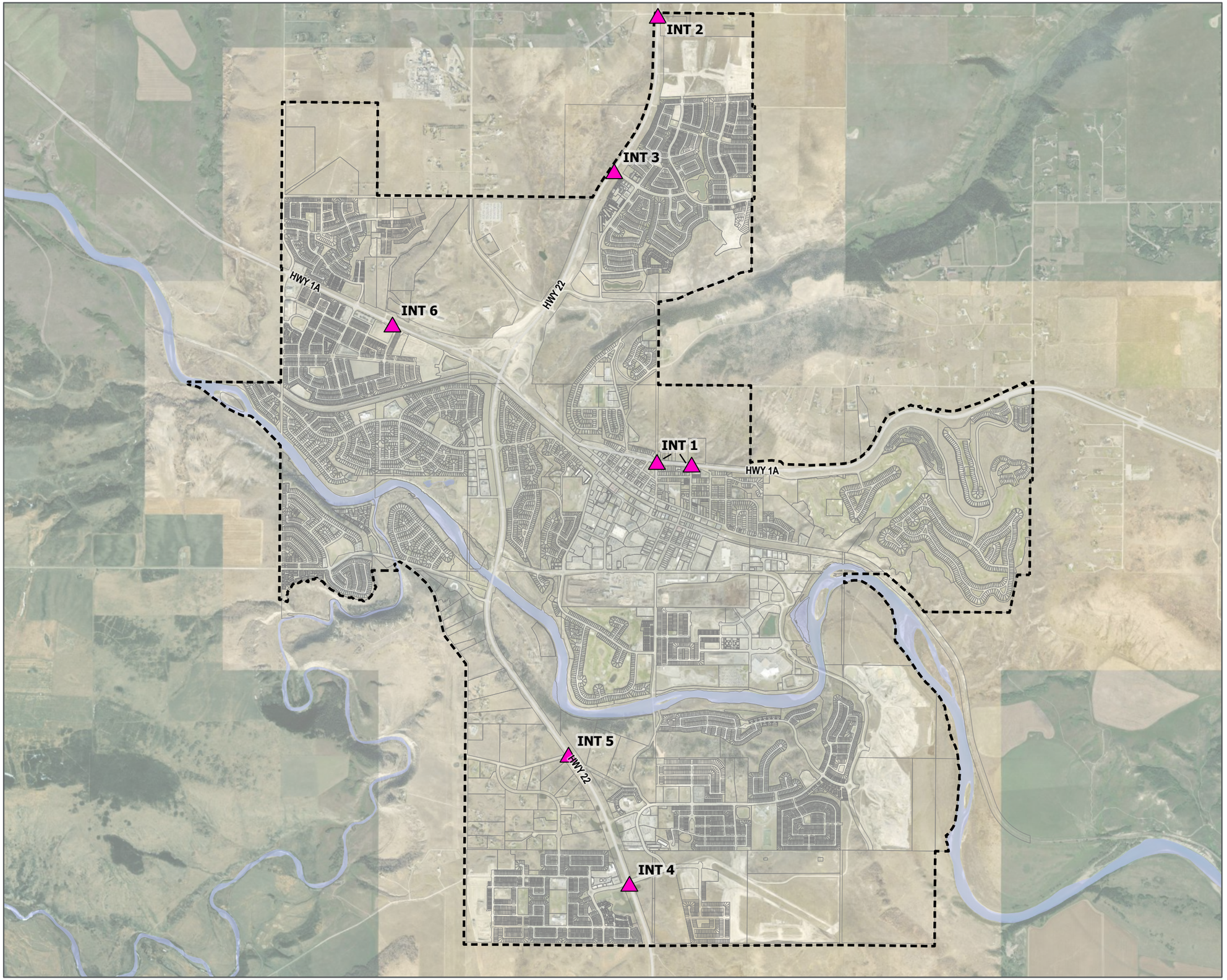
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 7



cochrane
HOW THE WEST IS NOW

Cochrane

Offsite Levies - 2025

Highway Intersection Projects

Legend

- Highway Intersection Improvement
- Cochrane Boundary

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

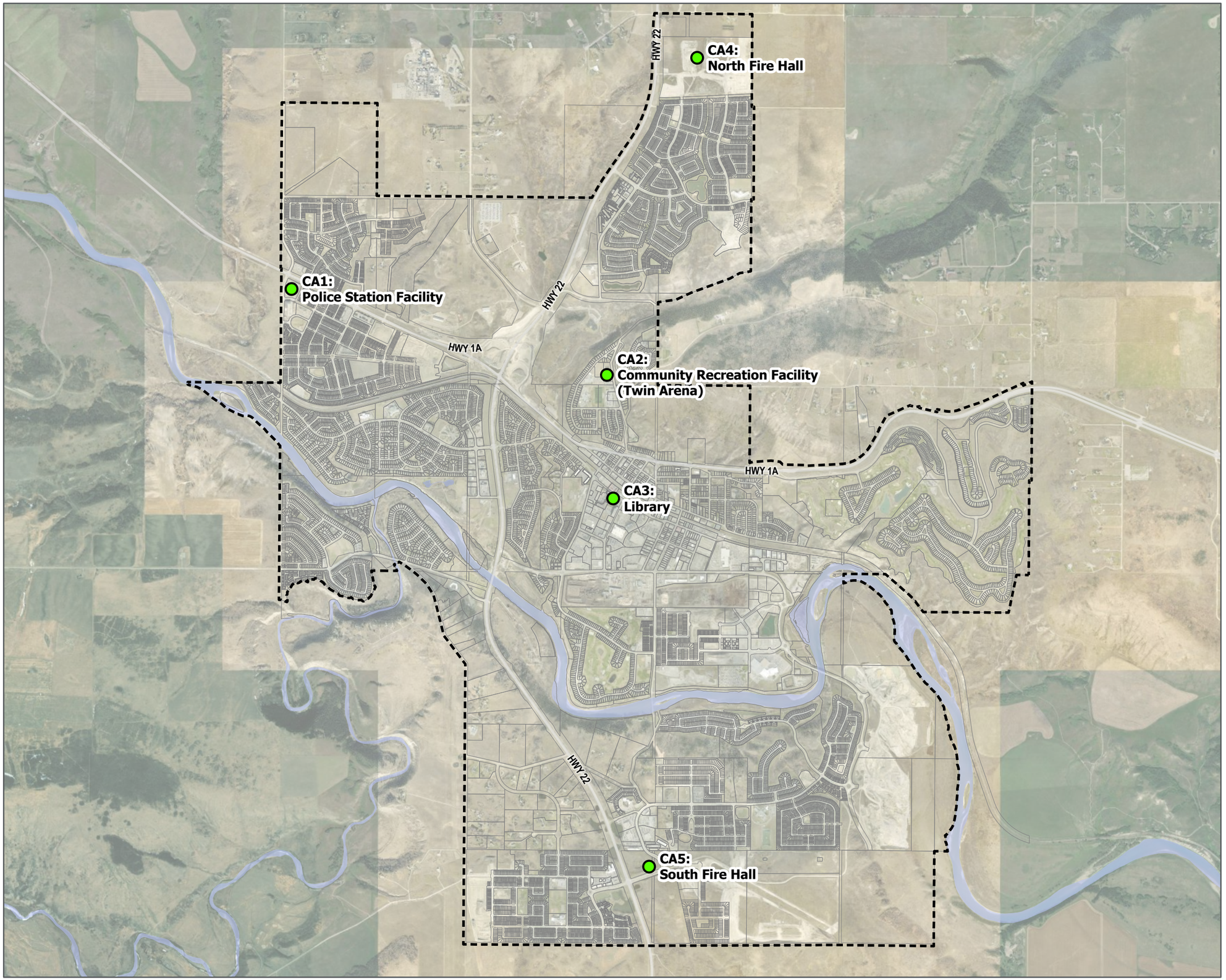
Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 8



cochrane
HOW THE WEST IS NOW

Cochrane

Offsite Levies - 2025

Community Amenity Projects

Legend

- Community Amenity Project*
- Cochrane Boundary

Notes:
- *Fire Hall locations are approximate and to be confirmed through local level planning.

0 0.5 1 1.5
Kilometers

N

Coordinate System:
NAD 1983 3TM 114

Scale: 1:32,000
(When plotted at 11"x17")

Data Sources:

- Data provided by Cochrane, ESRI.

Project #:	1728.0458.01
Author:	SDF
Checked:	MC
Status:	**Final**
Revision:	A
Date:	2025 / 7 / 9

URBAN SYSTEMS

FIGURE 9

APPENDIX B: GRANT CALCULATIONS

Alberta Municipal Water/Wastewater Partnership Grant Calculation

The Alberta Municipal Water/Wastewater Partnership (AMWWP) provides cost-shared funding to eligible municipalities to assist in the construction of municipal water supply and treatment as well as wastewater treatment and disposal facilities. Various initiatives have been included in the program to ensure the needs of Alberta municipalities are met.

Funding is provided as a percentage of eligible approved project costs. For communities over 1,000 and up to 45,000 like Cochrane, grant percentage ratios are calculated by a formula. The percentage ratio declines as the population increases. The following calculations are based on the formula provided by AMWWP. It is assumed that the grant application year takes place in the year the project starts. AMWWP utilizes population as of grant allocation date to determine the grant amount. The formula for Cochrane is as follows:

Grant Percentage = 35 - 0.001 (Population - 10,000)

	Project	Estimated Actual Cost ($2024)	Estimated Grant Application Year	Estimated Grant Amount
Phase 1	High Lift Upgrade 1	$1,423,000	2026	$87,350
	Residuals Management	$5,782,000	2026	$354,925
	West Intake Replacement	$6,225,000	2026	$382,118
	Emergency Generator	$2,862,000	2026	$175,682
	Flocculation and Clarifier Upgrades	$10,869,000	2026	$667,188
Phase 2	Additional Membrane Rack & Membrane Feed Pump Upgrades	$3,558,000	2028	$61,928
	High Lift Upgrade 2	$1,198,000	2028	$20,851

APPENDIX C: COST ESTIMATE UPDATES

APPENDIX D: REDEVELOPMENT CALCULATION EXAMPLES

Redevelopment Calculation Examples

Commercial Use to Commercial Use

Overview
Zone: 8
Development Area: 0.5ha
Offsite Levy: $427,150ha
Existing Use: Commercial Use - 145m^2

Proposed Development
Commercial Use: 200m^2
Incremental Intensity: 0.28 [(200m^2 – 145m^2)/200m^2)]

Redevelopment Levy Calculation
$427,150 x 0.5ha x 0.28 = $59,801

Residential Use to Mixed Use

Overview
Zone: 8
Development Area: 1ha
Offsite Levy: $427,150ha
Existing Use: Residential Use - 8 units

Proposed Development
Mixed-use Development

- Commercial Use: 1,000m^2
- 120 residential units

Incremental Intensity: 0.93 [(120-8)/120]

Redevelopment Levy Calculation
$427,150x 1ha x 0.93 = $397,250

Redevelopment Levy Calculation = Off-Site Levy X Development Area X Incremental Intensity

Incremental Intensity accounts for existing uses on the site, which may be reflected through the number of units or total floor area. Incremental Intensity will be determined by Cochrane utilizing historical development intensity and proposed development plans to establish base line and future intensity of use levels.

APPENDIX E: DEBENTURE SCHEDULE

SC4 - Highway 22 to Riverview Syphon

Year	Total Debenture Payments for SC4 - Highway 22 to Riverview Syphon Allocated to Growth
2025	$548,559.06
2026	$548,559.06
2027	$548,559.06
2028	$548,559.06
2029	$548,559.06
2030	$548,559.06
2031	$548,559.06
2032	$548,559.06
2033	$548,559.06
2034	$548,559.06
2035	$548,559.06
2036	$548,559.06
2037	$548,559.06
2038	$548,559.06
2039	$548,559.06
2040	$548,559.06
2041	$548,559.06
2042	$548,559.06
2043	$548,559.06
Total	$10,422,622.14

Transportation Projects

Year	Total Debenture Payments for Transportation Projects Allocated to Growth
2025	$1,464,563.66
2026	$1,464,563.66
2027	$1,464,563.66
2028	$729,273.46
2029	$729,273.46
2030	$729,273.46
2031	$729,273.46
2032	$729,273.46
2033	$729,273.46
2034	$729,273.46
2035	$729,273.46
2036	$729,273.46
2037	$729,273.46
2038	$729,273.46
2039	$729,273.46
2040	$729,273.46
2041	$440,668.50
2042	$152,063.54
2043	$152,063.54
Total	$14,619,041.54

Police Station Facility

Year	Total Debenture Payments for Police Station Facility Allocated to Growth
2025	$391,762
2026	$391,762
2027	$391,762
2028	$391,762
2029	$391,762
2030	$391,762
2031	$391,762
2032	$391,762
2033	$391,762
2034	$391,762
2035	$391,762
2036	$391,762
2037	$391,762
2038	$391,762
2039	$391,762
2040	$391,762
2041	$391,762
2042	$391,762
2043	$391,762
2044	$391,762
2045	$391,762
2046	$391,762
2047	$195,881
Total	$8,814,648

APPENDIX F: PROJECT SUMMARY SHEET

Project Code	Project Category/Name - 2025 Bylaw	Start Year	End Year	Benefit to Growth	Benefit to Existing	Future/Remaining Project Costs *If $0, project expenditures expected to be captured in fund balance*	Future/Remaining Project Costs *If $0, project expenditures expected to be captured in fund balance* Growth Share	Year of Estimate	Assumed Project Cost In Year of Delivery (Growth Share - less Grants)	Fund Balance as of December 31, 2024	Assumed 2025 Collections Under 2021 OSL Bylaw	Assumed Fund Balance for 2025 Rate Calculations
Sanitary Collection												
SC1	Burnco Trunk	2015	2015	100%	0%	$ -	$ -	0				
SC2	Riverview Trunk	2015	2015	100%	0%	$ -	$ -	0				
SC3	Highway 22 Trunk	2015	2015	100%	0%	$ -	$ -	0				
SC4	Highway 22 to Riverview Syphon	2023	2023	100%	0%	$ -	$ -	0		$ 135,467	$ 437,124	$ 572,590
SC5	Burnco Trunk	2030	2035	50%	50%	$ 9,060,000	$ 4,530,000	2024	$ 5,683,636	$ 125,416	$ 97,408	$ 222,824
Sub-Total						$ 9,060,000						
Sanitary Disposal												
SD2	Wet Well Phase 0	2021	2021	100%	0%				$ -			
	Southbow Landing Preinstall	2026	2026	100%	0%	$ 2,450,000	$ 2,450,000	2023	$ 2,701,125			
SD3	Pipeline Phase 1	2030	2030	100%	0%	$ 46,020,000	$ 46,020,000	2024	$ 54,919,415			
SD4	Pipeline Phase 2	2033	2033	100%	0%	$ 16,750,000	$ 16,750,000	2024	$ 21,212,635			
SD5	Pipeline Phase 3	2043	2043	100%	0%	$ 31,210,000	$ 31,210,000	2024	$ 48,180,942			
SD6	Pipeline Phase 4&5	2054	2054	100%	0%	$ 20,700,000	$ 20,700,000	2024	$ 39,733,219			
Sub-Total						$ 117,130,000				$ 16,241,901	$ 5,165,976	$ 21,407,877
Water Distribution												
WD1	Heartland Oversize	2024	2024	100%	0%	$ 113,103	$ 113,103	2024	$ 113,103			
WD2	Griffin Industrial Loop	2027	2030	90%	10%	$ 1,500,000	$ 1,350,000	2024	$ 1,564,297			
WD3	600mm Feedermain	2028	2030	100%	0%	$ 6,108,000	$ 6,108,000	2024	$ 7,147,183			
Sub-Total						$ 7,721,103				$ 2,575,724	$ 362,353	$ 2,938,076
Water Storage - 1												
WS1	Main Pressure Zone Reservoir Expansion	2026	2028	63%	37%	$ 10,005,000	$ 6,261,194	2024	$ 7,041,946	$ 1,768,805	$ 323,890	$ 2,092,695
Water Storage - 2												
WS2	Water Storage - River Heights Reservoir - Phase 1A	2023	2023	100%	0%	$ -	$ -	2024				
WS2	Water Storage - River Heights Reservoir - Phase 1B	2025	2025	100%	0%	$ 13,607,642	$ 13,607,642	2025				
WS2	Water Storage - River Heights Reservoir - Phase 2	2030	2030	100%	0%	$ 580,000	$ 580,000	2024	$ 692,161			
Sub-Total						$ 14,187,642				$ 873,983	$ 2,520,438	$ 3,394,421
Water Storage - 3												
WD4-PH1	River Heights Second Supply Line - Phase 1	2025	2026	100%	0%	$ 5,500,000	$ 5,500,000	2024	$ 5,919,375			
WD4-PH2	River Heights Second Supply Line - Phase 2	2042	2044	100%	0%	$ 6,260,000	$ 6,260,000	2024	$ 9,665,239			
Sub-Total						$ 11,760,000						
Water Supply and Treatment												
	High Lift Upgrade 1	2026	2028	66%	34%	$ 1,423,000	$ 933,000	2024	$ 984,929			
	Residuals Management	2026	2028	100%	0%	$ 5,782,000	$ 5,782,000	2024	$ 6,103,815			
Phase 1	West Intake Replacement	2027	2028	60%	40%	$ 6,225,000	$ 3,735,000	2024	$ 3,981,791			
	Emergency Generator	2027	2028	69%	31%	$ 2,862,000	$ 1,987,000	2024	$ 2,118,292			
	Flocculation and Clarifier Upgrades	2027	2028	77%	23%	$ 10,869,000	$ 8,401,000	2024	$ 8,956,098			
Phase 2	Additional Membrane Rack (5th rack) Includes Membrane Feed Pump Upgrades	2029	2032	93%	7%	$ 3,558,000	$ 3,295,000	2024	$ 3,903,153			
	High Lift Upgrade 2	2029	2032	85%	15%	$ 1,198,000	$ 1,023,000	2024	$ 1,211,814			
Sub-Total						$ 31,917,000				-$ 644,086	$ 1,171,939	$ 527,853
Transportation Off-Site												
T2	Center Ave - Railway to 1st Street	2028	2030	80%	20%	$ 3,910,000	$ 3,128,000	2024	$ 3,660,182			
T5	James Walker Trail Stage 3	2025	2025	77%	23%	$ 12,514,850	$ 9,636,435	2024	$ 9,636,435			
T9	James Walker Trail –Southbow South Section Phase 2	2035	2040	100%	0%	$ 8,820,000	$ 8,820,000	2024	$ 12,217,926			
T8	Griffin Road – Centre Ave to Griffin Industrial Point	2035	2040	66%	34%	$ 10,590,000	$ 6,989,400	2024	$ 9,682,083			
T3	Griffin Road - Griffin Industrial Point to Arena Intersection	2025	2028	100%	0%	$ 2,020,053	$ 2,020,053	2024	$ 2,234,225			
T7	Griffin Road - Arena Intersection to Jack Tenant Bridge, and Jack Tenant Memorial Bridge Phase 2	2035	2040	100%	0%	$ 25,700,000	$ 25,700,000	2024	$ 35,600,986			
Sub-Total						$ 63,554,903				$ 25,940,941	$ 11,099,921	$ 37,040,863
Highway Intersections												
INT-1	Hwy 1A - 5 Ave & Centre Ave Intersections	2025	2025	54%	46%	$ -	$ -	2024		-$ 9,272,464	$ 1,908,264	-$ 7,364,200
INT-2	Sunset North & Hwy 22	2027	2028	100%	0%	$ 6,210,000	$ 6,210,000	2025	$ 6,717,419	$ 1,141,797	$ 514,397	$ 1,656,194
INT-3	Sunset South & Hwy 22	2025	2025	100%	0%	$ 3,484,467	$ 3,484,467	2025	$ 3,484,467	$ 1,779,406	$ 801,675	$ 2,581,082
INT-4	Hwy 22 & James Walker Trail	2030	2031	100%	0%	$ 4,900,000	$ 4,900,000	2025	$ 5,624,805	$ 2,180,442	$ 872,712	$ 3,053,154
INT-5	Hwy 22 & Rolling Range Drive	2030	2031	100%	0%	$ 7,290,000	$ 7,290,000	2025	$ 8,368,332			
INT-6	Hwy 1A & Heritage Drive	2027	2028	100%	0%	$ 3,670,000	$ 3,670,000	2025	$ 3,969,876			
Community Amenities												
CA-1	Police Station			45%	55%					$ 1,017,377	$ 1,318,462	$ 2,335,839
CA-2	Community Recreation Facilities	2030	2031	50%	50%	$ 50,000,000	$ 25,000,000	2025	$ 28,697,983			
CA-3	Fire Hall Facilities - 1	2028	2028	90%	10%	$ 6,142,500	$ 5,528,250	2025	$ 6,039,171			
CA-4	Fire Hall Facilities - 2	2033	2033	90%	10%	$ 6,142,500	$ 5,528,250	2026	$ 6,667,732			
CA-5	Library	2029	2031	49%	51%	$ 19,448,400	$ 9,503,870	2024	$ 11,343,225			

APPENDIX G: PROJECT CASH FLOWS

SC4 - Highway 22 to Riverview Syphon

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 572,590**	$ 548,559	0	2%	$ 32,476	$ -	$ 24,031	$ 803	$ -	$ 24,834
2026	$ 24,834	$ 548,559	10	2%	$ 33,125	$ 129,268	$ (394,457)	$ -	$ (14,674)	$ (409,131)
2027	$ (409,131)	$ 548,559	10	2%	$ 33,788	$ 325,755	$ (631,936)	$ -	$ (23,508)	$ (655,444)
2028	$ (655,444)	$ 548,559	10	2%	$ 34,463	$ 332,270	$ (871,733)	$ -	$ (32,428)	$ (904,162)
2029	$ (904,162)	$ 548,559	10	2%	$ 35,153	$ 338,915	$ (1,113,806)	$ -	$ (41,434)	$ (1,155,239)
2030	$ (1,155,239)	$ 548,559	4	2%	$ 35,856	$ 265,243	$ (1,438,556)	$ -	$ (53,514)	$ (1,492,070)
2031	$ (1,492,070)	$ 548,559	4	2%	$ 36,573	$ 149,871	$ (1,890,758)	$ -	$ (70,336)	$ (1,961,094)
2032	$ (1,961,094)	$ 548,559	4	2%	$ 37,304	$ 152,869	$ (2,356,784)	$ -	$ (87,672)	$ (2,444,457)
2033	$ (2,444,457)	$ 548,559	4	2%	$ 38,050	$ 155,926	$ (2,837,090)	$ -	$ (105,540)	$ (2,942,629)
2034	$ (2,942,629)	$ 548,559	4	2%	$ 38,811	$ 159,045	$ (3,332,144)	$ -	$ (123,956)	$ (3,456,100)
2035	$ (3,456,100)	$ 548,559	4	2%	$ 39,588	$ 162,226	$ (3,842,433)	$ -	$ (142,939)	$ (3,985,372)
2036	$ (3,985,372)	$ 548,559	4	2%	$ 40,379	$ 165,470	$ (4,368,461)	$ -	$ (162,507)	$ (4,530,967)
2037	$ (4,530,967)	$ 548,559	4	2%	$ 41,187	$ 168,779	$ (4,910,747)	$ -	$ (182,680)	$ (5,093,427)
2038	$ (5,093,427)	$ 548,559	4	2%	$ 42,011	$ 172,155	$ (5,469,831)	$ -	$ (203,478)	$ (5,673,308)
2039	$ (5,673,308)	$ 548,559	4	2%	$ 42,851	$ 175,598	$ (6,046,269)	$ -	$ (224,921)	$ (6,271,191)
2040	$ (6,271,191)	$ 548,559	4	2%	$ 43,708	$ 179,110	$ (6,640,640)	$ -	$ (247,032)	$ (6,887,671)
2041	$ (6,887,671)	$ 548,559	0	2%	$ 44,582	$ 109,221	$ (7,327,010)	$ -	$ (272,565)	$ (7,599,574)
2042	$ (7,599,574)	$ 548,559	0	2%	$ 45,474	$ 1,198	$ (8,146,935)	$ -	$ (303,066)	$ (8,450,001)
2043	$ (8,450,001)	$ 548,559	6	2%	$ 46,383	$ 113,470	$ (8,885,090)	$ -	$ (330,525)	$ (9,215,616)
2044	$ (9,215,616)	$ -	6	2%	$ 47,311	$ 284,110	$ (8,931,505)	$ -	$ (332,252)	$ (9,263,757)
2045	$ (9,263,757)	$ -	10	2%	$ 48,257	$ 365,524	$ (8,898,233)	$ -	$ (331,014)	$ (9,229,248)
2046	$ (9,229,248)	$ -	10	2%	$ 49,222	$ 486,432	$ (8,742,816)	$ -	$ (325,233)	$ (9,068,048)
2047	$ (9,068,048)	$ -	10	2%	$ 50,207	$ 496,160	$ (8,571,888)	$ -	$ (318,874)	$ (8,890,762)
2048	$ (8,890,762)	$ -	10	2%	$ 51,211	$ 506,084	$ (8,384,679)	$ -	$ (311,910)	$ (8,696,589)
2049	$ (8,696,589)	$ -	10	2%	$ 52,235	$ 516,205	$ (8,180,383)	$ -	$ (304,310)	$ (8,484,694)
2050	$ (8,484,694)	$ -	10	2%	$ 53,280	$ 526,529	$ (7,958,164)	$ -	$ (296,044)	$ (8,254,208)
2051	$ (8,254,208)	$ -	10	2%	$ 54,345	$ 537,060	$ (7,717,148)	$ -	$ (287,078)	$ (8,004,226)
2052	$ (8,004,226)	$ -	10	2%	$ 55,432	$ 547,801	$ (7,456,425)	$ -	$ (277,379)	$ (7,733,804)
2053	$ (7,733,804)	$ -	10	2%	$ 56,541	$ 558,757	$ (7,175,046)	$ -	$ (266,912)	$ (7,441,958)
2054	$ (7,441,958)	$ -	10	2%	$ 57,672	$ 569,932	$ (6,872,026)	$ -	$ (255,639)	$ (7,127,665)
2055	$ (7,127,665)	$ -	10	2%	$ 58,825	$ 581,331	$ (6,546,334)	$ -	$ (243,524)	$ (6,789,858)
2056	$ (6,789,858)	$ -	10	2%	$ 60,002	$ 592,958	$ (6,196,900)	$ -	$ (230,525)	$ (6,427,425)
2057	$ (6,427,425)	$ -	10	2%	$ 61,202	$ 604,817	$ (5,822,608)	$ -	$ (216,601)	$ (6,039,209)
2058	$ (6,039,209)	$ -	10	2%	$ 62,426	$ 616,913	$ (5,422,296)	$ -	$ (201,709)	$ (5,624,005)
2059	$ (5,624,005)	$ -	10	2%	$ 63,674	$ 629,251	$ (4,994,754)	$ -	$ (185,805)	$ (5,180,559)
2060	$ (5,180,559)	$ -	10	2%	$ 64,948	$ 641,836	$ (4,538,723)	$ -	$ (168,840)	$ (4,707,563)
2061	$ (4,707,563)	$ -	10	2%	$ 66,247	$ 654,673	$ (4,052,890)	$ -	$ (150,768)	$ (4,203,657)
2062	$ (4,203,657)	$ -	10	2%	$ 67,572	$ 667,767	$ (3,535,891)	$ -	$ (131,535)	$ (3,667,426)
2063	$ (3,667,426)	$ -	10	2%	$ 68,923	$ 681,122	$ (2,986,304)	$ -	$ (111,091)	$ (3,097,395)
2064	$ (3,097,395)	$ -	10	2%	$ 70,302	$ 694,744	$ (2,402,650)	$ -	$ (89,379)	$ (2,492,029)
2065	$ (2,492,029)	$ -	10	2%	$ 71,708	$ 708,639	$ (1,783,389)	$ -	$ (66,342)	$ (1,849,732)
2066	$ (1,849,732)	$ -	10	2%	$ 73,142	$ 722,812	$ (1,126,920)	$ -	$ (41,921)	$ (1,168,841)
2067	$ (1,168,841)	$ -	10	2%	$ 74,605	$ 737,268	$ (431,573)	$ -	$ (16,055)	$ (447,627)
2068	$ (447,627)	$ -	0	2%	$ 76,097	$ 447,627	$ (0)	$ -	$ (0)	$ (0)
2069	$ (0)	$ -	0	2%	$ 77,619	$ -	$ (0)	$ -	$ (0)	$ (0)

SC5 - Burnco Trunk

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 222,824**	$ -	0	2%	$ 17,669	$ -	$ 222,824	$ 7,442	$ -	$ 230,266
2026	$ 230,266	$ -	16	2%	$ 18,022	$ 113,684	$ 343,950	$ 11,488	$ -	$ 355,438
2027	$ 355,438	$ -	16	2%	$ 18,382	$ 286,484	$ 641,922	$ 21,440	$ -	$ 663,362
2028	$ 663,362	$ -	16	2%	$ 18,750	$ 292,214	$ 955,576	$ 31,916	$ -	$ 987,492
2029	$ 987,492	$ -	16	2%	$ 19,125	$ 298,058	$ 1,285,550	$ 42,937	$ -	$ 1,328,488
2030	$ 1,328,488	$ 901,003	15	2%	$ 19,508	$ 298,806	$ 726,291	$ 24,258	$ -	$ 750,549
2031	$ 750,549	$ 919,023	15	2%	$ 19,898	$ 296,962	$ 128,488	$ 4,291	$ -	$ 132,779
2032	$ 132,779	$ 937,404	15	2%	$ 20,296	$ 302,901	$ (501,723)	$ -	$ (18,664)	$ (520,387)
2033	$ (520,387)	$ 956,152	15	2%	$ 20,702	$ 308,959	$ (1,167,580)	$ -	$ (43,434)	$ (1,211,014)
2034	$ (1,211,014)	$ 975,275	15	2%	$ 21,116	$ 315,138	$ (1,871,150)	$ -	$ (69,607)	$ (1,940,757)
2035	$ (1,940,757)	$ 994,780	15	2%	$ 21,538	$ 321,441	$ (2,614,096)	$ -	$ (97,244)	$ (2,711,340)
2036	$ (2,711,340)	$ -	14	2%	$ 21,969	$ 316,270	$ (2,395,070)	$ -	$ (89,097)	$ (2,484,166)
2037	$ (2,484,166)	$ -	14	2%	$ 22,408	$ 305,197	$ (2,178,970)	$ -	$ (81,058)	$ (2,260,027)
2038	$ (2,260,027)	$ -	14	2%	$ 22,856	$ 311,301	$ (1,948,727)	$ -	$ (72,493)	$ (2,021,219)
2039	$ (2,021,219)	$ -	14	2%	$ 23,313	$ 317,527	$ (1,703,693)	$ -	$ (63,377)	$ (1,767,070)
2040	$ (1,767,070)	$ -	14	2%	$ 23,780	$ 323,877	$ (1,443,193)	$ -	$ (53,687)	$ (1,496,880)
2041	$ (1,496,880)	$ -	9	2%	$ 24,255	$ 281,121	$ (1,215,759)	$ -	$ (45,226)	$ (1,260,985)
2042	$ (1,260,985)	$ -	9	2%	$ 24,740	$ 212,893	$ (1,048,092)	$ -	$ (38,989)	$ (1,087,081)
2043	$ (1,087,081)	$ -	20	2%	$ 25,235	$ 326,671	$ (760,410)	$ -	$ (28,287)	$ (788,697)
2044	$ (788,697)	$ -	20	2%	$ 25,740	$ 497,485	$ (291,212)	$ -	$ (10,833)	$ (302,045)
2045	$ (302,045)	$ -	0	2%	$ 26,255	$ 302,045	$ (0)	$ -	$ (0)	$ (0)

Sanitary Disposal

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 21,407,877**	$ -	0	2%	$ 77,731	$ -	$ 21,407,877	$ 715,023	$ -	$ 22,122,900
2026	$ 22,122,900	$ 2,701,125	28	2%	$ 79,286	$ 894,084	$ 20,315,859	$ 678,550	$ -	$ 20,994,409
2027	$ 20,994,409	$ -	28	2%	$ 80,872	$ 2,253,092	$ 23,247,500	$ 776,467	$ -	$ 24,023,967
2028	$ 24,023,967	$ -	28	2%	$ 82,489	$ 2,298,153	$ 26,322,120	$ 879,159	$ -	$ 27,201,279
2029	$ 27,201,279	$ -	28	2%	$ 84,139	$ 2,344,117	$ 29,545,396	$ 986,816	$ -	$ 30,532,212
2030	$ 30,532,212	$ 54,919,415	28	2%	$ 85,822	$ 2,390,999	$ (21,996,204)	$ -	$ (818,259)	$ (22,814,463)
2031	$ (22,814,463)	$ -	28	2%	$ 87,538	$ 2,438,819	$ (20,375,644)	$ -	$ (757,974)	$ (21,133,618)
2032	$ (21,133,618)	$ -	28	2%	$ 89,289	$ 2,487,595	$ (18,646,022)	$ -	$ (693,632)	$ (19,339,654)
2033	$ (19,339,654)	$ 21,212,635	28	2%	$ 91,075	$ 2,537,347	$ (38,014,942)	$ -	$ (1,414,156)	$ (39,429,098)
2034	$ (39,429,098)	$ -	28	2%	$ 92,896	$ 2,588,094	$ (36,841,004)	$ -	$ (1,370,485)	$ (38,211,489)
2035	$ (38,211,489)	$ -	28	2%	$ 94,754	$ 2,639,856	$ (35,571,633)	$ -	$ (1,323,265)	$ (36,894,898)
2036	$ (36,894,898)	$ -	28	2%	$ 96,649	$ 2,692,653	$ (34,202,245)	$ -	$ (1,272,324)	$ (35,474,568)
2037	$ (35,474,568)	$ -	28	2%	$ 98,582	$ 2,746,506	$ (32,728,062)	$ -	$ (1,217,484)	$ (33,945,546)
2038	$ (33,945,546)	$ -	28	2%	$ 100,554	$ 2,801,436	$ (31,144,110)	$ -	$ (1,158,561)	$ (32,302,671)
2039	$ (32,302,671)	$ -	28	2%	$ 102,565	$ 2,857,465	$ (29,445,206)	$ -	$ (1,095,362)	$ (30,540,567)
2040	$ (30,540,567)	$ -	28	2%	$ 104,616	$ 2,914,614	$ (27,625,953)	$ -	$ (1,027,685)	$ (28,653,638)
2041	$ (28,653,638)	$ -	28	2%	$ 106,709	$ 2,972,907	$ (25,680,732)	$ -	$ (955,323)	$ (26,636,055)
2042	$ (26,636,055)	$ -	28	2%	$ 108,843	$ 3,032,365	$ (23,603,690)	$ -	$ (878,057)	$ (24,481,748)
2043	$ (24,481,748)	$ 48,180,942	28	2%	$ 111,020	$ 3,093,012	$ (69,569,678)	$ -	$ (2,587,992)	$ (72,157,670)
2044	$ (72,157,670)	$ -	28	2%	$ 113,240	$ 3,154,872	$ (69,002,797)	$ -	$ (2,566,904)	$ (71,569,701)
2045	$ (71,569,701)	$ -	28	2%	$ 115,505	$ 3,217,970	$ (68,351,732)	$ -	$ (2,542,684)	$ (70,894,416)
2046	$ (70,894,416)	$ -	28	2%	$ 117,815	$ 3,282,329	$ (67,612,087)	$ -	$ (2,515,170)	$ (70,127,257)
2047	$ (70,127,257)	$ -	28	2%	$ 120,171	$ 3,347,976	$ (66,779,281)	$ -	$ (2,484,189)	$ (69,263,470)
2048	$ (69,263,470)	$ -	28	2%	$ 122,575	$ 3,414,935	$ (65,848,535)	$ -	$ (2,449,566)	$ (68,298,101)
2049	$ (68,298,101)	$ -	28	2%	$ 125,026	$ 3,483,234	$ (64,814,867)	$ -	$ (2,411,113)	$ (67,225,980)
2050	$ (67,225,980)	$ -	28	2%	$ 127,527	$ 3,552,899	$ (63,673,081)	$ -	$ (2,368,639)	$ (66,041,720)
2051	$ (66,041,720)	$ -	28	2%	$ 130,077	$ 3,623,957	$ (62,417,763)	$ -	$ (2,321,941)	$ (64,739,704)
2052	$ (64,739,704)	$ -	28	2%	$ 132,679	$ 3,696,436	$ (61,043,268)	$ -	$ (2,270,810)	$ (63,314,078)
2053	$ (63,314,078)	$ -	28	2%	$ 135,332	$ 3,770,364	$ (59,543,714)	$ -	$ (2,215,026)	$ (61,758,740)
2054	$ (61,758,740)	$ 39,733,219	28	2%	$ 138,039	$ 3,845,772	$ (97,646,187)	$ -	$ (3,632,438)	$ (101,278,625)
2055	$ (101,278,625)	$ -	28	2%	$ 140,800	$ 3,922,687	$ (97,355,938)	$ -	$ (3,621,641)	$ (100,977,579)
2056	$ (100,977,579)	$ -	28	2%	$ 143,616	$ 4,001,141	$ (96,976,438)	$ -	$ (3,607,524)	$ (100,583,962)
2057	$ (100,583,962)	$ -	28	2%	$ 146,488	$ 4,081,164	$ (96,502,798)	$ -	$ (3,589,904)	$ (100,092,702)
2058	$ (100,092,702)	$ -	28	2%	$ 149,418	$ 4,162,787	$ (95,929,915)	$ -	$ (3,568,593)	$ (99,498,508)
2059	$ (99,498,508)	$ -	28	2%	$ 152,406	$ 4,246,043	$ (95,252,466)	$ -	$ (3,543,392)	$ (98,795,857)
2060	$ (98,795,857)	$ -	28	2%	$ 155,454	$ 4,330,964	$ (94,464,894)	$ -	$ (3,514,094)	$ (97,978,988)
2061	$ (97,978,988)	$ -	28	2%	$ 158,563	$ 4,417,583	$ (93,561,405)	$ -	$ (3,480,484)	$ (97,041,889)
2062	$ (97,041,889)	$ -	28	2%	$ 161,735	$ 4,505,934	$ (92,535,955)	$ -	$ (3,442,338)	$ (95,978,292)
2063	$ (95,978,292)	$ -	28	2%	$ 164,969	$ 4,596,053	$ (91,382,239)	$ -	$ (3,399,419)	$ (94,781,658)
2064	$ (94,781,658)	$ -	28	2%	$ 168,269	$ 4,687,974	$ (90,093,684)	$ -	$ (3,351,485)	$ (93,445,169)
2065	$ (93,445,169)	$ -	28	2%	$ 171,634	$ 4,781,734	$ (88,663,436)	$ -	$ (3,298,280)	$ (91,961,715)
2066	$ (91,961,715)	$ -	28	2%	$ 175,067	$ 4,877,368	$ (87,084,347)	$ -	$ (3,239,538)	$ (90,323,885)
2067	$ (90,323,885)	$ -	28	2%	$ 178,568	$ 4,974,916	$ (85,348,969)	$ -	$ (3,174,982)	$ (88,523,951)
2068	$ (88,523,951)	$ -	28	2%	$ 182,140	$ 5,074,414	$ (83,449,537)	$ -	$ (3,104,323)	$ (86,553,859)
2069	$ (86,553,859)	$ -	28	2%	$ 185,782	$ 5,175,902	$ (81,377,957)	$ -	$ (3,027,260)	$ (84,405,217)
2070	$ (84,405,217)	$ -	28	2%	$ 189,498	$ 5,279,420	$ (79,125,797)	$ -	$ (2,943,480)	$ (82,069,276)
2071	$ (82,069,276)	$ -	28	2%	$ 193,288	$ 5,385,009	$ (76,684,268)	$ -	$ (2,852,655)	$ (79,536,922)
2072	$ (79,536,922)	$ -	28	2%	$ 197,154	$ 5,492,709	$ (74,044,213)	$ -	$ (2,754,445)	$ (76,798,658)
2073	$ (76,798,658)	$ -	28	2%	$ 201,097	$ 5,602,563	$ (71,196,095)	$ -	$ (2,648,495)	$ (73,844,590)
2074	$ (73,844,590)	$ -	28	2%	$ 205,119	$ 5,714,614	$ (68,129,975)	$ -	$ (2,534,435)	$ (70,664,410)
2075	$ (70,664,410)	$ -	28	2%	$ 209,221	$ 5,828,907	$ (64,835,504)	$ -	$ (2,411,881)	$ (67,247,385)
2076	$ (67,247,385)	$ -	28	2%	$ 213,406	$ 5,945,485	$ (61,301,900)	$ -	$ (2,280,431)	$ (63,582,330)
2077	$ (63,582,330)	$ -	28	2%	$ 217,674	$ 6,064,395	$ (57,517,936)	$ -	$ (2,139,667)	$ (59,657,603)
2078	$ (59,657,603)	$ -	28	2%	$ 222,027	$ 6,185,682	$ (53,471,921)	$ -	$ (1,989,155)	$ (55,461,076)
2079	$ (55,461,076)	$ -	28	2%	$ 226,468	$ 6,309,396	$ (49,151,680)	$ -	$ (1,828,442)	$ (50,980,123)
2080	$ (50,980,123)	$ -	28	2%	$ 230,997	$ 6,435,584	$ (44,544,539)	$ -	$ (1,657,057)	$ (46,201,595)
2081	$ (46,201,595)	$ -	28	2%	$ 235,617	$ 6,564,296	$ (39,637,300)	$ -	$ (1,474,508)	$ (41,111,807)
2082	$ (41,111,807)	$ -	28	2%	$ 240,329	$ 6,695,582	$ (34,416,226)	$ -	$ (1,280,284)	$ (35,696,509)
2083	$ (35,696,509)	$ -	28	2%	$ 245,136	$ 6,829,493	$ (28,867,016)	$ -	$ (1,073,853)	$ (29,940,869)
2084	$ (29,940,869)	$ -	28	2%	$ 250,039	$ 6,966,083	$ (22,974,786)	$ -	$ (854,662)	$ (23,829,448)
2085	$ (23,829,448)	$ -	28	2%	$ 255,039	$ 7,105,405	$ (16,724,043)	$ -	$ (622,134)	$ (17,346,178)
2086	$ (17,346,178)	$ -	28	2%	$ 260,140	$ 7,247,513	$ (10,098,665)	$ -	$ (375,670)	$ (10,474,335)
2087	$ (10,474,335)	$ -	23	2%	$ 265,343	$ 6,883,334	$ (3,591,002)	$ -	$ (133,585)	$ (3,724,587)
2088	$ (3,724,587)	$ -	0	2%	$ -	$ 3,724,587	$ 0	$ 0	$ -	$ 0

Water Supply and Treatment

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 527,853**	$ -	0	2%	$ 47,752	$ -	$ 527,853	$ 17,630	$ -	$ 545,484
2026	$ 545,484	$ 2,316,280	28	2%	$ 48,707	$ 549,251	$ (1,221,545)	$ -	$ (45,441)	$ (1,266,987)
2027	$ (1,266,987)	$ 9,816,161	28	2%	$ 49,681	$ 1,384,113	$ (9,699,035)	$ -	$ (360,804)	$ (10,059,839)
2028	$ (10,059,839)	$ 10,012,484	28	2%	$ 50,675	$ 1,411,795	$ (18,660,527)	$ -	$ (694,172)	$ (19,354,699)
2029	$ (19,354,699)	$ 1,241,012	28	2%	$ 51,688	$ 1,440,031	$ (19,155,680)	$ -	$ (712,591)	$ (19,868,272)
2030	$ (19,868,272)	$ 1,265,833	28	2%	$ 52,722	$ 1,468,832	$ (19,665,273)	$ -	$ (731,548)	$ (20,396,821)
2031	$ (20,396,821)	$ 1,291,149	28	2%	$ 53,776	$ 1,498,208	$ (20,189,762)	$ -	$ (751,059)	$ (20,940,821)
2032	$ (20,940,821)	$ 1,316,972	28	2%	$ 54,852	$ 1,528,172	$ (20,729,621)	$ -	$ (771,142)	$ (21,500,763)
2033	$ (21,500,763)	$ -	28	2%	$ 55,949	$ 1,558,736	$ (19,942,027)	$ -	$ (741,843)	$ (20,683,870)
2034	$ (20,683,870)	$ -	28	2%	$ 57,068	$ 1,589,911	$ (19,093,960)	$ -	$ (710,295)	$ (19,804,255)
2035	$ (19,804,255)	$ -	28	2%	$ 58,209	$ 1,621,709	$ (18,182,546)	$ -	$ (676,391)	$ (18,858,937)
2036	$ (18,858,937)	$ -	28	2%	$ 59,373	$ 1,654,143	$ (17,204,794)	$ -	$ (640,018)	$ (17,844,812)
2037	$ (17,844,812)	$ -	28	2%	$ 60,561	$ 1,687,226	$ (16,157,586)	$ -	$ (601,062)	$ (16,758,649)
2038	$ (16,758,649)	$ -	28	2%	$ 61,772	$ 1,720,970	$ (15,037,678)	$ -	$ (559,402)	$ (15,597,080)
2039	$ (15,597,080)	$ -	28	2%	$ 63,007	$ 1,755,390	$ (13,841,690)	$ -	$ (514,911)	$ (14,356,601)
2040	$ (14,356,601)	$ -	28	2%	$ 64,268	$ 1,790,498	$ (12,566,103)	$ -	$ (467,459)	$ (13,033,562)
2041	$ (13,033,562)	$ -	28	2%	$ 65,553	$ 1,826,308	$ (11,207,255)	$ -	$ (416,910)	$ (11,624,165)
2042	$ (11,624,165)	$ -	28	2%	$ 66,864	$ 1,862,834	$ (9,761,331)	$ -	$ (363,122)	$ (10,124,453)
2043	$ (10,124,453)	$ -	28	2%	$ 68,201	$ 1,900,090	$ (8,224,362)	$ -	$ (305,946)	$ (8,530,308)
2044	$ (8,530,308)	$ -	28	2%	$ 69,565	$ 1,938,092	$ (6,592,216)	$ -	$ (245,230)	$ (6,837,447)
2045	$ (6,837,447)	$ -	28	2%	$ 70,957	$ 1,976,854	$ (4,860,593)	$ -	$ (180,814)	$ (5,041,407)
2046	$ (5,041,407)	$ -	28	2%	$ 72,376	$ 2,016,391	$ (3,025,016)	$ -	$ (112,531)	$ (3,137,546)
2047	$ (3,137,546)	$ -	26	2%	$ 73,823	$ 2,006,393	$ (1,131,154)	$ -	$ (42,079)	$ (1,173,233)
2048	$ (1,173,233)	$ -	0	2%	$ -	$ 1,173,233	$ 0	$ 0	$ -	$ 0

Water Distribution

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ 113,103		2%			$ (113,103)	$ -	$ (4,207)	$ (117,310)
2025	**$ 2,938,076**	$ -	0	2%	$ 9,998	$ -	$ 2,938,076	$ 98,132	$ -	$ 3,036,208
2026	$ 3,036,208	$ -	28	2%	$ 10,198	$ 115,002	$ 3,151,209	$ 105,250	$ -	$ 3,256,460
2027	$ 3,256,460	$ 379,536	28	2%	$ 10,402	$ 289,804	$ 3,166,728	$ 105,769	$ -	$ 3,272,497
2028	$ 3,272,497	$ 2,722,502	28	2%	$ 10,610	$ 295,600	$ 845,595	$ 28,243	$ -	$ 873,838
2029	$ 873,838	$ 2,776,952	28	2%	$ 10,822	$ 301,512	$ (1,601,601)	$ -	$ (59,580)	$ (1,661,181)
2030	$ (1,661,181)	$ 2,832,491	28	2%	$ 11,039	$ 307,542	$ (4,186,129)	$ -	$ (155,724)	$ (4,341,854)
2031	$ (4,341,854)	$ -	28	2%	$ 11,260	$ 313,693	$ (4,028,160)	$ -	$ (149,848)	$ (4,178,008)
2032	$ (4,178,008)	$ -	28	2%	$ 11,485	$ 319,967	$ (3,858,041)	$ -	$ (143,519)	$ (4,001,560)
2033	$ (4,001,560)	$ -	28	2%	$ 11,715	$ 326,366	$ (3,675,193)	$ -	$ (136,717)	$ (3,811,911)
2034	$ (3,811,911)	$ -	28	2%	$ 11,949	$ 332,894	$ (3,479,017)	$ -	$ (129,419)	$ (3,608,436)
2035	$ (3,608,436)	$ -	28	2%	$ 12,188	$ 339,552	$ (3,268,885)	$ -	$ (121,603)	$ (3,390,487)
2036	$ (3,390,487)	$ -	28	2%	$ 12,432	$ 346,343	$ (3,044,144)	$ -	$ (113,242)	$ (3,157,387)
2037	$ (3,157,387)	$ -	28	2%	$ 12,680	$ 353,270	$ (2,804,117)	$ -	$ (104,313)	$ (2,908,430)
2038	$ (2,908,430)	$ -	28	2%	$ 12,934	$ 360,335	$ (2,548,095)	$ -	$ (94,789)	$ (2,642,884)
2039	$ (2,642,884)	$ -	28	2%	$ 13,192	$ 367,542	$ (2,275,343)	$ -	$ (84,643)	$ (2,359,986)
2040	$ (2,359,986)	$ -	28	2%	$ 13,456	$ 374,892	$ (1,985,093)	$ -	$ (73,845)	$ (2,058,938)
2041	$ (2,058,938)	$ -	28	2%	$ 13,725	$ 382,390	$ (1,676,548)	$ -	$ (62,368)	$ (1,738,916)
2042	$ (1,738,916)	$ -	28	2%	$ 14,000	$ 390,038	$ (1,348,878)	$ -	$ (50,178)	$ (1,399,056)
2043	$ (1,399,056)	$ -	28	2%	$ 14,280	$ 397,839	$ (1,001,217)	$ -	$ (37,245)	$ (1,038,462)
2044	$ (1,038,462)	$ -	28	2%	$ 14,566	$ 405,796	$ (632,667)	$ -	$ (23,535)	$ (656,202)
2045	$ (656,202)	$ -	28	2%	$ 14,857	$ 413,912	$ (242,290)	$ -	$ (9,013)	$ (251,303)
2046	$ (251,303)	$ -	28	2%	$ -	$ 251,303	$ (0)	$ -	$ (0)	$ (0)

WS1 - Main Pressure Zone Reservoir Expansion

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024						$ -	$ -	$ -	$ -	$ -
2025	**$ 2,092,695**	$ -	0	2%	$ 33,218	$ -	$ 2,092,695	$ 69,896	$ -	$ 2,162,591
2026	$ 2,162,591	$ 2,300,989	2	2%	$ 33,883	$ 22,668	$ (115,730)	$ -	$ (4,305)	$ (120,036)
2027	$ (120,036)	$ 2,347,008	2	2%	$ 34,560	$ 57,122	$ (2,409,922)	$ -	$ (89,649)	$ (2,499,571)
2028	$ (2,499,571)	$ 2,393,949	2	2%	$ 35,252	$ 58,265	$ (4,835,254)	$ -	$ (179,871)	$ (5,015,126)
2029	$ (5,015,126)	$ -	2	2%	$ 35,957	$ 59,430	$ (4,955,696)	$ -	$ (184,352)	$ (5,140,048)
2030	$ (5,140,048)	$ -	10	2%	$ 36,676	$ 184,858	$ (4,955,190)	$ -	$ (184,333)	$ (5,139,523)
2031	$ (5,139,523)	$ -	10	2%	$ 37,409	$ 374,913	$ (4,764,610)	$ -	$ (177,243)	$ (4,941,853)
2032	$ (4,941,853)	$ -	10	2%	$ 38,158	$ 382,412	$ (4,559,441)	$ -	$ (169,611)	$ (4,729,053)
2033	$ (4,729,053)	$ -	10	2%	$ 38,921	$ 390,060	$ (4,338,993)	$ -	$ (161,411)	$ (4,500,403)
2034	$ (4,500,403)	$ -	10	2%	$ 39,699	$ 397,861	$ (4,102,542)	$ -	$ (152,615)	$ (4,255,157)
2035	$ (4,255,157)	$ -	10	2%	$ 40,493	$ 405,818	$ (3,849,339)	$ -	$ (143,195)	$ (3,992,534)
2036	$ (3,992,534)	$ -	10	2%	$ 41,303	$ 413,935	$ (3,578,600)	$ -	$ (133,124)	$ (3,711,723)
2037	$ (3,711,723)	$ -	10	2%	$ 42,129	$ 422,213	$ (3,289,510)	$ -	$ (122,370)	$ (3,411,880)
2038	$ (3,411,880)	$ -	10	2%	$ 42,972	$ 430,658	$ (2,981,222)	$ -	$ (110,901)	$ (3,092,124)
2039	$ (3,092,124)	$ -	10	2%	$ 43,831	$ 439,271	$ (2,652,853)	$ -	$ (98,686)	$ (2,751,539)
2040	$ (2,751,539)	$ -	10	2%	$ 44,708	$ 448,056	$ (2,303,483)	$ -	$ (85,690)	$ (2,389,173)
2041	$ (2,389,173)	$ -	9	2%	$ 45,602	$ 439,606	$ (1,949,567)	$ -	$ (72,524)	$ (2,022,091)
2042	$ (2,022,091)	$ -	9	2%	$ 46,514	$ 422,280	$ (1,599,811)	$ -	$ (59,513)	$ (1,659,324)
2043	$ (1,659,324)	$ -	15	2%	$ 47,444	$ 545,541	$ (1,113,783)	$ -	$ (41,433)	$ (1,155,216)
2044	$ (1,155,216)	$ -	15	2%	$ 48,393	$ 728,674	$ (426,542)	$ -	$ (15,867)	$ (442,409)
2045	$ (442,409)	$ -	0	2%	$ 49,361	$ 442,409	$ 0	$ 0	$ -	$ 0

WS2 - River Heights Reservoir and Pump Station Expansion

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 5.34%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 3,394,421**	$ 13,607,642	0	2%	$ 43,076	$ -	$ (10,213,221)	$ -	$ (544,875)	$ (10,758,096)
2026	$ (10,758,096)	$ -	18	2%	$ 43,938	$ 309,088	$ (10,449,008)	$ -	$ (557,455)	$ (11,006,463)
2027	$ (11,006,463)	$ -	18	2%	$ 44,817	$ 778,902	$ (10,227,561)	$ -	$ (545,640)	$ (10,773,201)
2028	$ (10,773,201)	$ -	18	2%	$ 45,713	$ 794,480	$ (9,978,721)	$ -	$ (532,365)	$ (10,511,086)
2029	$ (10,511,086)	$ -	18	2%	$ 46,627	$ 810,369	$ (9,700,717)	$ -	$ (517,533)	$ (10,218,250)
2030	$ (10,218,250)	$ 692,161	18	2%	$ 47,560	$ 826,577	$ (10,083,834)	$ -	$ (537,973)	$ (10,621,807)
2031	$ (10,621,807)	$ -	18	2%	$ 48,511	$ 843,108	$ (9,778,699)	$ -	$ (521,694)	$ (10,300,392)
2032	$ (10,300,392)	$ -	18	2%	$ 49,481	$ 859,971	$ (9,440,422)	$ -	$ (503,646)	$ (9,944,068)
2033	$ (9,944,068)	$ -	18	2%	$ 50,471	$ 877,170	$ (9,066,898)	$ -	$ (483,719)	$ (9,550,617)
2034	$ (9,550,617)	$ -	18	2%	$ 51,480	$ 894,713	$ (8,655,904)	$ -	$ (461,792)	$ (9,117,696)
2035	$ (9,117,696)	$ -	18	2%	$ 52,510	$ 912,608	$ (8,205,089)	$ -	$ (437,741)	$ (8,642,830)
2036	$ (8,642,830)	$ -	18	2%	$ 53,560	$ 930,860	$ (7,711,970)	$ -	$ (411,434)	$ (8,123,404)
2037	$ (8,123,404)	$ -	18	2%	$ 54,631	$ 949,477	$ (7,173,927)	$ -	$ (382,729)	$ (7,556,656)
2038	$ (7,556,656)	$ -	18	2%	$ 55,724	$ 968,467	$ (6,588,190)	$ -	$ (351,480)	$ (6,939,669)
2039	$ (6,939,669)	$ -	18	2%	$ 56,838	$ 987,836	$ (5,951,834)	$ -	$ (317,530)	$ (6,269,364)
2040	$ (6,269,364)	$ -	18	2%	$ 57,975	$ 1,007,593	$ (5,261,771)	$ -	$ (280,716)	$ (5,542,487)
2041	$ (5,542,487)	$ -	6	2%	$ 59,135	$ 758,028	$ (4,784,459)	$ -	$ (255,251)	$ (5,039,710)
2042	$ (5,039,710)	$ -	6	2%	$ 60,317	$ 368,614	$ (4,671,096)	$ -	$ (249,203)	$ (4,920,299)
2043	$ (4,920,299)	$ -	6	2%	$ 61,524	$ 375,986	$ (4,544,314)	$ -	$ (242,439)	$ (4,786,753)
2044	$ (4,786,753)	$ -	6	2%	$ 62,754	$ 383,505	$ (4,403,247)	$ -	$ (234,913)	$ (4,638,161)
2045	$ (4,638,161)	$ -	6	2%	$ 64,009	$ 391,176	$ (4,246,985)	$ -	$ (226,577)	$ (4,473,562)
2046	$ (4,473,562)	$ -	12	2%	$ 65,289	$ 552,673	$ (3,920,889)	$ -	$ (209,179)	$ (4,130,068)
2047	$ (4,130,068)	$ -	12	2%	$ 66,595	$ 794,237	$ (3,335,832)	$ -	$ (177,967)	$ (3,513,798)
2048	$ (3,513,798)	$ -	12	2%	$ 67,927	$ 810,121	$ (2,703,677)	$ -	$ (144,241)	$ (2,847,918)
2049	$ (2,847,918)	$ -	12	2%	$ 69,286	$ 826,324	$ (2,021,594)	$ -	$ (107,852)	$ (2,129,446)
2050	$ (2,129,446)	$ -	12	2%	$ 70,671	$ 842,850	$ (1,286,596)	$ -	$ (68,640)	$ (1,355,236)
2051	$ (1,355,236)	$ -	12	2%	$ 72,085	$ 859,707	$ (495,529)	$ -	$ (26,436)	$ (521,965)
2052	$ (521,965)	$ -		2%	$ -	$ 521,965	$ 0	$ 0	$ -	$ 0

WS3 - River Heights Reservoir Second Supply Line

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024						$ -	$ -	$ -	$ -	$ -
2025	$ -	$ 2,887,500	0	2%	$ 36,587	$ -	$ (2,887,500)	$ -	$ (107,415)	$ (2,994,915)
2026	$ (2,994,915)	$ 3,031,875	18	2%	$ 37,319	$ 262,524	$ (5,764,266)	$ -	$ (214,431)	$ (5,978,697)
2027	$ (5,978,697)	$ -	18	2%	$ 38,065	$ 661,559	$ (5,317,138)	$ -	$ (197,798)	$ (5,514,935)
2028	$ (5,514,935)	$ -	18	2%	$ 38,826	$ 674,790	$ (4,840,145)	$ -	$ (180,053)	$ (5,020,198)
2029	$ (5,020,198)	$ -	18	2%	$ 39,603	$ 688,286	$ (4,331,912)	$ -	$ (161,147)	$ (4,493,059)
2030	$ (4,493,059)	$ -	18	2%	$ 40,395	$ 702,052	$ (3,791,007)	$ -	$ (141,025)	$ (3,932,033)
2031	$ (3,932,033)	$ -	18	2%	$ 41,203	$ 716,093	$ (3,215,940)	$ -	$ (119,633)	$ (3,335,573)
2032	$ (3,335,573)	$ -	18	2%	$ 42,027	$ 730,415	$ (2,605,158)	$ -	$ (96,912)	$ (2,702,070)
2033	$ (2,702,070)	$ -	18	2%	$ 42,867	$ 745,023	$ (1,957,046)	$ -	$ (72,802)	$ (2,029,849)
2034	$ (2,029,849)	$ -	18	2%	$ 43,725	$ 759,924	$ (1,269,925)	$ -	$ (47,241)	$ (1,317,166)
2035	$ (1,317,166)	$ -	18	2%	$ 44,599	$ 775,122	$ (542,044)	$ -	$ (20,164)	$ (562,208)
2036	$ (562,208)	$ -	18	2%	$ 45,491	$ 790,625	$ 228,417	$ 7,629	$ -	$ 236,046
2037	$ 236,046	$ -	18	2%	$ 46,401	$ 806,437	$ 1,042,483	$ 34,819	$ -	$ 1,077,302
2038	$ 1,077,302	$ -	18	2%	$ 47,329	$ 822,566	$ 1,899,868	$ 63,456	$ -	$ 1,963,323
2039	$ 1,963,323	$ -	18	2%	$ 48,276	$ 839,017	$ 2,802,340	$ 93,598	$ -	$ 2,895,938
2040	$ 2,895,938	$ -	18	2%	$ 49,241	$ 855,797	$ 3,751,736	$ 125,308	$ -	$ 3,877,044
2041	$ 3,877,044	$ -	6	2%	$ 50,226	$ 643,830	$ 4,520,874	$ 150,997	$ -	$ 4,671,871
2042	$ 4,671,871	$ 3,158,162	6	2%	$ 51,230	$ 313,081	$ 1,826,790	$ 61,015	$ -	$ 1,887,805
2043	$ 1,887,805	$ 3,221,325	6	2%	$ 52,255	$ 319,343	$ (1,014,177)	$ -	$ (37,727)	$ (1,051,905)
2044	$ (1,051,905)	$ 3,285,752	6	2%	$ 53,300	$ 325,730	$ (4,011,927)	$ -	$ (149,244)	$ (4,161,170)
2045	$ (4,161,170)	$ -	6	2%	$ 54,366	$ 332,245	$ (3,828,926)	$ -	$ (142,436)	$ (3,971,362)
2046	$ (3,971,362)	$ -	12	2%	$ 55,453	$ 469,412	$ (3,501,950)	$ -	$ (130,273)	$ (3,632,223)
2047	$ (3,632,223)	$ -	12	2%	$ 56,562	$ 674,584	$ (2,957,639)	$ -	$ (110,024)	$ (3,067,663)
2048	$ (3,067,663)	$ -	12	2%	$ 57,694	$ 688,076	$ (2,379,587)	$ -	$ (88,521)	$ (2,468,108)
2049	$ (2,468,108)	$ -	12	2%	$ 58,848	$ 701,837	$ (1,766,271)	$ -	$ (65,705)	$ (1,831,976)
2050	$ (1,831,976)	$ -	12	2%	$ 60,025	$ 715,874	$ (1,116,102)	$ -	$ (41,519)	$ (1,157,621)
2051	$ (1,157,621)	$ -	12	2%	$ 61,225	$ 730,191	$ (427,430)	$ -	$ (15,900)	$ (443,330)
2052	$ (443,330)	$ -	0	2%	$ -	$ 443,330	$ (0)	$ -	$ (0)	$ (0)

Transportation Off-Site

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 37,040,863**	$ 11,631,262	0	2%	$ 57,775	$ -	$ 25,409,601	$ 848,681	$ -	$ 26,258,281
2026	$ 26,258,281	$ 2,021,341	28	2%	$ 58,931	$ 664,545	$ 24,901,486	$ 831,710	$ -	$ 25,733,195
2027	$ 25,733,195	$ 2,032,476	28	2%	$ 60,110	$ 1,674,654	$ 25,375,373	$ 847,537	$ -	$ 26,222,910
2028	$ 26,222,910	$ 2,504,526	28	2%	$ 61,312	$ 1,708,147	$ 25,426,531	$ 849,246	$ -	$ 26,275,777
2029	$ 26,275,777	$ 1,949,175	28	2%	$ 62,538	$ 1,742,310	$ 26,068,912	$ 870,702	$ -	$ 26,939,614
2030	$ 26,939,614	$ 1,973,573	28	2%	$ 63,789	$ 1,777,156	$ 26,743,197	$ 893,223	$ -	$ 27,636,420
2031	$ 27,636,420	$ 729,273	28	2%	$ 65,064	$ 1,812,699	$ 28,719,845	$ 959,243	$ -	$ 29,679,088
2032	$ 29,679,088	$ 729,273	28	2%	$ 66,366	$ 1,848,953	$ 30,798,768	$ 1,028,679	$ -	$ 31,827,446
2033	$ 31,827,446	$ 729,273	28	2%	$ 67,693	$ 1,885,932	$ 32,984,105	$ 1,101,669	$ -	$ 34,085,774
2034	$ 34,085,774	$ 729,273	28	2%	$ 69,047	$ 1,923,651	$ 35,280,151	$ 1,178,357	$ -	$ 36,458,508
2035	$ 36,458,508	$ 9,844,665	28	2%	$ 70,428	$ 1,962,124	$ 28,575,966	$ 954,437	$ -	$ 29,530,404
2036	$ 29,530,404	$ 10,026,973	28	2%	$ 71,836	$ 2,001,366	$ 21,504,796	$ 718,260	$ -	$ 22,223,056
2037	$ 22,223,056	$ 10,212,927	28	2%	$ 73,273	$ 2,041,393	$ 14,051,523	$ 469,321	$ -	$ 14,520,843
2038	$ 14,520,843	$ 10,402,600	28	2%	$ 74,739	$ 2,082,221	$ 6,200,464	$ 207,096	$ -	$ 6,407,560
2039	$ 6,407,560	$ 10,596,067	28	2%	$ 76,233	$ 2,123,866	$ (2,064,641)	$ -	$ (76,805)	$ (2,141,446)
2040	$ (2,141,446)	$ 10,793,403	28	2%	$ 77,758	$ 2,166,343	$ (10,768,506)	$ -	$ (400,588)	$ (11,169,094)
2041	$ (11,169,094)	$ 440,669	28	2%	$ 79,313	$ 2,209,670	$ (9,400,093)	$ -	$ (349,683)	$ (9,749,776)
2042	$ (9,749,776)	$ 152,064	28	2%	$ 80,900	$ 2,253,863	$ (7,647,977)	$ -	$ (284,505)	$ (7,932,481)
2043	$ (7,932,481)	$ 152,064	28	2%	$ 82,518	$ 2,298,941	$ (5,785,604)	$ -	$ (215,224)	$ (6,000,829)
2044	$ (6,000,829)	$ -	28	2%	$ 84,168	$ 2,344,919	$ (3,655,910)	$ -	$ (136,000)	$ (3,791,909)
2045	$ (3,791,909)	$ -	28	2%	$ 85,851	$ 2,391,818	$ (1,400,092)	$ -	$ (52,083)	$ (1,452,175)
2046	$ (1,452,175)	$ -	0	2%	$ -	$ 1,452,175	$ 0	$ 0	$ -	$ 0

INT 1 – HWY 1A – Centre Ave to 5th Ave

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ (7,364,200)**	$ -	0	2%	$ 39,672	$ -	$ (7,364,200)	$ -	$ (273,948)	$ (7,638,148)
2026	$ (7,638,148)	$ -	28	2%	$ 40,466	$ 456,318	$ (7,181,831)	$ -	$ (267,164)	$ (7,448,995)
2027	$ (7,448,995)	$ -	28	2%	$ 41,275	$ 1,149,920	$ (6,299,074)	$ -	$ (234,326)	$ (6,533,400)
2028	$ (6,533,400)	$ -	28	2%	$ 42,100	$ 1,172,919	$ (5,360,481)	$ -	$ (199,410)	$ (5,559,891)
2029	$ (5,559,891)	$ -	28	2%	$ 42,942	$ 1,196,377	$ (4,363,514)	$ -	$ (162,323)	$ (4,525,837)
2030	$ (4,525,837)	$ -	28	2%	$ 43,801	$ 1,220,305	$ (3,305,532)	$ -	$ (122,966)	$ (3,428,498)
2031	$ (3,428,498)	$ -	28	2%	$ 44,677	$ 1,244,711	$ (2,183,787)	$ -	$ (81,237)	$ (2,265,024)
2032	$ (2,265,024)	$ -	28	2%	$ 45,571	$ 1,269,605	$ (995,419)	$ -	$ (37,030)	$ (1,032,448)
2033	$ (1,032,448)	$ -	6	2%	$ 46,482	$ 877,780	$ (154,669)	$ -	$ (5,754)	$ (160,422)
2034	$ (160,422)	$ -	0	2%	$ -	$ 160,422	$ 0	$ 0	$ -	$ 0
2035	$ 0	$ -	0	2%	$ -	$ -	$ 0	$ 0	$ -	$ 0

INT2 - Sunset North - Hwy 22 and View Ridge Trail

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 6.95%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 1,656,194**	$ -	0	2%	$ 24,991	$ -	$ 1,656,194	$ 55,317	$ -	$ 1,711,511
2026	$ 1,711,511	$ -	28	2%	$ 25,491	$ 287,456	$ 1,998,967	$ 66,766	$ -	$ 2,065,733
2027	$ 2,065,733	$ 3,325,455	28	2%	$ 26,001	$ 724,389	$ (535,334)	$ -	$ (37,206)	$ (572,539)
2028	$ (572,539)	$ 3,391,964	28	2%	$ 26,521	$ 738,876	$ (3,225,627)	$ -	$ (224,181)	$ (3,449,808)
2029	$ (3,449,808)	$ -	28	2%	$ 27,051	$ 753,654	$ (2,696,154)	$ -	$ (187,383)	$ (2,883,537)
2030	$ (2,883,537)	$ -	28	2%	$ 27,592	$ 768,727	$ (2,114,810)	$ -	$ (146,979)	$ (2,261,789)
2031	$ (2,261,789)	$ -	28	2%	$ 28,144	$ 784,102	$ (1,477,688)	$ -	$ (102,699)	$ (1,580,387)
2032	$ (1,580,387)	$ -	28	2%	$ 28,707	$ 799,784	$ (780,603)	$ -	$ (54,252)	$ (834,855)
2033	$ (834,855)	$ -	12	2%	$ 29,281	$ 630,960	$ (203,895)	$ -	$ (14,171)	$ (218,066)
2034	$ (218,066)	$ -	0	2%	$ 29,867	$ 218,066	$ (0)	$ -	$ (0)	$ (0)

INT3 - Sunset South – HWY 22 and Sunset Blvd

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 6.95%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 2,581,082**	$ 3,484,467	0	2%	$ 5,450	$ -	$ (903,385)	$ -	$ (62,785)	$ (966,171)
2026	$ (966,171)	$ -	28	2%	$ 5,559	$ 62,683	$ (903,488)	$ -	$ (62,792)	$ (966,281)
2027	$ (966,281)	$ -	28	2%	$ 5,670	$ 157,960	$ (808,321)	$ -	$ (56,178)	$ (864,499)
2028	$ (864,499)	$ -	28	2%	$ 5,783	$ 161,119	$ (703,380)	$ -	$ (48,885)	$ (752,264)
2029	$ (752,264)	$ -	28	2%	$ 5,899	$ 164,342	$ (587,923)	$ -	$ (40,861)	$ (628,783)
2030	$ (628,783)	$ -	28	2%	$ 6,017	$ 167,628	$ (461,155)	$ -	$ (32,050)	$ (493,205)
2031	$ (493,205)	$ -	28	2%	$ 6,137	$ 170,981	$ (322,224)	$ -	$ (22,395)	$ (344,619)
2032	$ (344,619)	$ -	28	2%	$ 6,260	$ 174,401	$ (170,218)	$ -	$ (11,830)	$ (182,048)
2033	$ (182,048)	$ -	12	2%	$ 6,385	$ 137,587	$ (44,461)	$ -	$ (3,090)	$ (47,551)
2034	$ (47,551)	$ -	0	2%	$ 6,513	$ 47,551	$ (0)	$ -	$ (0)	$ (0)

INT 4 – HWY 22 and James Walker Trail

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 6.95%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 3,053,154**	$ -	0	2%	$ 8,554	$ -	$ 3,053,154	$ 101,975	$ -	$ 3,155,130
2026	$ 3,155,130	$ -	28	2%	$ 8,725	$ 98,391	$ 3,253,520	$ 108,668	$ -	$ 3,362,188
2027	$ 3,362,188	$ -	28	2%	$ 8,900	$ 247,944	$ 3,610,132	$ 120,578	$ -	$ 3,730,711
2028	$ 3,730,711	$ -	28	2%	$ 9,078	$ 252,903	$ 3,983,614	$ 133,053	$ -	$ 4,116,666
2029	$ 4,116,666	$ -	28	2%	$ 9,259	$ 257,961	$ 4,374,628	$ 146,113	$ -	$ 4,520,740
2030	$ 4,520,740	$ 2,784,557	28	2%	$ 9,444	$ 263,121	$ 1,999,304	$ 66,777	$ -	$ 2,066,081
2031	$ 2,066,081	$ 2,840,248	28	2%	$ 9,633	$ 268,383	$ (505,784)	$ -	$ (35,152)	$ (540,936)
2032	$ (540,936)	$ -	28	2%	$ 9,826	$ 273,751	$ (267,186)	$ -	$ (18,569)	$ (285,755)
2033	$ (285,755)	$ -	12	2%	$ 10,022	$ 215,966	$ (69,789)	$ -	$ (4,850)	$ (74,640)
2034	$ (74,640)	$ -	0	2%	$ 10,223	$ 74,640	$ 0	$ 0	$ -	$ 0

INT 5 – HWY 22 and Rolling Range Drive

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 6.95%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	$ -	$ -	0	2%	$ 17,233	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	28	2%	$ 17,578	$ 198,223	$ 198,223	$ 6,621	$ -	$ 204,843
2027	$ 204,843	$ -	28	2%	$ 17,930	$ 499,521	$ 704,364	$ 23,526	$ -	$ 727,890
2028	$ 727,890	$ -	28	2%	$ 18,288	$ 509,511	$ 1,237,401	$ 41,329	$ -	$ 1,278,730
2029	$ 1,278,730	$ -	28	2%	$ 18,654	$ 519,702	$ 1,798,432	$ 60,068	$ -	$ 1,858,500
2030	$ 1,858,500	$ 4,142,738	28	2%	$ 19,027	$ 530,096	$ (1,754,143)	$ -	$ (121,913)	$ (1,876,056)
2031	$ (1,876,056)	$ 4,225,593	28	2%	$ 19,408	$ 540,697	$ (5,560,952)	$ -	$ (386,486)	$ (5,947,438)
2032	$ (5,947,438)	$ -	28	2%	$ 19,796	$ 551,511	$ (5,395,927)	$ -	$ (375,017)	$ (5,770,944)
2033	$ (5,770,944)	$ -	28	2%	$ 20,192	$ 562,542	$ (5,208,402)	$ -	$ (361,984)	$ (5,570,386)
2034	$ (5,570,386)	$ -	28	2%	$ 20,596	$ 573,793	$ (4,996,593)	$ -	$ (347,263)	$ (5,343,857)
2035	$ (5,343,857)	$ -	28	2%	$ 21,007	$ 585,268	$ (4,758,588)	$ -	$ (330,722)	$ (5,089,310)
2036	$ (5,089,310)	$ -	28	2%	$ 21,428	$ 596,974	$ (4,492,336)	$ -	$ (312,217)	$ (4,804,554)
2037	$ (4,804,554)	$ -	28	2%	$ 21,856	$ 608,913	$ (4,195,641)	$ -	$ (291,597)	$ (4,487,238)
2038	$ (4,487,238)	$ -	28	2%	$ 22,293	$ 621,091	$ (3,866,146)	$ -	$ (268,697)	$ (4,134,843)
2039	$ (4,134,843)	$ -	28	2%	$ 22,739	$ 633,513	$ (3,501,330)	$ -	$ (243,342)	$ (3,744,673)
2040	$ (3,744,673)	$ -	28	2%	$ 23,194	$ 646,184	$ (3,098,489)	$ -	$ (215,345)	$ (3,313,834)
2041	$ (3,313,834)	$ -	28	2%	$ 23,658	$ 659,107	$ (2,654,727)	$ -	$ (184,504)	$ (2,839,230)
2042	$ (2,839,230)	$ -	28	2%	$ 24,131	$ 672,289	$ (2,166,941)	$ -	$ (150,602)	$ (2,317,543)
2043	$ (2,317,543)	$ -	28	2%	$ 24,614	$ 685,735	$ (1,631,808)	$ -	$ (113,411)	$ (1,745,219)
2044	$ (1,745,219)	$ -	28	2%	$ 25,106	$ 699,450	$ (1,045,769)	$ -	$ (72,681)	$ (1,118,450)
2045	$ (1,118,450)	$ -	28	2%	$ 25,608	$ 713,439	$ (405,011)	$ -	$ (28,148)	$ (433,159)
2046	$ (433,159)	$ -		2%	$ -	$ 433,159	$ 0	$ 0	$ -	$ 0

INT 6 – HWY 1A and Heritage Drive

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 6.95%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	$ -	$ -	0	2%	$ 9,829	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	28	2%	$ 10,026	$ 113,055	$ 113,055	$ 3,776	$ -	$ 116,832
2027	$ 116,832	$ 1,965,285	28	2%	$ 10,226	$ 284,900	$ (1,563,554)	$ -	$ (108,667)	$ (1,672,221)
2028	$ (1,672,221)	$ 2,004,591	28	2%	$ 10,431	$ 290,598	$ (3,386,214)	$ -	$ (235,342)	$ (3,621,555)
2029	$ (3,621,555)	$ -	28	2%	$ 10,639	$ 296,410	$ (3,325,146)	$ -	$ (231,098)	$ (3,556,243)
2030	$ (3,556,243)	$ -	28	2%	$ 10,852	$ 302,338	$ (3,253,905)	$ -	$ (226,146)	$ (3,480,052)
2031	$ (3,480,052)	$ -	28	2%	$ 11,069	$ 308,385	$ (3,171,667)	$ -	$ (220,431)	$ (3,392,098)
2032	$ (3,392,098)	$ -	28	2%	$ 11,290	$ 314,552	$ (3,077,546)	$ -	$ (213,889)	$ (3,291,435)
2033	$ (3,291,435)	$ -	28	2%	$ 11,516	$ 320,843	$ (2,970,592)	$ -	$ (206,456)	$ (3,177,048)
2034	$ (3,177,048)	$ -	28	2%	$ 11,747	$ 327,260	$ (2,849,787)	$ -	$ (198,060)	$ (3,047,848)
2035	$ (3,047,848)	$ -	28	2%	$ 11,982	$ 333,806	$ (2,714,042)	$ -	$ (188,626)	$ (2,902,668)
2036	$ (2,902,668)	$ -	28	2%	$ 12,221	$ 340,482	$ (2,562,186)	$ -	$ (178,072)	$ (2,740,258)
2037	$ (2,740,258)	$ -	28	2%	$ 12,466	$ 347,291	$ (2,392,967)	$ -	$ (166,311)	$ (2,559,278)
2038	$ (2,559,278)	$ -	28	2%	$ 12,715	$ 354,237	$ (2,205,041)	$ -	$ (153,250)	$ (2,358,292)
2039	$ (2,358,292)	$ -	28	2%	$ 12,969	$ 361,322	$ (1,996,970)	$ -	$ (138,789)	$ (2,135,759)
2040	$ (2,135,759)	$ -	28	2%	$ 13,229	$ 368,548	$ (1,767,211)	$ -	$ (122,821)	$ (1,890,032)
2041	$ (1,890,032)	$ -	28	2%	$ 13,493	$ 375,919	$ (1,514,113)	$ -	$ (105,231)	$ (1,619,344)
2042	$ (1,619,344)	$ -	28	2%	$ 13,763	$ 383,438	$ (1,235,906)	$ -	$ (85,895)	$ (1,321,802)
2043	$ (1,321,802)	$ -	28	2%	$ 14,038	$ 391,106	$ (930,695)	$ -	$ (64,683)	$ (995,379)
2044	$ (995,379)	$ -	28	2%	$ 14,319	$ 398,928	$ (596,450)	$ -	$ (41,453)	$ (637,904)
2045	$ (637,904)	$ -	28	2%	$ 14,605	$ 406,907	$ (230,996)	$ -	$ (16,054)	$ (247,051)
2046	$ (247,051)	$ -		2%	$ -	$ 247,051	$ 0	$ 0	$ -	$ 0

Police Station Facilities

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	**$ 2,335,839**	$ 391,762	0	2%	$ 8,267	$ -	$ 1,944,077	$ 64,932	$ -	$ 2,009,009
2026	$ 2,009,009	$ 391,762	28	2%	$ 8,433	$ 95,092	$ 1,712,339	$ 57,192	$ -	$ 1,769,531
2027	$ 1,769,531	$ 391,762	28	2%	$ 8,601	$ 239,631	$ 1,617,400	$ 54,021	$ -	$ 1,671,421
2028	$ 1,671,421	$ 391,762	28	2%	$ 8,773	$ 244,424	$ 1,524,083	$ 50,904	$ -	$ 1,574,987
2029	$ 1,574,987	$ 391,762	28	2%	$ 8,949	$ 249,312	$ 1,432,538	$ 47,847	$ -	$ 1,480,384
2030	$ 1,480,384	$ 391,762	28	2%	$ 9,128	$ 254,299	$ 1,342,921	$ 44,854	$ -	$ 1,387,774
2031	$ 1,387,774	$ 391,762	28	2%	$ 9,310	$ 259,385	$ 1,255,397	$ 41,930	$ -	$ 1,297,327
2032	$ 1,297,327	$ 391,762	28	2%	$ 9,496	$ 264,572	$ 1,170,137	$ 39,083	$ -	$ 1,209,220
2033	$ 1,209,220	$ 391,762	28	2%	$ 9,686	$ 269,864	$ 1,087,321	$ 36,317	$ -	$ 1,123,638
2034	$ 1,123,638	$ 391,762	28	2%	$ 9,880	$ 275,261	$ 1,007,137	$ 33,638	$ -	$ 1,040,775
2035	$ 1,040,775	$ 391,762	28	2%	$ 10,078	$ 280,766	$ 929,779	$ 31,055	$ -	$ 960,834
2036	$ 960,834	$ 391,762	28	2%	$ 10,279	$ 286,381	$ 855,453	$ 28,572	$ -	$ 884,025
2037	$ 884,025	$ 391,762	28	2%	$ 10,485	$ 292,109	$ 784,372	$ 26,198	$ -	$ 810,570
2038	$ 810,570	$ 391,762	28	2%	$ 10,695	$ 297,951	$ 716,759	$ 23,940	$ -	$ 740,699
2039	$ 740,699	$ 391,762	28	2%	$ 10,908	$ 303,910	$ 652,847	$ 21,805	$ -	$ 674,652
2040	$ 674,652	$ 391,762	28	2%	$ 11,127	$ 309,989	$ 592,879	$ 19,802	$ -	$ 612,681
2041	$ 612,681	$ 391,762	28	2%	$ 11,349	$ 316,188	$ 537,107	$ 17,939	$ -	$ 555,046
2042	$ 555,046	$ 391,762	28	2%	$ 11,576	$ 322,512	$ 485,796	$ 16,226	$ -	$ 502,022
2043	$ 502,022	$ 391,762	28	2%	$ 11,808	$ 328,962	$ 439,222	$ 14,670	$ -	$ 453,892
2044	$ 453,892	$ 391,762	28	2%	$ 12,044	$ 335,542	$ 397,671	$ 13,282	$ -	$ 410,954
2045	$ 410,954	$ 391,762	28	2%	$ 12,285	$ 342,252	$ 361,444	$ 12,072	$ -	$ 373,516
2046	$ 373,516	$ 391,762		2%	$ -	$ 207,796	$ 189,550	$ 6,331	$ -	$ 195,881
2047	$ 195,881	$ 195,881		2%	$ -	$ -	$ 0	$ 0	$ -	$ 0

Fire Hall Facilities

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	$ -	$ -	0	2%	$ 22,353	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	28	2%	$ 22,801	$ 257,115	$ 257,115	$ 8,588	$ -	$ 265,702
2027	$ 265,702	$ -	28	2%	$ 23,257	$ 647,929	$ 913,631	$ 30,515	$ -	$ 944,146
2028	$ 944,146	$ 6,039,171	28	2%	$ 23,722	$ 660,887	$ (4,434,137)	$ -	$ (164,950)	$ (4,599,087)
2029	$ (4,599,087)	$ -	28	2%	$ 24,196	$ 674,105	$ (3,924,982)	$ -	$ (146,009)	$ (4,070,991)
2030	$ (4,070,991)	$ -	28	2%	$ 24,680	$ 687,587	$ (3,383,404)	$ -	$ (125,863)	$ (3,509,267)
2031	$ (3,509,267)	$ -	28	2%	$ 25,174	$ 701,339	$ (2,807,928)	$ -	$ (104,455)	$ (2,912,383)
2032	$ (2,912,383)	$ -	28	2%	$ 25,677	$ 715,366	$ (2,197,017)	$ -	$ (81,729)	$ (2,278,746)
2033	$ (2,278,746)	$ 6,667,732	28	2%	$ 26,191	$ 729,673	$ (8,216,805)	$ -	$ (305,665)	$ (8,522,470)
2034	$ (8,522,470)	$ -	28	2%	$ 26,714	$ 744,266	$ (7,778,203)	$ -	$ (289,349)	$ (8,067,553)
2035	$ (8,067,553)	$ -	28	2%	$ 27,249	$ 759,152	$ (7,308,401)	$ -	$ (271,873)	$ (7,580,273)
2036	$ (7,580,273)	$ -	28	2%	$ 27,794	$ 774,335	$ (6,805,939)	$ -	$ (253,181)	$ (7,059,119)
2037	$ (7,059,119)	$ -	28	2%	$ 28,350	$ 789,822	$ (6,269,298)	$ -	$ (233,218)	$ (6,502,516)
2038	$ (6,502,516)	$ -	28	2%	$ 28,917	$ 805,618	$ (5,696,898)	$ -	$ (211,925)	$ (5,908,822)
2039	$ (5,908,822)	$ -	28	2%	$ 29,495	$ 821,730	$ (5,087,092)	$ -	$ (189,240)	$ (5,276,332)
2040	$ (5,276,332)	$ -	28	2%	$ 30,085	$ 838,165	$ (4,438,167)	$ -	$ (165,100)	$ (4,603,267)
2041	$ (4,603,267)	$ -	28	2%	$ 30,687	$ 854,928	$ (3,748,339)	$ -	$ (139,438)	$ (3,887,777)
2042	$ (3,887,777)	$ -	28	2%	$ 31,300	$ 872,027	$ (3,015,750)	$ -	$ (112,186)	$ (3,127,936)
2043	$ (3,127,936)	$ -	28	2%	$ 31,926	$ 889,467	$ (2,238,469)	$ -	$ (83,271)	$ (2,321,740)
2044	$ (2,321,740)	$ -	28	2%	$ 32,565	$ 907,257	$ (1,414,483)	$ -	$ (52,619)	$ (1,467,102)
2045	$ (1,467,102)	$ -	28	2%	$ 33,216	$ 925,402	$ (541,700)	$ -	$ (20,151)	$ (561,851)
2046	$ (561,851)	$ -		2%	$ -	$ 561,851	$ 0	$ 0	$ -	$ 0

Library

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	$ -	$ -	0	2%	$ 20,339	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	28	2%	$ 20,746	$ 233,944	$ 233,944	$ 7,814	$ -	$ 241,757
2027	$ 241,757	$ -	28	2%	$ 21,161	$ 589,538	$ 831,296	$ 27,765	$ -	$ 859,061
2028	$ 859,061	$ -	28	2%	$ 21,584	$ 601,329	$ 1,460,390	$ 48,777	$ -	$ 1,509,167
2029	$ 1,509,167	$ 3,706,452	28	2%	$ 22,016	$ 613,356	$ (1,583,929)	$ -	$ (58,922)	$ (1,642,851)
2030	$ (1,642,851)	$ 3,780,581	28	2%	$ 22,456	$ 625,623	$ (4,797,809)	$ -	$ (178,479)	$ (4,976,288)
2031	$ (4,976,288)	$ 3,856,192	28	2%	$ 22,905	$ 638,135	$ (8,194,345)	$ -	$ (304,830)	$ (8,499,175)
2032	$ (8,499,175)	$ -	28	2%	$ 23,363	$ 650,898	$ (7,848,277)	$ -	$ (291,956)	$ (8,140,233)
2033	$ (8,140,233)	$ -	28	2%	$ 23,830	$ 663,916	$ (7,476,317)	$ -	$ (278,119)	$ (7,754,436)
2034	$ (7,754,436)	$ -	28	2%	$ 24,307	$ 677,194	$ (7,077,242)	$ -	$ (263,273)	$ (7,340,515)
2035	$ (7,340,515)	$ -	28	2%	$ 24,793	$ 690,738	$ (6,649,777)	$ -	$ (247,372)	$ (6,897,149)
2036	$ (6,897,149)	$ -	28	2%	$ 25,289	$ 704,553	$ (6,192,596)	$ -	$ (230,365)	$ (6,422,961)
2037	$ (6,422,961)	$ -	28	2%	$ 25,795	$ 718,644	$ (5,704,317)	$ -	$ (212,201)	$ (5,916,517)
2038	$ (5,916,517)	$ -	28	2%	$ 26,311	$ 733,017	$ (5,183,501)	$ -	$ (192,826)	$ (5,376,327)
2039	$ (5,376,327)	$ -	28	2%	$ 26,837	$ 747,677	$ (4,628,650)	$ -	$ (172,186)	$ (4,800,836)
2040	$ (4,800,836)	$ -	28	2%	$ 27,374	$ 762,631	$ (4,038,205)	$ -	$ (150,221)	$ (4,188,426)
2041	$ (4,188,426)	$ -	28	2%	$ 27,921	$ 777,883	$ (3,410,543)	$ -	$ (126,872)	$ (3,537,415)
2042	$ (3,537,415)	$ -	28	2%	$ 28,480	$ 793,441	$ (2,743,974)	$ -	$ (102,076)	$ (2,846,050)
2043	$ (2,846,050)	$ -	28	2%	$ 29,049	$ 809,310	$ (2,036,741)	$ -	$ (75,767)	$ (2,112,507)
2044	$ (2,112,507)	$ -	28	2%	$ 29,630	$ 825,496	$ (1,287,012)	$ -	$ (47,877)	$ (1,334,888)
2045	$ (1,334,888)	$ -	28	2%	$ 30,223	$ 842,006	$ (492,883)	$ -	$ (18,335)	$ (511,218)
2046	$ (511,218)	$ -		2%	$ -	$ 511,218	$ (0)	$ -	$ (0)	$ (0)

Community Recreation Facilities

Year Beginning	Off-site Levy Fund Balance (Beginning of Year)	Growth-related Expenditures (Inflated Annually) & Debenture Payments	Assumed Annual Growth (ha/yr)	Inflation Rate	Annual Levy Rate starting 2025	Anticipated Annual Fee Revenue	Cumulative Surplus (Deficit)	Annual Interest Earned + 3.3%	Annual Borrowing Costs - 3.72%	Off-site Levy Fee Reserve Fund Closing Balance
2020										
2021										
2022										
2023							$ -	$ -	$ -	$ -
2024		$ -		2%			$ -	$ -	$ -	$ -
2025	$ -	$ -	0	2%	$ 50,563	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -	28	2%	$ 51,574	$ 581,586	$ 581,586	$ 19,425	$ -	$ 601,011
2027	$ 601,011	$ -	28	2%	$ 52,606	$ 1,465,597	$ 2,066,609	$ 69,025	$ -	$ 2,135,633
2028	$ 2,135,633	$ -	28	2%	$ 53,658	$ 1,494,909	$ 3,630,543	$ 121,260	$ -	$ 3,751,803
2029	$ 3,751,803	$ -	28	2%	$ 54,731	$ 1,524,807	$ 5,276,610	$ 176,239	$ -	$ 5,452,849
2030	$ 5,452,849	$ 14,206,922	28	2%	$ 55,826	$ 1,555,304	$ (7,198,770)	$ -	$ (267,794)	$ (7,466,564)
2031	$ (7,466,564)	$ 14,491,061	28	2%	$ 56,942	$ 1,586,410	$ (20,371,215)	$ -	$ (757,809)	$ (21,129,024)
2032	$ (21,129,024)	$ -	28	2%	$ 58,081	$ 1,618,138	$ (19,510,886)	$ -	$ (725,805)	$ (20,236,691)
2033	$ (20,236,691)	$ -	28	2%	$ 59,243	$ 1,650,501	$ (18,586,190)	$ -	$ (691,406)	$ (19,277,597)
2034	$ (19,277,597)	$ -	28	2%	$ 60,427	$ 1,683,511	$ (17,594,086)	$ -	$ (654,500)	$ (18,248,586)
2035	$ (18,248,586)	$ -	28	2%	$ 61,636	$ 1,717,181	$ (16,531,405)	$ -	$ (614,968)	$ (17,146,373)
2036	$ (17,146,373)	$ -	28	2%	$ 62,869	$ 1,751,524	$ (15,394,849)	$ -	$ (572,688)	$ (15,967,537)
2037	$ (15,967,537)	$ -	28	2%	$ 64,126	$ 1,786,555	$ (14,180,982)	$ -	$ (527,533)	$ (14,708,515)
2038	$ (14,708,515)	$ -	28	2%	$ 65,409	$ 1,822,286	$ (12,886,229)	$ -	$ (479,368)	$ (13,365,597)
2039	$ (13,365,597)	$ -	28	2%	$ 66,717	$ 1,858,732	$ (11,506,865)	$ -	$ (428,055)	$ (11,934,920)
2040	$ (11,934,920)	$ -	28	2%	$ 68,051	$ 1,895,906	$ (10,039,014)	$ -	$ (373,451)	$ (10,412,465)
2041	$ (10,412,465)	$ -	28	2%	$ 69,412	$ 1,933,825	$ (8,478,641)	$ -	$ (315,405)	$ (8,794,046)
2042	$ (8,794,046)	$ -	28	2%	$ 70,800	$ 1,972,501	$ (6,821,545)	$ -	$ (253,761)	$ (7,075,306)
2043	$ (7,075,306)	$ -	28	2%	$ 72,216	$ 2,011,951	$ (5,063,355)	$ -	$ (188,357)	$ (5,251,712)
2044	$ (5,251,712)	$ -	28	2%	$ 73,661	$ 2,052,190	$ (3,199,522)	$ -	$ (119,022)	$ (3,318,544)
2045	$ (3,318,544)	$ -	28	2%	$ 75,134	$ 2,093,234	$ (1,225,310)	$ -	$ (45,582)	$ (1,270,892)
2046	$ (1,270,892)	$ -		2%	$ -	$ 1,270,892	$ (0)	$ -	$ (0)	$ (0)