

BYLAW 1320/14
STURGEON INDUSTRIAL PARK AREA OFF-SITE LEVY BYLAW

A BYLAW OF STURGEON COUNTY IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR OFF-SITE LEVIES

WHEREAS the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to pass an Off-Site Levy Bylaw;

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

AND WHEREAS Sturgeon County has and continues to consult with affected landowners and representatives of the development industry to address and define future infrastructure requirements within the Sturgeon Industrial Park Area, and the benefit to new development from such infrastructure;

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

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

AND WHEREAS the County has prepared a Sturgeon Industrial Park Area Transportation Plan, a South East Sturgeon Utility Assessment Plan, a Sturgeon Industrial Park Stormwater Master plan;

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

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

PART I: BYLAW TITLE

1. This bylaw may be cited as the "Sturgeon Industrial Park Area Off-Site Levy Bylaw".

PART II: DEFINITIONS

2. For the purposes of this Bylaw the following words will have the following meanings:
 - a. "Act" or "MGA" means the Municipal Government Act, R.S.A. 2000, c. M-26, as amended;
 - b. "Area" means the area of land, in hectares, being developed or subdivided less land being dedicated for municipal reserve, environmental reserve and road right-of-way for arterial roadways;
 - c. "Benefitting Area" means the area of land that will benefit from a particular piece of Municipal Infrastructure, as more specifically identified in Schedule "A";
 - d. "County" means the Municipal Corporation of Sturgeon County;
 - e. "Council" means the Council of Sturgeon County;

- f. "Construction Costs" means the cost, incurred or as estimated and adjusted annually by the Engineer, to complete the construction of Municipal Infrastructure and all necessary improvements forming part of the Municipal Infrastructure. Construction costs shall include design, engineering, land costs, surveying costs, contingency costs and carrying costs. Estimated Construction Costs and Actual Construction Costs must be verified to the satisfaction of the Engineer;
- g. "Development Agreement" means an agreement between the County and the Owner of the land being developed or subdivided that relates to the construction of municipal improvements, including Municipal Infrastructure, required to service the lands and to allow development to proceed;
- h. "Development Permit" means a permit issued in accordance with the Land Use Bylaw by a Development Officer, the Municipal Planning Commission, the Subdivision and Development Appeal Board or the Court of Appeal of Alberta;
- i. "Engineer" means the County Commissioner or his/her delegate;
- j. "Levy" or "Levies" mean the amount, calculated in accordance with Sections 3 and 4 of this Bylaw, to be paid by an Owner to the County as the Owner's contribution towards the costs of the Construction of the Municipal Infrastructure;
- k. "Municipal Infrastructure" means those facilities for:
 - l. new or expanded facilities for the storage, transmission, treatment or supplying of water,
 - m. new or expanded facilities for the treatment, movement or disposal of wastewater,
 - n. new or expanded stormwater drainage facilities,
 - o. new or expanded roads required for or impacted by a subdivision or development, and
 - p. land required for or in connection with any of the above described facilities, as more specifically identified in Schedule "B";
- q. "Owner" means the registered owner or person entitled to become the registered owner of undeveloped land within the County which land is subject of an application for a Development Permit or an application for Subdivision;
- r. "Off-Site Levy Funds" means the levies collected by the County and interest on such levies less monies already spent constructing Municipal Infrastructure. A separate Off-Site Levy Fund shall be maintained for water infrastructure, wastewater infrastructure, stormwater infrastructure and transportation infrastructure;
- s. "Schedule A" means the map attached to and forming part of this Bylaw which divides the Sturgeon Industrial Park Area into 29 areas for the purposes of establishing the Benefitting Areas as required for the calculation of the Off-Site Levies;
- t. "Schedule B" means the listing of the water infrastructure, wastewater infrastructure, stormwater infrastructure, and transportation infrastructure attached to and forming part of this Bylaw and includes estimated dates of construction, estimated costs of construction (as of that date) and an indication of the areas that will benefit from each piece of Municipal Infrastructure;

- u. "Schedule C" means the table identifying the Off-Site Levy rates for the Benefitting Areas;
- v. "Subdivision" has the meaning provided for in the Act.

PART III: APPLICATION

3. The Off-Site Levies related to Transportation, Stormwater, Water and Wastewater facilities, as provided for in this Bylaw are hereby imposed upon those lands which are identified as Benefitting Areas, which have been divided into 29 sub-areas, which are to be developed or subdivided and which are shown on the map in Schedule "A" attached hereto and forming part of this Bylaw.
4. The Off-Site Levy for a particular sub-area shall be the sum of all the Off-Site Levies imposed upon land within that sub-area for each of the following categories of Municipal Infrastructure:
 - a. Water Infrastructure;
 - b. Wastewater Infrastructure;
 - c. Stormwater Infrastructure; and
 - d. Transportation Infrastructure.
5. That the Off-Site levy shall be calculated using the rates set out in Schedule "C", and formalized through an executed Development Agreement as follows:

Formula:

$$\text{Gross Area} - (\text{Environmental Reserve} + \text{Municipal Reserve} + \text{Road Right of Way for Arterial Roads}) = \text{Net Area} \times \text{Levy Rate} = \text{Assessed Off-Site Levy}$$
6. Off-Site Levies are deemed imposed whether or not the imposition of the Off-Site Levies is made a specific condition of Subdivision or the Development Permit.
7. The Area of the land for which the Of-Site Levy is being imposed and collected shall be identified in the Development Permit or Subdivision approval that triggers the imposition of the Off-Site Levy.
8. The Off-Site Levies payable in respect to the lands referred to in paragraph 3 and 4 of this bylaw are set out in Schedule "C" attached hereto and forming part of this bylaw. These Off-Site Levies are imposed for the purpose of paying the Construction Costs of the Municipal Infrastructure listed in Schedule "B", attached hereto and forming part of this Bylaw.
9. The supporting technical information which identifies the impact of proposed development within the Sturgeon Industrial Park Area, estimates of the costs of the Projects listed in Schedule "B" and identifies how the Off-Site Levy is calculated are contained in the report of Sameng Inc., dated December 2010 entitled "Sturgeon Industrial Park Transportation, Water, Sanitary and Stormwater Systems Levy Assessment" and report of Corvus Business Advisors, dated March 2014 entitled "Sturgeon Industrial Park Offsite Levy Update".
10. The County shall review the Off-Site Levy Municipal Infrastructure projects and the Off-Site Levy rates every three years, after the year this bylaw is adopted or as determined by the Engineer. After the review has been completed, the County Council may amend the Bylaw to update the Municipal Infrastructure Off-Site Levy rates.
11. Commencing in 2015, and in each year that the County does not conduct a review of Off-Site Levy rates (a "non-review year") the Engineer shall calculate the Municipal Off-Site Levy rate for each piece of Municipal Infrastructure that has or will be constructed with the Off-Site Levy

- Funds. In making this annual determination of the Off-Site Levy rate, the Engineer shall utilize actual Construction Costs, work completed to the end of the previous calendar year, estimated Construction Costs, interest or carrying costs and determine the Area of land that benefits from the piece of Municipal Infrastructure, which land remains to be developed or subdivided. In undertaking the annual recalculations, the Engineer shall not be bound by the estimated Construction Costs or estimated construction dates shown in Schedule "B", but shall adjust such information in accordance with the current plans, staging information and Construction Costs. In the non-review years, the Engineer shall bring to County Council for its approval any amendments to Schedule "C" when he/she has completed the calculations.
12. Council may from time to time adopt policies or guidelines for the assistance and direction of County Administration in determining which development and subdivision applications shall require a development agreement, and when an applicant or owner may be required to make additional payments to front end costs of one or more of the Municipal Infrastructure projects listed in Schedule "B".
 13. Where it is determined that a development agreement is appropriate for an application for development or subdivision, the applicant or owner, as the case may be, shall enter into a development agreement with the County and such development agreement shall ensure:
 - a. that provision be made for the payment of the Off-Site Levies as specified in this Bylaw, or
 - b. that provision may be made for the deferring of payment of the Off-Site Levies to future time certain or uncertain; and
 - c. that no further Off-Site Levies shall be required to be paid under development agreements where Off-Site Levies have been previously collected in full in respect to all of the lands which are the subject of development or subdivision application; and
 - a. that where a development or subdivision results in a Municipal Infrastructure project listed in Schedule "B" being implemented prior to the collection by the County of sufficient Off-Site Levies to fully pay for that project, the applicant and/or owner of the development or subdivision in question shall be required to make additional payments to front end all or part of the unfunded cost of one or more projects and the applicant or owner shall be entitled to repayment of any such up front costs paid to the County, in excess of the applicable Off-Site Levy contribution by that applicant or developer, when, and provided that, the County collects the applicable Off-Site Levies from other developments or subdivisions.
 14. Except as otherwise provided herein, each development agreement entered into by the County with respect to any development or subdivision application shall make provision for payment of all Off-Site Levies imposed by this Bylaw within the times specified by County policy or guideline, as amended from time to time.
 15. In the event that any of the Off-Site Levies imposed by this Bylaw are not paid at the time specified in a development agreement, the County's Director of Corporate Services is hereby authorized to take whatever action that he may deem necessary to collect the unpaid Off-Site Levies.
 16. Nothing contained in this Bylaw precludes the County from imposing such further or other charges, costs, fees or levies as may be lawfully authorized.

PART IV: SEVERABILITY

- 17. If at any time any provision of this Bylaw is declared or held to be illegal, invalid or ultra vires, in whole or in part, then that provision shall not apply and the remainder of this Bylaw shall continue in full force and effect and shall be construed as if it had been enacted without the illegal, invalid or ultra vires provision.
- 18. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

PART V: REPORTING

- 19. On or before April 30 in each calendar year starting in 2015, the Director of Corporate Services shall submit to County Council an annual report on the Off-Site Levies pursuant to this bylaw and such report shall identify:
 - a. Municipal Infrastructure constructed during the previous calendar year;
 - b. Construction Costs of Municipal Infrastructure constructed in the previous calendar year;
 - c. Estimated construction costs for Municipal Infrastructure yet to be constructed and an explanation as to any adjustments to the estimates since the previous annual report;
 - d. Amount collected in Off-Site Levy Funds; and
 - e. Specifics of total value of Off-Site Levy Funds being held by the County and yet to be expended on Municipal Infrastructure, interest earned and commitments for future expenditures of such monies.

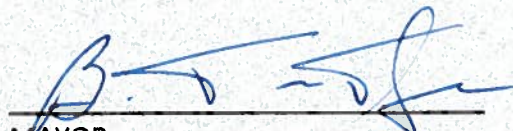
PART VI: ENACTMENT

- 20. Bylaw 1232/11 is repealed upon this Bylaw coming into force and effect.
- 21. That this Bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213 of the Municipal Government Act, R.S.A. 2000 C.M-26, and amendments thereto.

Read a first time this 25th day of March, 2014.

Read a second time this 22nd day of April, 2014.

Read a third time 22nd day of April, 2014.



MAYOR

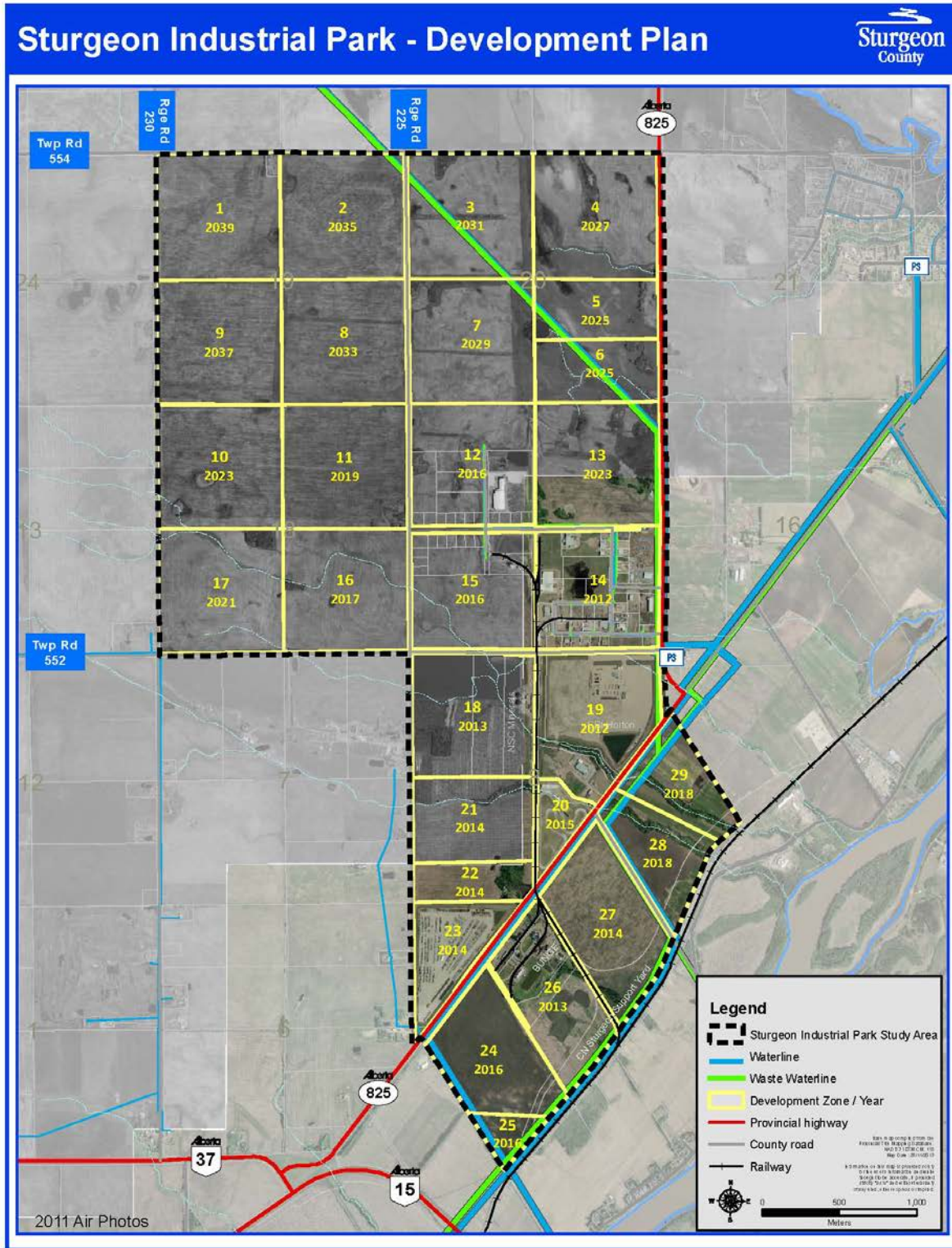


COUNTY COMMISSIONER (CAO)

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

Schedule "A"

Development Areas

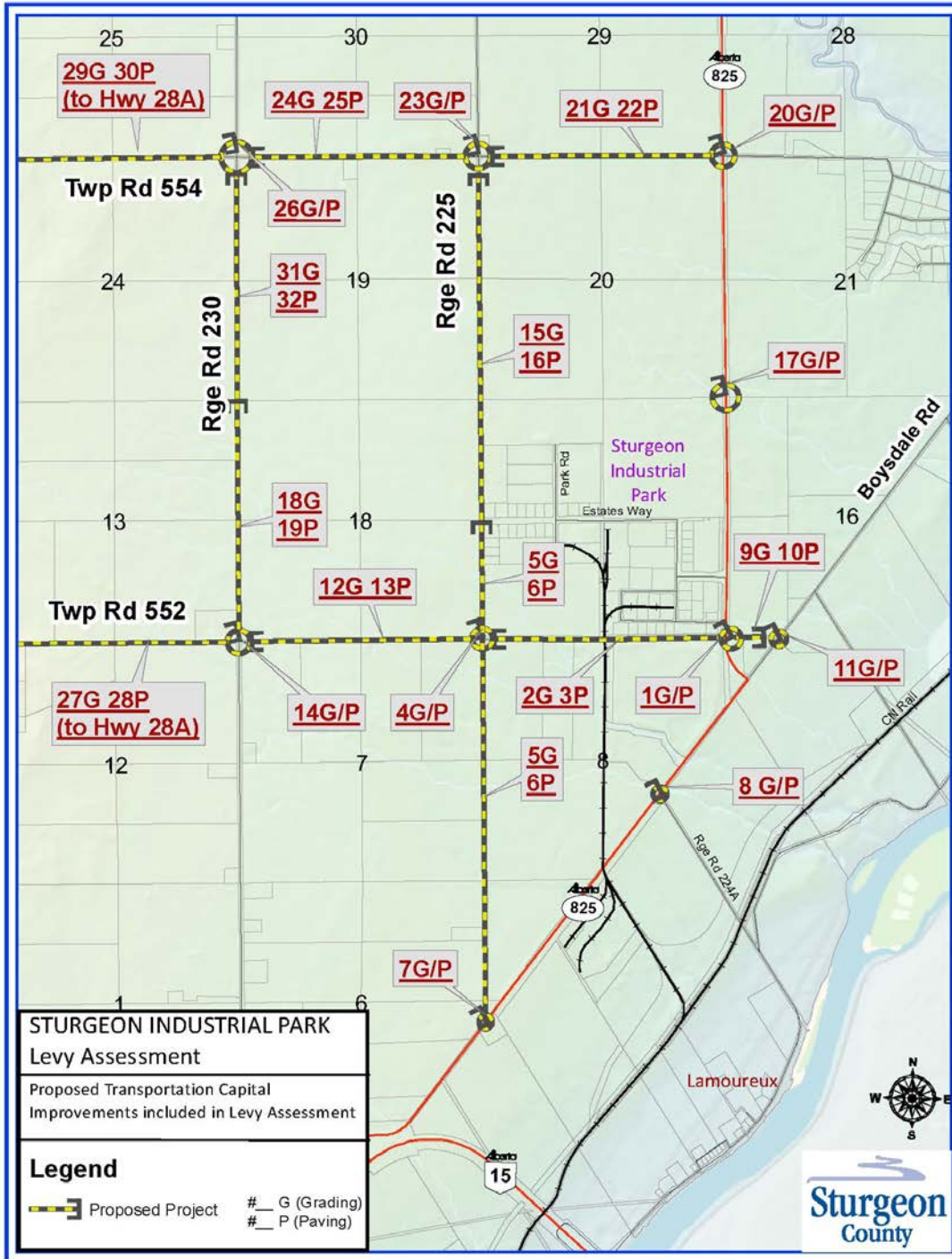


Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area Remaining (ha.)
1	NW-19-55-22-4	53.81
2	NE-19-55-22-4	54.72
3	NW-20-55-22-4	52.34
4	NE-20-55-22-4	55.17
5	SE-20-55-22-4 (North Half)	26.56
6	SE-20-55-22-4 (South Half)	22.23
7	SW-20-55-22-4	53.27
8	SE-19-55-22-4	55.72
9	SW-19-55-22-4	53.86
10	NW-18-55-22-4	53.75
11	NE-18-55-22-4	55.06
12	NW-17-55-22-4	36.09
13	NE-17-55-22-4	53.05
14	SE-17-55-22-4	11.61
15	SW-17-55-22-4	47.16
16	SE-18-55-22-4	55.47
17	SW-18-55-22-4	55.07
18	NW-8-55-22-4	28.20
19	NE-8-55-22-4	0.00
20	SE-8-55-22-4	0.00
21	SW-8-55-22-4 (North Portion)	36.98
22	SW-8-55-22-4 (South Portion)	17.48
23	NW-5-55-22-4	0.00
24	RL22-55-22-4 (North Portion)	43.13
25	RL22-55-22-4 (South Portion)	7.36
26	RL16&18-55-22-4	24.51
27	RL14-55-22-4	46.70
28	RL12-55-22-4 (West Portion)	24.54
29	RL12-55-22-4 (East Portion)	19.60

Schedule "B"

Transportation Infrastructure Map



Transportation Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	Twp 552/Hwy 825 (Grading and Paving)	\$ 96,958	\$ -	\$ 3,406,958	\$ 2,725,567	All
2	Twp 552 from Hwy 825 - RR 225 (Grading)	\$ 94,424	\$ -	\$ 1,534,424	\$ 1,227,539	All
3	Twp 552 from Hwy 825 - RR 225 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
4	Twp 552/RR 225 (Grading and Paving)	\$ 52,276	\$ -	\$ 472,276	\$ 377,820	All
5	RR 225 from Hwy 825 - Estates Way (Grading)	\$ -	\$ -	\$ 2,880,000	\$ 2,304,000	All
6	RR 225 from Hwy 825 - Estates Way (Paving)	\$ -	\$ -	\$ 3,328,000	\$ 2,662,400	All
7	Hwy 825/RR 225 (Grading and Paving)	\$ -	\$ -	\$ 3,310,000	\$ 2,608,000	All
8	Hwy 825/RR 224A (Grading and Paving)	\$ -	\$ -	\$ 3,310,000	\$ 2,648,000	All
9	Twp 552 from Boysdale Rd to Hwy 825 (Grading)	\$ -	\$ -	\$ 180,000	\$ 144,000	All
10	Twp 552 from Boysdale Rd to Hwy 825 (Paving)	\$ -	\$ -	\$ 208,000	\$ 166,400	All
11	Boysdale Road/Twp 552 (Grading and Paving)	\$ -	\$ -	\$ 420,000	\$ 336,000	All
12	Twp 552 from RR 225 to RR 230 (Grading)	\$ -	\$ -	\$ 1,440,000	\$ 1,152,000	All
13	Twp 552 from RR 225 to RR 230 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
14	Twp 552/RR 230 (Grading and Paving)	\$ -	\$ -	\$ 420,000	\$ 336,000	All
15	RR 225 from Estates Way - Twp 554 (Grading)	\$ -	\$ -	\$ 2,160,000	\$ 1,728,000	All

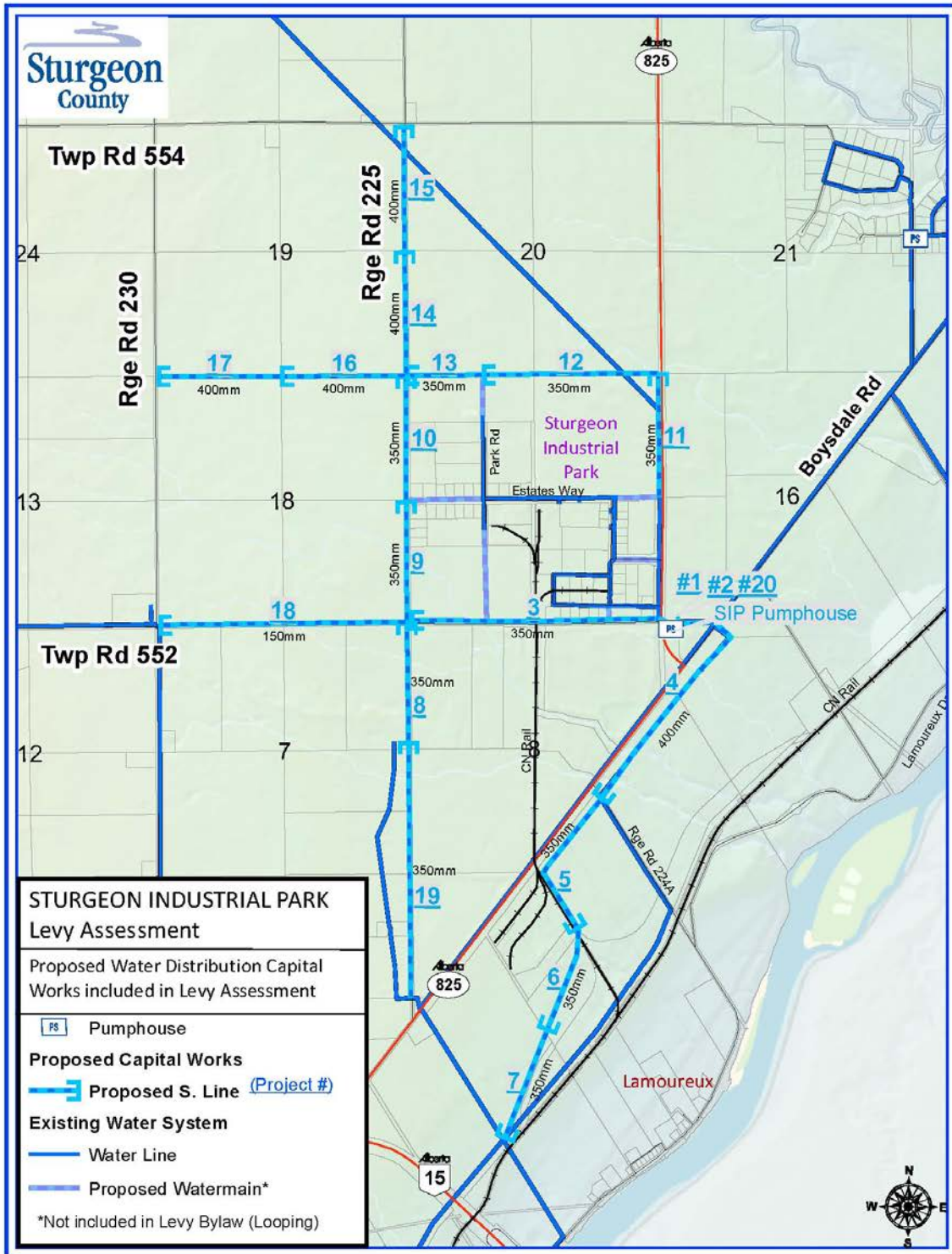
Transportation Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
16	RR 225 from Estates Way - Twp 554 (Paving)	\$ -	\$ -	\$ 2,496,000	\$ 1,996,800	All
17	Hwy 825/Twp 553 (Grading and Paving)	\$ -	\$ -	\$ 3,310,000	\$ 2,648,000	All
18	RR 230 from Twp 552 - Twp 553 (Grading)	\$ -	\$ -	\$ 1,440,000	\$ 1,152,000	All
19	RR 230 from Twp 552 - Twp 553 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
20	Hwy 825/Twp 554 (Grading and Paving)	\$ -	\$ -	\$ 3,310,000	\$ 2,648,000	All
21	Twp 554 from RR 225 - Hwy 825 (Grading)	\$ -	\$ -	\$ 1,440,000	\$ 1,152,000	All
22	Twp 554 from RR 225 - Hwy 825 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
23	Twp 554/RR 225 (Grading and Paving)	\$ -	\$ -	\$ 420,000	\$ 336,000	All
24	Twp 554 from RR 230 - RR 225 (Grading)	\$ -	\$ -	\$ 1,440,000	\$ 1,152,000	All
25	Twp 554 from RR 230 - RR 225 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
26	RR 230/Twp 554 (Grading and Paving)	\$ -	\$ -	\$ 420,000	\$ 336,000	All
27	Twp 552 from RR 230 - Hwy 28A (Grading)	\$ -	\$ -	\$ 4,320,000	\$ 3,456,000	All
28	Twp 552 from RR 230 - Hwy 28A (Paving)	\$ -	\$ -	\$ 4,992,000	\$ 3,993,600	All
29	Twp 554 from RR 230 - Hwy 28A (Grading)	\$ -	\$ -	\$ 4,320,000	\$ 3,456,000	All
30	Twp 554 from RR 230 - Hwy 28A (Paving)	\$ -	\$ -	\$ 4,992,000	\$ 3,993,600	All

Transportation Infrastructure Facilities – Continued

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
31	RR 230 from Twp 553 - Twp 554 (Grading)	\$ -	\$ -	\$ 1,440,000	\$ 1,152,000	All
32	RR 230 from Twp 553 - Twp 554 (Paving)	\$ -	\$ -	\$ 1,664,000	\$ 1,331,200	All
		\$ 243,658	\$ -	\$ 67,393,658	\$ 53,874,926	

Water Infrastructure Facilities



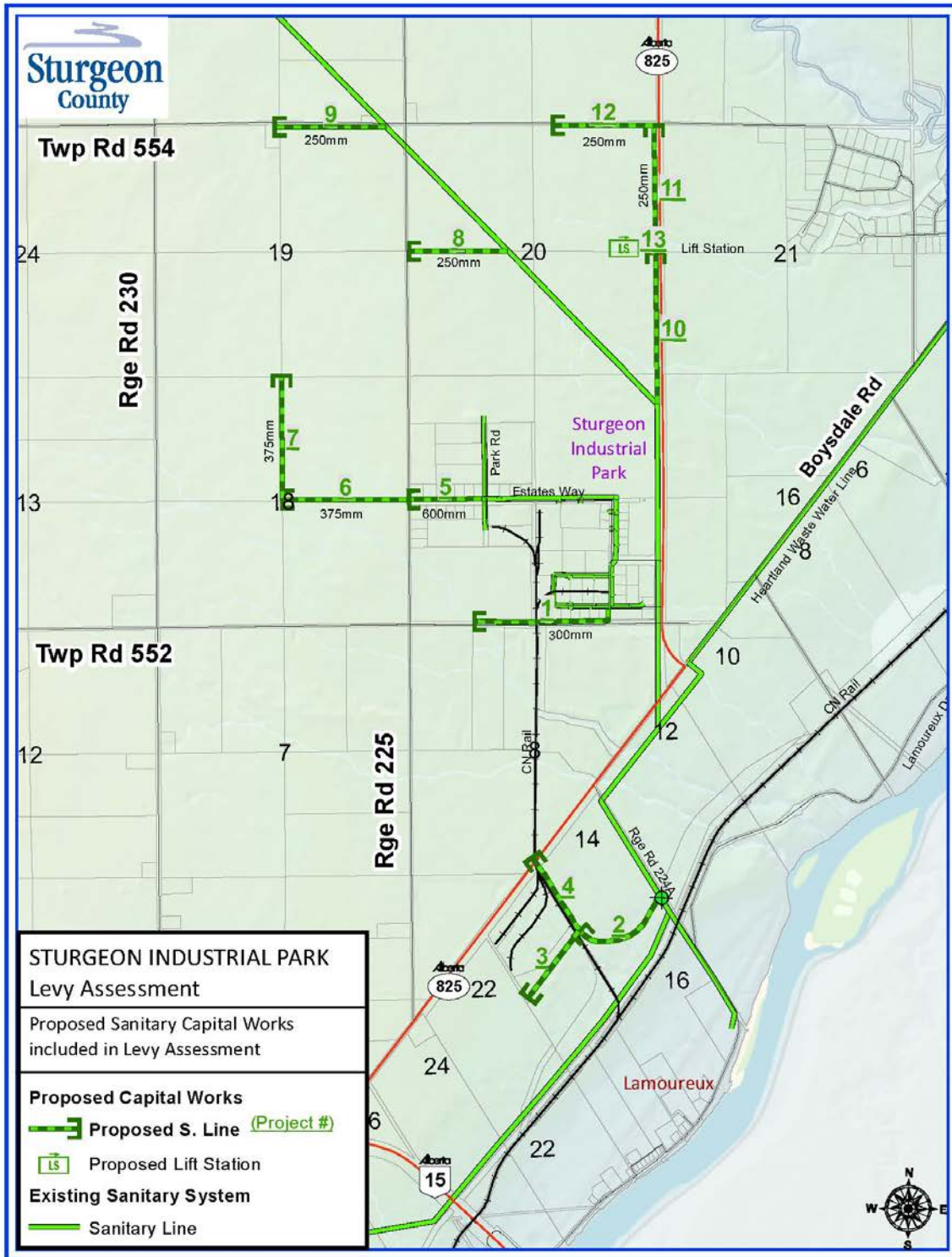
Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	SIP Pumpstation Improvement	\$ 120,516	\$ 1,000,000	\$ 1,120,516	\$ 896,412	All
2	SIP Reservoir Expansion 3000m3	\$ 54,011	\$ 2,000,000	\$ 2,054,011	\$ 1,643,209	All
3	Twp Road 552 350mm Boundary (Hwy 825-RR225)	\$ 432,512	\$ 1,600,000	\$ 2,032,512	\$ 1,626,010	All
4	South Of Hwy 825 350mm Pipe (SIP Reservoir to RR224A)	\$ -	\$ 203,933	\$ 262,644	\$ 160,213	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
5	South of Hwy 825 350mm Pipe (RR224A to Rail Crossing)	\$ -	\$ 154,494	\$ 198,973	\$ 121,373	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30
6	South of Hwy 825 350mm Pipe (Railcrossing to CN Lands)	\$ -	\$ 67,978	\$ 87,548	\$ 53,404	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31
7	South of Hwy 825 350mm Pipe (CN Lands to Existing Pipe)	\$ -	\$ 123,596	\$ 159,178	\$ 97,099	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 32
8	RR225 350mm Pipe (South of Twp Rd 552 to Existing Pipe)	\$ -	\$ 565,500	\$ 565,500	\$ 344,955	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 33
9	RR225 350mm Pipe (North of Twp Rd 552 to Estate Way)	\$ -	\$ 565,500	\$ 565,500	\$ 497,640	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
10	RR225 350mm Pipe (North of Estate Way to Twp 553)	\$ -	\$ 684,320	\$ 684,320	\$ 602,202	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
11	Highway 825 350mm Pipe (North of Estate Way to Twp 553)	\$ -	\$ 684,320	\$ 684,320	\$ 602,202	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
12	Twp 553 350mm Pipe (Highway 825 to Park Road)	\$ -	\$ 1,026,480	\$ 1,026,480	\$ 903,302	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
13	Twp 553 350mm Pipe (Park Road to RR225)	\$ -	\$ 342,160	\$ 342,160	\$ 301,101	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

Water Infrastructure Facilities – Continued

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
14	RR225 400mm Pipe (Twp 553 North 0.5 mile)	\$ -	\$ 684,320	\$ 684,320	\$ 656,947	1, 2, 3, 4, 5, 6, 7, 8, 9
15	RR225 400mm Pipe Twp 553 (North 0.5 to 1 mile)	\$ -	\$ 684,320	\$ 684,320	\$ 656,947	1, 2, 3, 4, 5, 6, 7, 8, 9
16	Twp 553 400mm Pipe (RR225 West 0.5 miles)	\$ -	\$ 684,320	\$ 684,320	\$ 663,790	1, 2, 8, 9, 10, 11, 16, 17
17	Twp 553 400mm Pipe (West 0.5-1.0 mile)	\$ -	\$ 684,320	\$ 684,320	\$ 663,790	1, 2, 8, 9, 10, 11, 16, 17
18	Twp 552 150mm Pipe (RR225 to RR230)	\$ -	\$ 684,320	\$ 684,320	\$ 663,790	10, 11, 16, 17
19	RR225 350mm Pipe(South replacing Herder Co-op Line)	\$ -	\$ 1,539,720	\$ 1,539,720	\$ 939,229	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
20	SIP Reservoir Expansion	\$ -	\$ 3,900,000	\$ 3,900,000	\$ 3,120,000	All
21	Replace CRNWSC Line Projects 4-7 Oversizing	\$ -	\$ 3,806,530	\$ 3,806,530	\$ 2,321,983	18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29
		\$ 607,039	\$ 21,686,130	\$ 22,451,512	\$ 17,535,600	

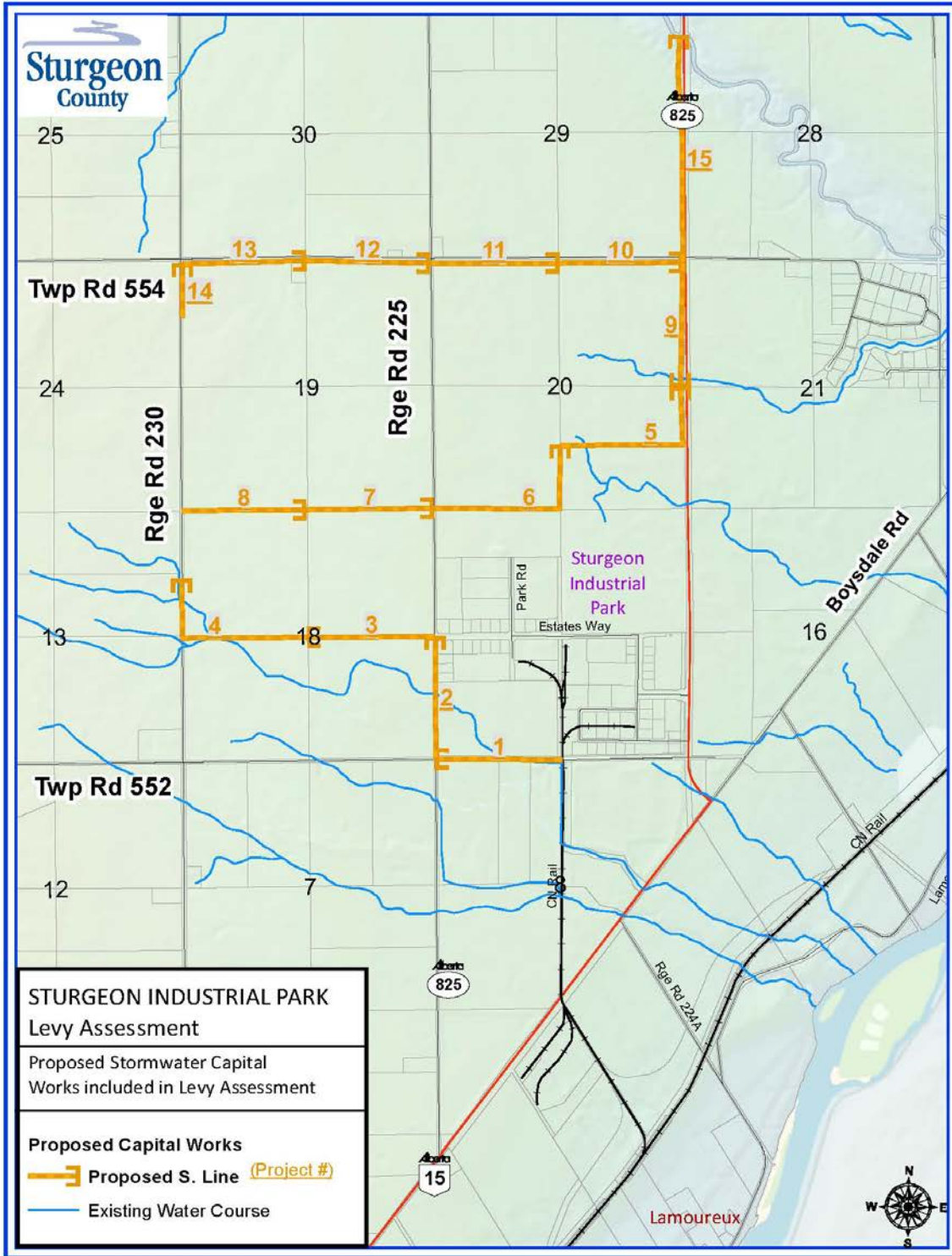
Sanitary Infrastructure Map



Sanitary Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	300mm Twp Rd 552 (1)	\$ 34,688	\$ 650,000	\$ 684,688	\$ 684,688	18, 19
2	250mm South of Hwy 825 (2)	\$ -	\$ 590,000	\$ 715,821	\$ 715,821	20, 21, 22, 23, 24, 25, 26, 27
3	250mm South of Hwy 825 (3)	\$ -	\$ 360,000	\$ 436,772	\$ 436,772	24, 25, 26, 27
4	250mm South of Hwy 825 (4)	\$ -	\$ 400,000	\$ 485,303	\$ 485,303	20, 21, 22, 23, 27
5	600mm Estate Way across RR225	\$ -	\$ 1,170,000	\$ 1,170,000	\$ 1,170,000	8, 9, 10, 11, 12, 15, 16, 17
6	375mm West of Estate Way	\$ -	\$ 785,200	\$ 785,200	\$ 785,200	8, 9, 10, 11, 16, 17
7	375mm North 3-10 to 3-09	\$ -	\$ 785,200	\$ 785,200	\$ 785,200	8, 9, 10, 11,
8	250mm West	\$ -	\$ 647,790	\$ 647,790	\$ 647,790	2, 3, 7, 8
9	250mm NorthWest	\$ -	\$ 657,605	\$ 657,605	\$ 657,605	1, 2
10	Forcemain North	\$ -	\$ 1,155,200	\$ 1,155,200	\$ 1,155,200	3, 4, 5
11	250mm Gravity North of Forcemain	\$ -	\$ 1,081,200	\$ 1,081,200	\$ 1,081,200	3, 4
12	250mm Gravity Far North	\$ -	\$ 588,900	\$ 588,900	\$ 588,900	3, 4
13	Lift Station along Highway 825	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	3, 4, 5
		\$ 34,688	\$ 10,171,095	\$ 10,493,679	\$ 10,493,679	

Storm Water Infrastructure Map



Storm Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost (Leviable Costs)	Areas Benefitted
1	Storm Ditch Twp 552 (1)	\$ 59,077	\$ 156,000	\$ 215,077	\$ 215,077	10, 11, 12, 15, 16, 17, 18
2	Storm Ditch RR 225 (2)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	10, 11, 12, 15, 16, 17, 18
3	Storm Ditch Twp 552A (3)	\$ -	\$ 256,000	\$ 256,000	\$ 256,000	10, 11, 12, 15, 16, 17, 18
4	Storm Ditch Twp 552A (4)	\$ -	\$ 334,000	\$ 334,000	\$ 334,000	10, 11, 12, 15, 16, 17, 18
5	Storm Ditch Twp 553A (5)	\$ -	\$ 334,000	\$ 334,000	\$ 334,000	1, 2, 3, 4, 5, 7, 8, 9
6	Storm Ditch Twp 553 (6)	\$ -	\$ 384,000	\$ 384,000	\$ 384,000	1, 2, 3, 4, 5, 7, 8, 9
7	Storm Ditch Twp 553 (7)	\$ -	\$ 256,000	\$ 256,000	\$ 256,000	1, 2, 3, 4, 5, 7, 8, 9
8	Storm Ditch Twp 553 (8)	\$ -	\$ 256,000	\$ 256,000	\$ 256,000	1, 2, 3, 4, 5, 7, 8, 9
9	Storm Ditch Hwy 825 (9)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	1, 2, 3, 4, 5, 7, 8, 9
10	Storm Ditch Twp 554 (10)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	1, 2, 3, 4, 5, 7, 8, 9
11	Storm Ditch Twp 554 (11)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	1, 2, 3, 4, 5, 7, 8, 9
12	Storm Ditch Twp 554 (12)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	1, 2, 3, 4, 5, 7, 8, 9
13	Storm Ditch Twp 554 (13)	\$ -	\$ 156,000	\$ 156,000	\$ 156,000	1, 2, 3, 4, 5, 7, 8, 9
14	Storm Ditch RR 230 (14)	\$ -	\$ 78,000	\$ 78,000	\$ 78,000	1, 2, 3, 4, 5, 7, 8, 9
15	Storm Ditch Hwy 825 (15)	\$ -	\$ 292,500	\$ 292,500	\$ 292,500	1, 2, 3, 4, 5, 7, 8, 9
		\$ 59,077	\$ 3,282,500	\$ 3,341,577	\$ 3,341,577	

Schedule "C"

Off-Site Levy Rates for the Benefitting Area

Area Ref. #	Transportation Charges	Water Charges	Sanitary Charges	Storm Charges	Total
1.0	\$ 54,486	\$ 19,803	\$ 12,018	\$ 7,368	\$ 93,674
2.0	\$ 54,486	\$ 19,803	\$ 15,016	\$ 7,368	\$ 96,673
3.0	\$ 54,486	\$ 16,025	\$ 36,848	\$ 7,368	\$ 114,727
4.0	\$ 54,486	\$ 16,025	\$ 33,850	\$ 7,368	\$ 111,729
5.0	\$ 54,486	\$ 16,025	\$ 18,314	\$ 7,368	\$ 96,193
6.0	\$ 54,486	\$ 16,025	\$ -	\$ -	\$ 70,511
7.0	\$ 54,486	\$ 16,025	\$ 2,998	\$ 7,368	\$ 80,877
8.0	\$ 54,486	\$ 19,803	\$ 12,737	\$ 7,368	\$ 94,394
9.0	\$ 54,486	\$ 19,803	\$ 9,739	\$ 7,368	\$ 91,396
10.0	\$ 54,486	\$ 19,031	\$ 9,739	\$ 1,813	\$ 85,069
11.0	\$ 54,486	\$ 19,031	\$ 9,739	\$ 1,813	\$ 85,069
12.0	\$ 54,486	\$ 12,181	\$ 3,037	\$ 1,813	\$ 71,517
13.0	\$ 54,486	\$ 12,181	\$ -	\$ -	\$ 66,667
14.0	\$ 54,486	\$ 12,181	\$ -	\$ -	\$ 66,667
15.0	\$ 54,486	\$ 6,879	\$ 3,037	\$ 1,813	\$ 66,216
16.0	\$ 54,486	\$ 13,729	\$ 5,638	\$ 1,813	\$ 75,666
17.0	\$ 54,486	\$ 13,729	\$ 5,638	\$ 1,813	\$ 75,666
18.0	\$ 54,486	\$ 23,375	\$ 2,871	\$ 1,813	\$ 82,545
19.0	\$ 54,486	\$ 23,375	\$ 2,871	\$ -	\$ 80,731
20.0	\$ 54,486	\$ 23,375	\$ 8,861	\$ -	\$ 86,722
21.0	\$ 54,486	\$ 23,375	\$ 8,861	\$ -	\$ 86,722
22.0	\$ 54,486	\$ 23,375	\$ 8,861	\$ -	\$ 86,722
23.0	\$ 54,486	\$ 23,375	\$ 8,861	\$ -	\$ 86,722
24.0	\$ 54,486	\$ 23,375	\$ 7,653	\$ -	\$ 85,514
25.0	\$ 54,486	\$ 23,375	\$ 7,653	\$ -	\$ 85,514
26.0	\$ 54,486	\$ 23,375	\$ 7,653	\$ -	\$ 85,514
27.0	\$ 54,486	\$ 23,375	\$ 12,451	\$ -	\$ 90,311
28.0	\$ 54,486	\$ 23,375	\$ -	\$ -	\$ 77,861
29.0	\$ 54,486	\$ 23,375	\$ -	\$ -	\$ 77,861