

Regional Stormwater Offsite Levy Bylaw Proposed Updates

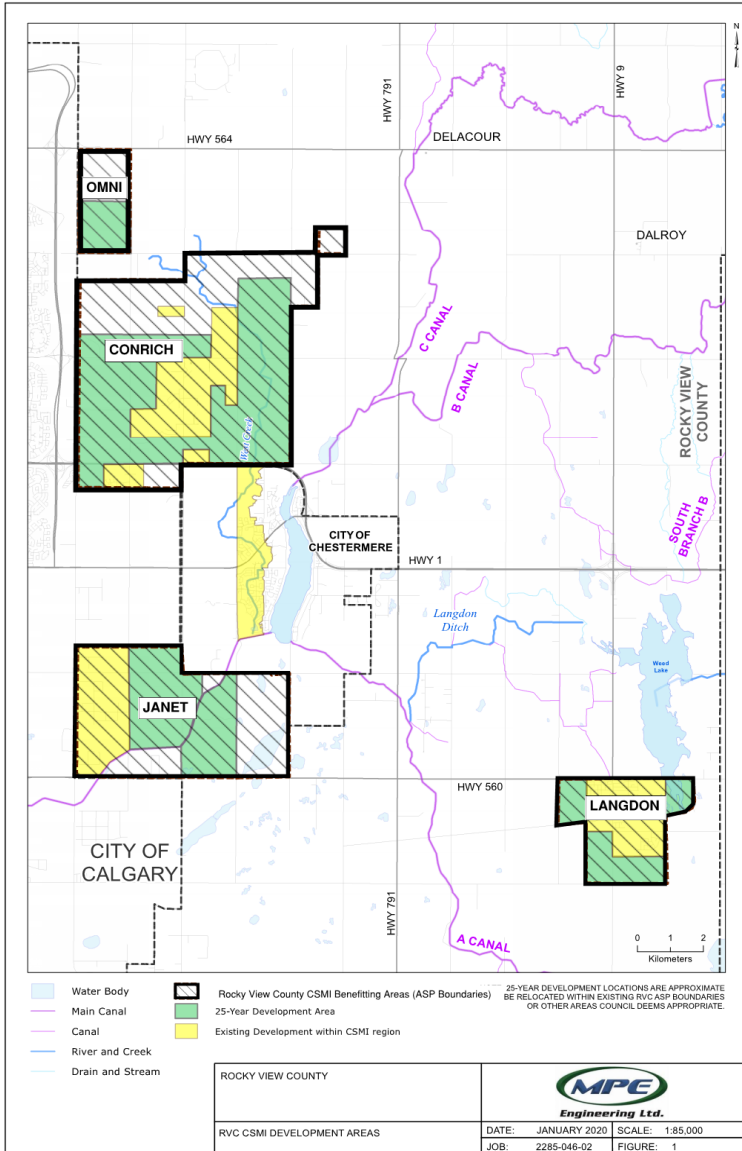
July 23, 2024

Jeannette Lee, Acting Executive Director, Operations
Manager Capital & Engineering Services



ATTACHMENT B: PRESENTATION

Current Off-Site Levy Schedule



Off-Site Levy Schedule	Cost	Service Area Map
Schedule A-1: CSMI Levy	\$14,807 / Ha (\$5,992 / acre)	Map A
Schedule A-2: Langdon Regional Drainage Levy	\$7,879/ha (\$3,188/acre)	Map B

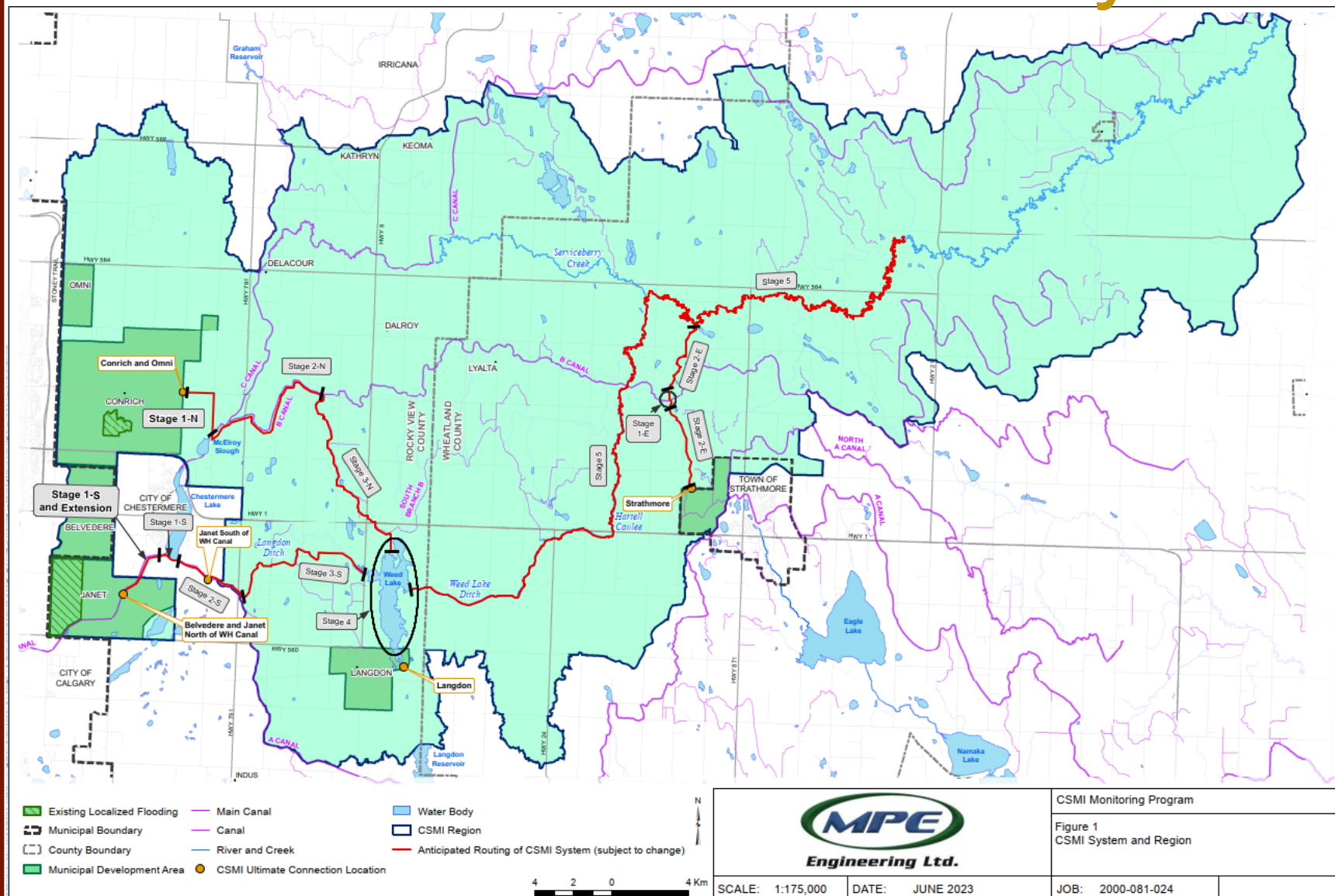


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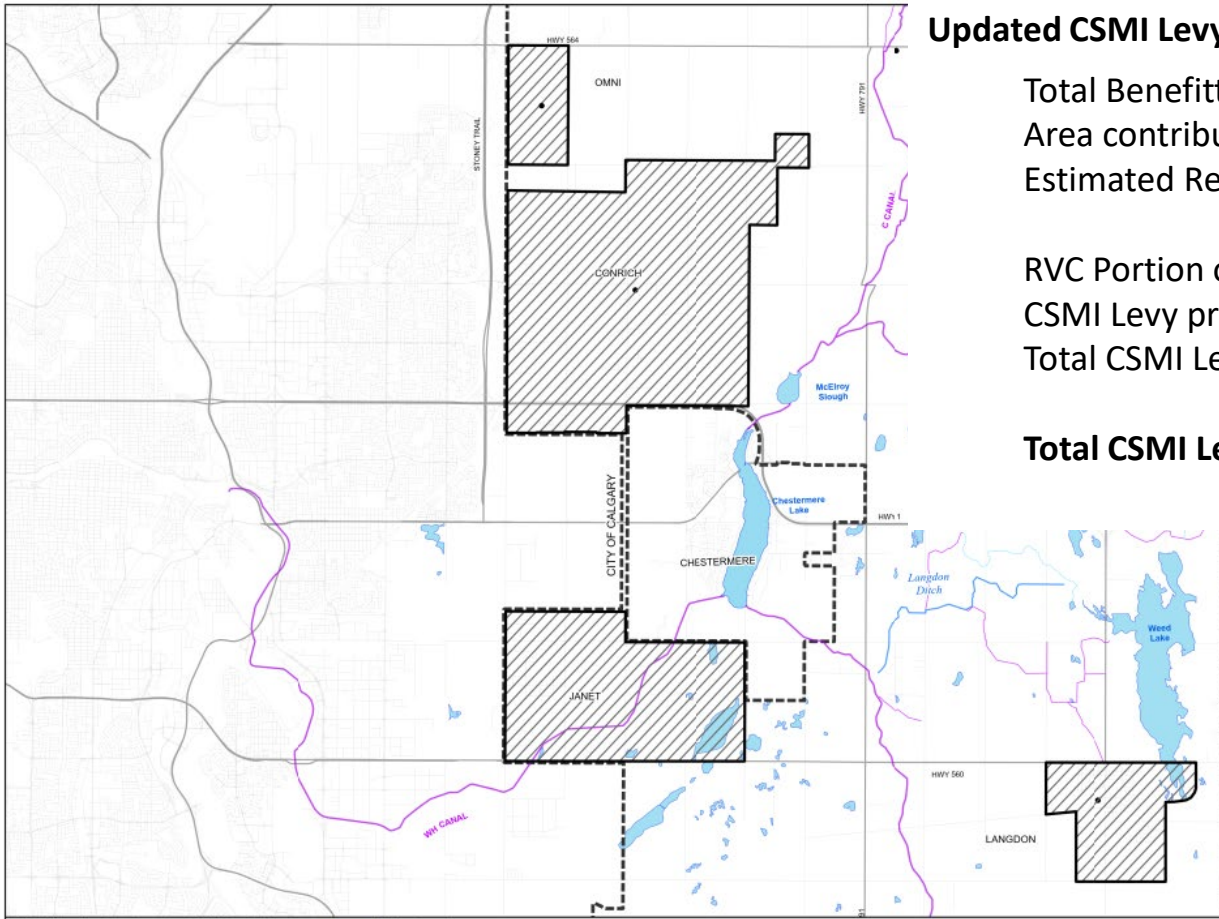
CSMI Levy

What's Changed Since 2020 Bylaw Adopted ?

- CSMI Cooperative has been established
- WaterSmart Solutions Ltd. was retained to manage the Cooperative
- Current CSMI Cooperative members include:
 - Rocky View County
 - WID
 - City of Calgary
 - The Town of Strathmore
 - Chestermere and Wheatland County have withdrawn from CSMI
- Stage 1-S Bypass south of Chestermere lake has been completed
- Stage 1-E the Bazant Underdrain has been completed
- Detailed design is underway for extension of 1-S to Janet and 2-S to The Langdon Ditch



Updated CSMI Levy



Updated CSMI Levy

Total Benefitting Area (25-year development estimates) =	9,798 acres
Area contributed to CSMI levy prior to 2024=	<u>541 acres</u>
Estimated Remaining Development Acreage =	9257 acres
RVC Portion of CSMI System Cost=	\$79,913,700
CSMI Levy prior to 2024 =	<u>\$2,775,500</u>
Total CSMI Levy Cost =	\$77,138,200
Total CSMI Levy =	\$8,333/acre

- Rocky View County CSMI Benefitting Areas
- Municipal Boundary
- County Boundary
- Water Body
- Main Canal
- Canal
- River and Creek
- Drain and Stream



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SCALE: 1:110,000 DATE: MARCH 2024



Langdon Regional Drainage Levy



What's Changed Since 2020 Bylaw Adopted ?

- Feasibility assessment for the Glenmore Redirection has been completed
- The Glenmore Redirection project detailed design is underway

Updated Langdon Regional Drainage Levy:

Total Benefitting Area (ASP based) =	2446 acres
Estimated Developed Area =	<u>1440 acres</u>
Estimated Remaining Development Acreage =	1006 acres

Langdon Stormwater Infrastructure Costs=	\$10,717,300
Langdon Levy prior to 2024 =	<u>\$51,600</u>
Total Langdon Levy Cost =	\$10,665,700

Total Langdon Levy = \$10,602/acre



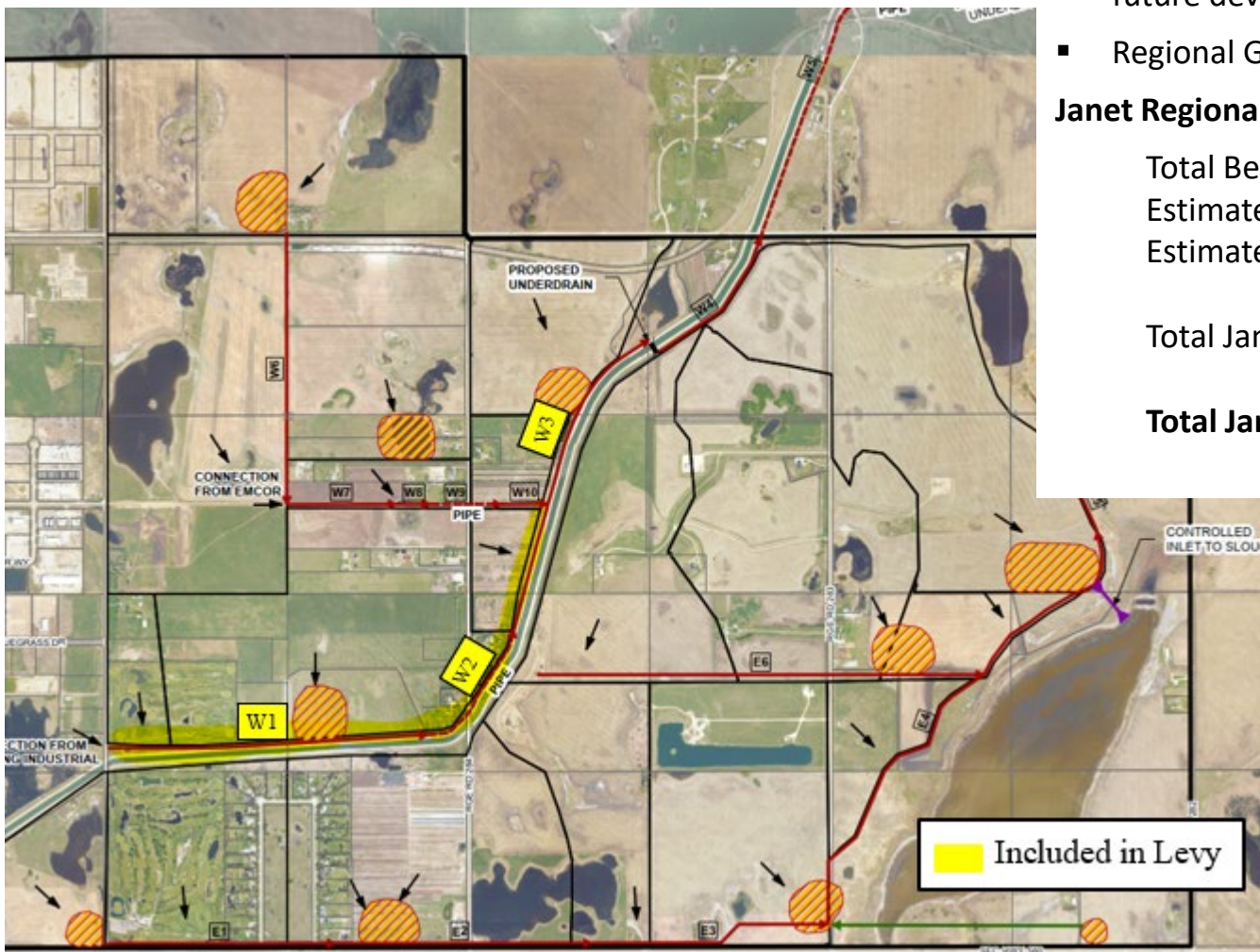
New Janet Schedule

Janet Drainage Infrastructure

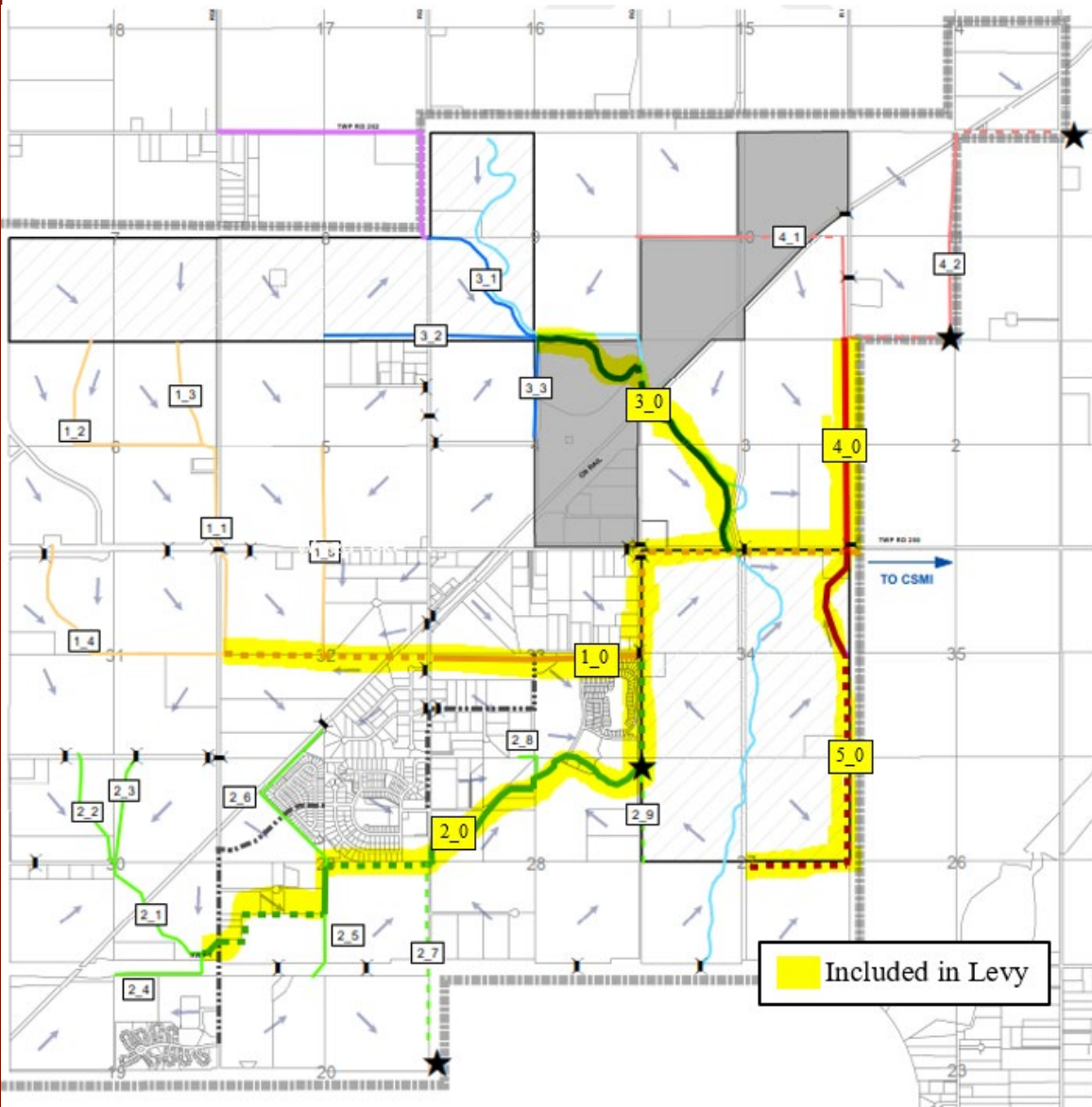
- Local conveyance system connecting to CSMI to service existing and future development on the north and west side of the WH Canal.
- Regional Gravity Conveyance – pipe system

Janet Regional Drainage Levy:

Total Benefitting Area (ASP based) =	3010 acres
Estimated Developed Area =	<u>1234 acres</u>
Estimated Remaining Development Acreage =	1776 acres
Total Janet Stormwater Infrastructure Costs=	\$11,898,700
Total Janet Levy =	\$6,700/acre



New Conrich Schedule



Master Drainage Plan (2023 costs)

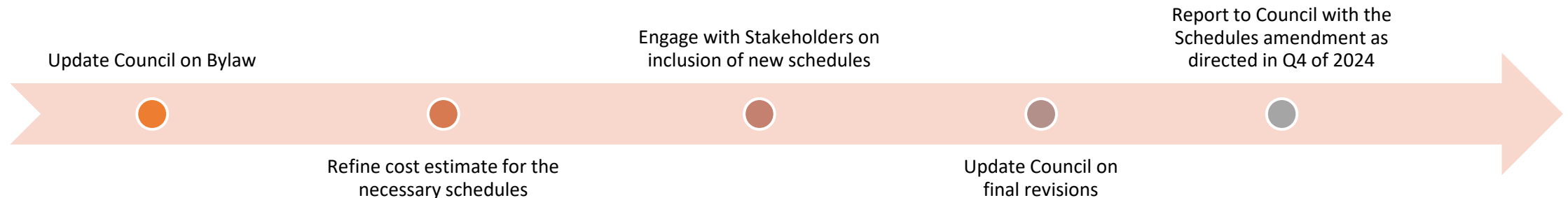
- Local conveyance system connecting to CSMI to service existing and future development
- Regional Gravity and Force main Conveyance

Conrich Regional Drainage Levy:

Total Benefitting Area (ASP based) =	10,897 acres
Estimated Developed Area =	<u>971 acres</u>
Estimated Remaining Development Acreage =	9,926 acres
Total Conrich Stormwater Infrastructure Costs=	\$25,630,800
Total Conrich Levy =	\$2,582/acre

Next Steps....

- Stakeholder Consultation on Bylaw
- Website – Supporting Information
- Engage industry representatives and stakeholders on updates/changes
- Final Edits & Consolidate Feedback
- Prepare final bylaw package for Council consideration
- Bylaw would then apply to development after the date of adoption - 2025



Comments and Question

