



BYLAW C-8548-2024

A bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing an off-site levy for regional water and wastewater utility facilities.

WHEREAS, in accordance with section 648 of the *Municipal Government Act*, Council may by bylaw provide for the imposition and payment of a levy, to be known as an off-site levy, in respect of land that is to be subdivided or developed and to authorize agreements to be entered into in respect of the off-site levy;

AND WHEREAS Rocky View County Council deems it desirable to establish an off-site levy for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm ~~MPE Engineering Ltd.~~ **MPE a Division of Englobe (Formerly MPE Engineering Ltd.)** to prepare a report in 2013 for the fair and equitable calculation and allocation of an off-site levy for regional water and wastewater utility facilities in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the off-site levy established by this bylaw;

AND WHEREAS based upon the information and principles set out in the updated report prepared by ~~MPE Engineering Ltd.~~ **MPE a Division of Englobe (Formerly MPE Engineering Ltd.)**, being the *2023 Off-Site Levy Update*, dated February 29, 2024, and **Rocky View County Council** wishes to adopt a bylaw to impose and provide for the payment of an off-site levy, to set out the object of the off-site levy, to set the amount of the off-site levy, to indicate how the amount of the off-site levy was determined, and to authorize agreements to be entered into in respect of payment of the off-site levy;

NOW THEREFORE the Rocky View County Council, duly assembled, enacts as follows:

Title and Definitions

- 1 This bylaw may be cited as the *Regional Water and Wastewater Off-Site Levy Bylaw*.
- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* and the *Land Use Bylaw*, except for the definitions provided in Schedule 'A' of this bylaw, as the context requires.

Purpose and Interpretation

- 3 The purpose of this bylaw is to:
 - (1) impose and provide for the payment of off-site levies in respect of lands that are to be subdivided or developed and that will require servicing from regional water or wastewater utility facilities;
 - (2) set out the object of the off-site levy;



- (3) indicate how the amount of the off-site levy was determined; and
 - (4) authorize Rocky View County to enter into agreements for the payment of the off-site levy.
- 4 The object of the off-site levy imposed and collected pursuant to this bylaw is to pay for all, or any portion, of the capital costs for any or all of the following:
 - (1) new or expanded regional water utility facilities for the storage, transmission, treatment, or supplying of water;
 - (2) new or expanded regional wastewater utility facilities for the treatment, movement, or disposal of sanitary sewage; or
 - (3) land required for or in connection with any regional water or wastewater utility facilities described in this bylaw.
- 5 Nothing in this bylaw shall be interpreted as precluding Rocky View County's Subdivision Authority or Development Authority from requiring an owner or developer of lands to construct or pay for all or a portion of regional water or wastewater utility infrastructure having oversized capacity as a condition of a development permit or subdivision approval in accordance with the *Municipal Government Act*.
- 6 The following schedules are attached to and form part of this bylaw:
 - (1) Schedule 'A' – Definitions;
 - (2) Schedule 'B' – Development Area Map;
 - (3) Schedule 'C' – Service Area Maps;
 - (4) Schedule 'D' – Off-Site Levy Determinations; and
 - (5) Schedule 'E' – Off-Site Levy Summaries.

Imposition of the Off-Site Levy

- 7 An off-site levy as provided for under the *Municipal Government Act* is imposed in respect of all lands that are to be subdivided or developed within Rocky View County and that will require water or wastewater servicing from any of the regional water or wastewater utility facilities included in this bylaw, except for any land where off-site levies have been previously imposed and collected in full for the same purpose as provided for in this bylaw.
- 8 The off-site levy is imposed at the rates and on the terms specified by this bylaw **as detailed in Schedules 'B' through 'E' of this bylaw**. The off-site levy imposed by this bylaw will apply to all new development permit and subdivision approvals after the coming into full force and effect of this bylaw with respect to lands that will require servicing from the regional water or wastewater utility facilities.



- 9 The off-site levy will be imposed as a condition of a development permit or subdivision approvals in accordance with this bylaw when such approval occurs after the coming into full force and effect of this bylaw.
- 10 Council, in its sole and unfettered discretion, may defer the imposition of the off-site levy under this bylaw, in whole or in part, to the next development permit or subdivision approval affecting the lands:
 - (1) if Council determines that it is appropriate to defer the imposition of the off-site levy on the lands as a condition of the development permit or subdivision approval; and
 - (2) subject always to receipt of a report from Rocky View County or consultation with the County.
- 11 Despite any other provision in this bylaw, Rocky View County may impose further or different off-site levies, duly imposed by bylaw, on any portion of lands that are the subject of a development permit or subdivision approval and which the County has not already collected an off-site levy imposed by this bylaw or any previous off-site levy bylaw authorized by the *Municipal Government Act* or predecessor legislation for the same purpose as provided for in this bylaw.

Off-Site Levy Payments

- 12 Rocky View County may enter into agreements, including development agreements, with owners of lands subject to the imposition of the off-site levy for the payment of the off-site levy imposed on those lands by this bylaw.
- 13 The off-site levy imposed by this bylaw must be paid upon the earlier of the following dates:
 - (1) the issuance of a development permit in respect of the lands if no development agreement is required as a condition of the development permit approval;
 - (2) prior to the endorsement of a plan of subdivision in respect of the lands if no development agreement is required as a condition of the subdivision approval; or
 - (3) the date(s) required for payment of the off-site levy as set forth within a development agreement pursuant to the conditions of a development permit or subdivision approval in respect of the lands.
- 14 Any payment of the off-site levy imposed by this bylaw that is not paid when due and owing is a debt owing to Rocky View County and will be subject to the accrual of interest as determined by the County's policies. This provision does not affect any other remedy available to Rocky View County for late or non-payments of the off-site levy.
- 15 When the owner of lands subject to the off-site levy imposed by this bylaw fails, neglects, or refuses to pay the off-site levy imposed on the lands, to execute a required development agreement addressing the payment of the off-site levy imposed on the lands, or to provide sufficient security for the payment of the off-site levy imposed on the lands, Rocky View County may, in addition to any other rights or remedies available:



- (1) refuse to ~~issue~~ **release** a development permit or endorse a plan of subdivision until the owner of the lands had paid the off-site levy imposed on the lands, has executed the required development agreement address the payment of the off-site levy imposed on the land, or has provided sufficient security for the payment of the off-site levy imposed on the lands to the satisfaction of the Chief Administrative Officer, as the context requires; or
- (2) commence court proceedings for the recovery of the off-site levy as an amount due and payable to Rocky View County.

16 The Chief Administrative Officer may authorize and enter into development agreements that provide a credit to an owner or developer to be applied towards payment of the off-site levy payable by the owner or developer in an amount equivalent to all or a portion of the cost of construction incurred by the owner or developer in relation to the construction of the water and wastewater facility that is within scope of this bylaw.

Determination of the Off-Site Levy

- 17 The off-site levy imposed by this bylaw was determined in accordance with the information and calculations from the February 29, 2024 *2023 Off-Site Levy Update* report prepared by ~~MPE Engineering Ltd.~~ **MPE a Division of Englobe (Formerly MPE Engineering Ltd.)** , which is incorporated into this bylaw by reference and will be disclosed by Rocky View County upon request in accordance with section 24 of this bylaw.
- 18 The basis and determination of the off-site levy amount for each of the separate regional water or wastewater utility facilities for which an off-site levy has been imposed by this bylaw is shown in Schedule 'D' of this bylaw.
- 19 The total off-site levy amount imposed on lands that will require new or expanded regional water or wastewater utility facilities is shown in Schedule 'E' of this bylaw.
- 20 With respect to the cost of borrowing incurred by Rocky View County to fund the construction of water or wastewater utility facilities pursuant to this bylaw:
 - (1) the cost of borrowing that accrued up to and including December 31, 2022 is included in the calculation of the off-site levy within the schedules attached to and forming part of this bylaw; and
 - (2) the cost of borrowing accruing after December 31, 2022 will be calculated by Rocky View County and be required as part the off-site levy imposed and payable under this bylaw.

Off-Site Levy Administration and Off-Site Levy Fund

21 Council delegates to the Chief Administrative Officer the power and responsibility to administer and enforce this bylaw.



- 22 The Chief Administrative Officer must establish and maintain separate funds for each regional water or wastewater utility facility for which the off-site levy is being imposed by this bylaw. The off-site levy funds must be administered in accordance with the *Municipal Government Act* and be kept separate from Rocky View County's general funds or any other fund or account.

Annual Report to Council and Information Requests

- 23 The Chief Administrative Officer must, at least once per calendar year, provide Council with a report detailing all off-site levies imposed under this bylaw, collections and expenditures during the previous calendar year, unpaid off-site levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction of regional water or wastewater utility facilities for which the off-site levy has been imposed by this bylaw.
- 24 Rocky View County must disclose full information regarding off-site levy calculations, allocations, impositions, collections, costs, and payments upon request by an owner or ratepayer.

Severability

- 25 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Transition, Repeal, and Effective Date

- 26 Despite any other provision of this bylaw, all development permits or subdivisions approved prior to:
- (1) June 9, 2020 will be imposed the off-site levy amount prescribed by Bylaw C-7273-2013; or
 - (2) April 30, 2025 will be imposed the off-site levy amount prescribed by Bylaw C-8009-2020; and
- ~~the coming into full force and effect of this bylaw will be imposed the off-site levy amount prescribed by Bylaw C-8009-2020.~~
- 27 Bylaw C-8009-2020 will remain in full force and effect until the payment of any amounts imposed by Bylaw C-8009-2020, including as provided for in section 26 of this bylaw, have been fully paid or satisfied, whereupon the bylaw is repealed.
- 28 This bylaw is passed ~~and comes into full force and effect~~ when it receives third reading and is signed in accordance with the *Municipal Government Act*.
- 29 This bylaw comes into full force and effect on April 30, 2025.



READ A FIRST TIME this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING
this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



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Schedule 'A' – Definitions

- 1 **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate.
- 2 **"Commercial"** means any development or subdivision for commercial use as contemplated in the *Land Use Bylaw*.
- 3 **"Council"** means the Rocky View County Council.
- 4 **"County"** means Rocky View County.
- 5 **"Development"** has the same meaning as provided in the *Municipal Government Act*.
- 6 **"Development agreement"** means a development agreement as provided for in the *Municipal Government Act*.
- 7 **"Development area"** means the lands identified within the respective development areas provided for in Schedule 'B' of this bylaw.
- 8 **"Development permit"** has the same meaning as in the *Land Use Bylaw*.
- 9 **"Industrial"** means any development or subdivision for industrial use as contemplated in the *Land Use Bylaw*.
- 10 ~~**"Land Titles Act"** means the *Land Titles Act*, RSA 2000, c L-4, as amended or replaced from time to time.~~
- 11 **"Land Use Bylaw"** means Rocky View County's current *Land Use Bylaw*, as amended or replaced from time to time.
- 12 ~~**"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*.~~
- 13 **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 14 **"Off-site levy"** or **"off-site levies"** means the off-site levy imposed by this bylaw.
- 15 **"Off-Site Levies Regulation"** means the *Off-Site Levies Regulation*, AR 187/2017, as amended or replaced from time to time.
- 16 **"Regional wastewater utility"** means those new or expanded facilities for the treatment, movement, or disposal of sanitary sewage as described in Schedule 'D' of this bylaw, together with any land required for or in connection with any of those facilities; and
- 17 **"Regional water utility"** means those new or expanded facilities for the storage, transmission, treatment, or supplying of water as described in Schedule 'D' of this bylaw, together with any land required for or in connection with any of those facilities.

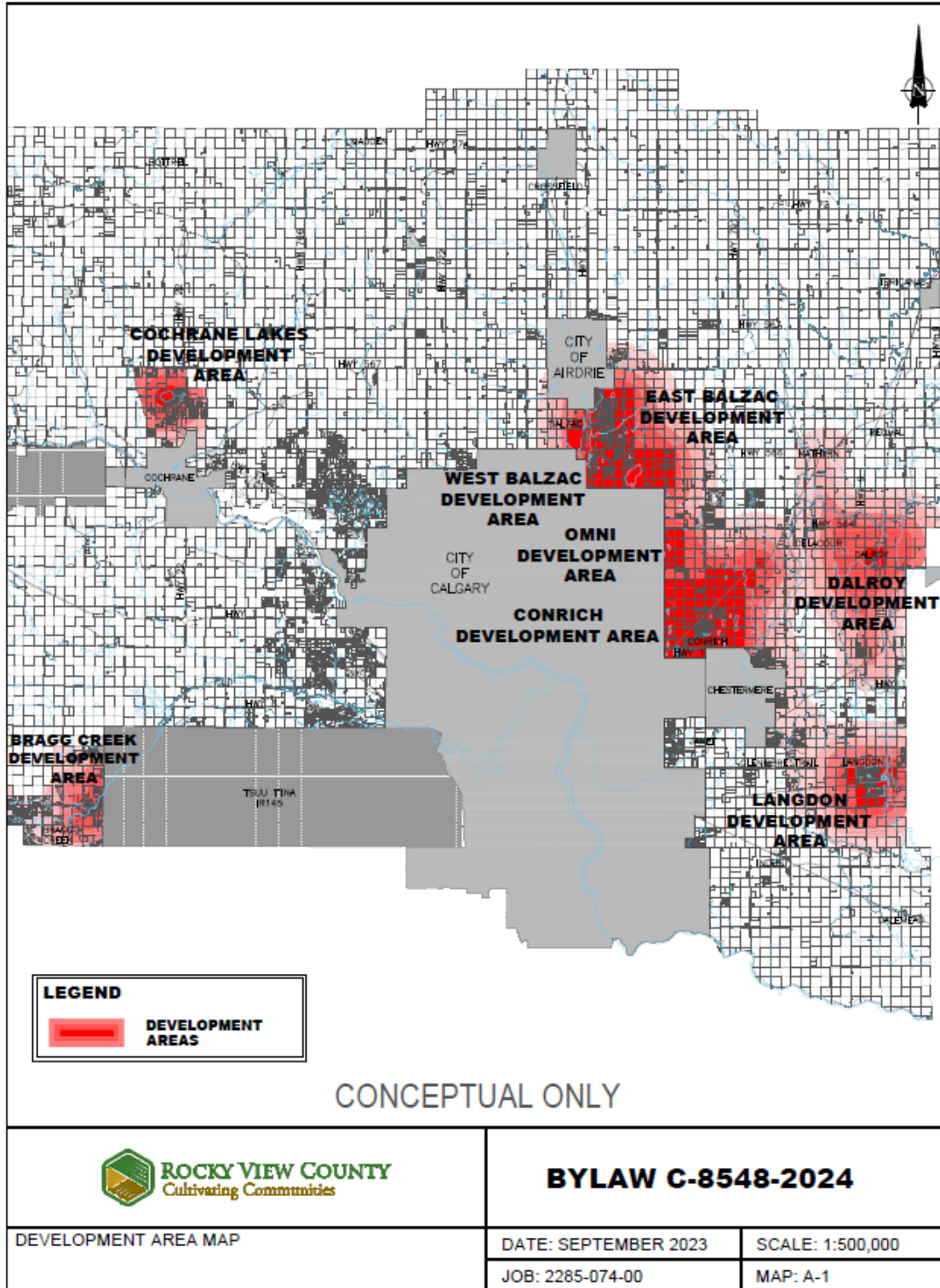


- ~~48~~ 16 **"Residential"** means any development or subdivision for residential use as contemplated in the *Land Use Bylaw*.
- ~~49~~ 17 **"Rocky View County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require.
- ~~20~~ 18 **"Service area"** means the lands identified within the respective service areas of Rocky View County's regional water utility and wastewater utility facilities provided for in Schedule 'B' of this bylaw, together with any other lands approved by Council to receive servicing from those regional water utility and wastewater utility facilities.
- ~~24~~ 19 **"Subdivision"** has the same meaning as provided in the *Municipal Government Act*.



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Schedule 'B' – Development Area Map





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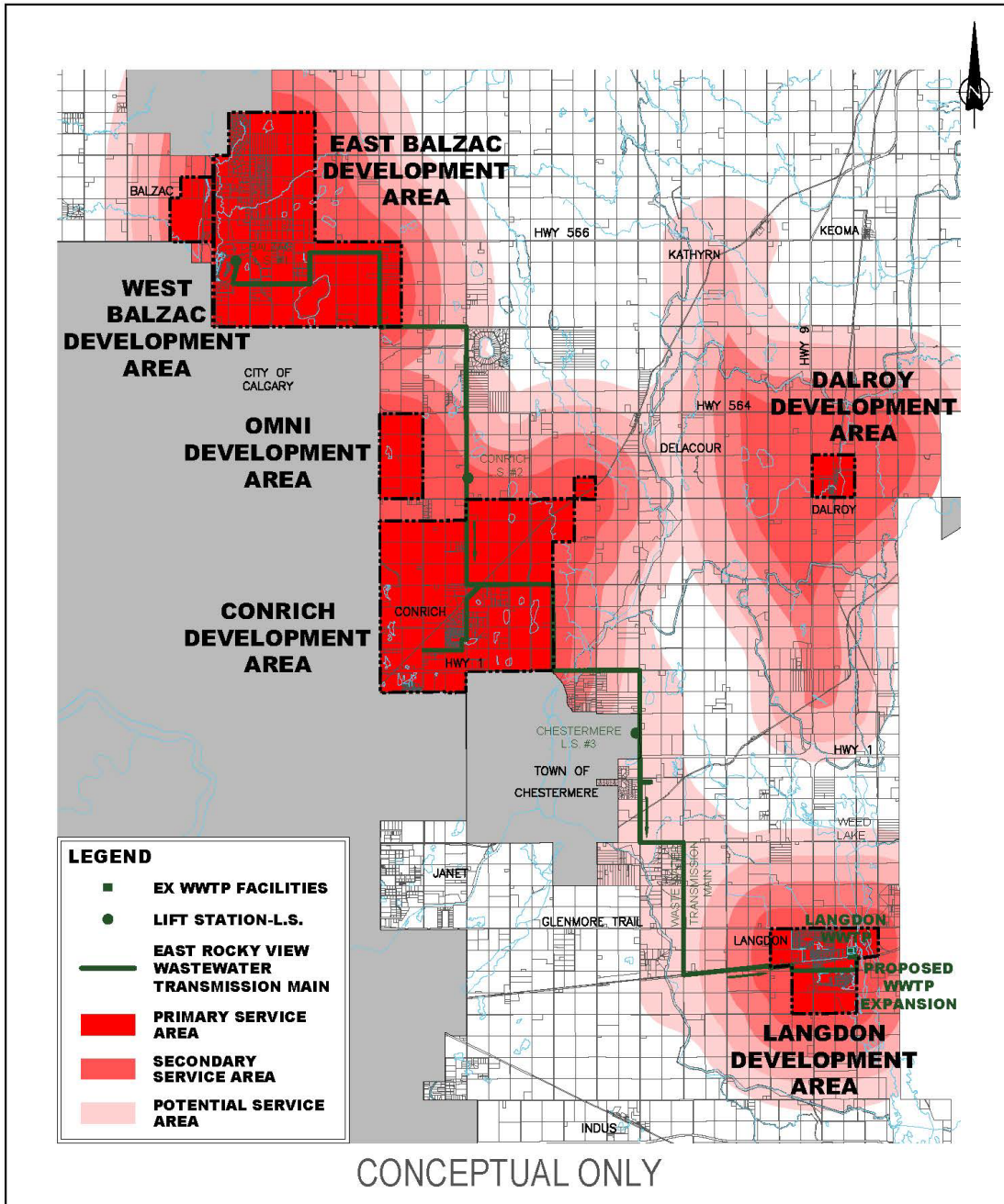
Schedule 'C' – Service Area Maps

- 'C-1' – Langdon Wastewater Treatment Plant
- 'C-2' – East Rocky View Wastewater Transmission Main and Regional Lift Stations
- 'C-3' – Langdon Wastewater Utilities
- 'C-4' – Dalroy Regional Lift Station and Wastewater Transmission Main
- 'C-5' – Cochrane Lakes Wastewater Transmission Main
- 'C-6' – Graham Creek Water Treatment Plant and Raw Water Reservoir
- 'C-7a' – East Balzac Transmission Main (Base)
- 'C-7b' – East Balzac Transmission Main (Oversize)
- 'C-8' – East Balzac Pump Station and Reservoir and RR293 Loop
- 'C-9a' – Conrich Transmission Main (Base)
- 'C-9b' – Conrich Transmission Main (Oversize)
- 'C-10' – Conrich Pump Station and Reservoir
- 'C-11' – East Rocky View Back-Up Loop
- 'C-12' – Bragg Creek Water and Wastewater
- 'C-13a' – West Balzac Wastewater Lift Station and Forcemain
- 'C-13b' – West Balzac Water Transmission Main



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Schedule 'C-1' – Langdon Wastewater Treatment Plant

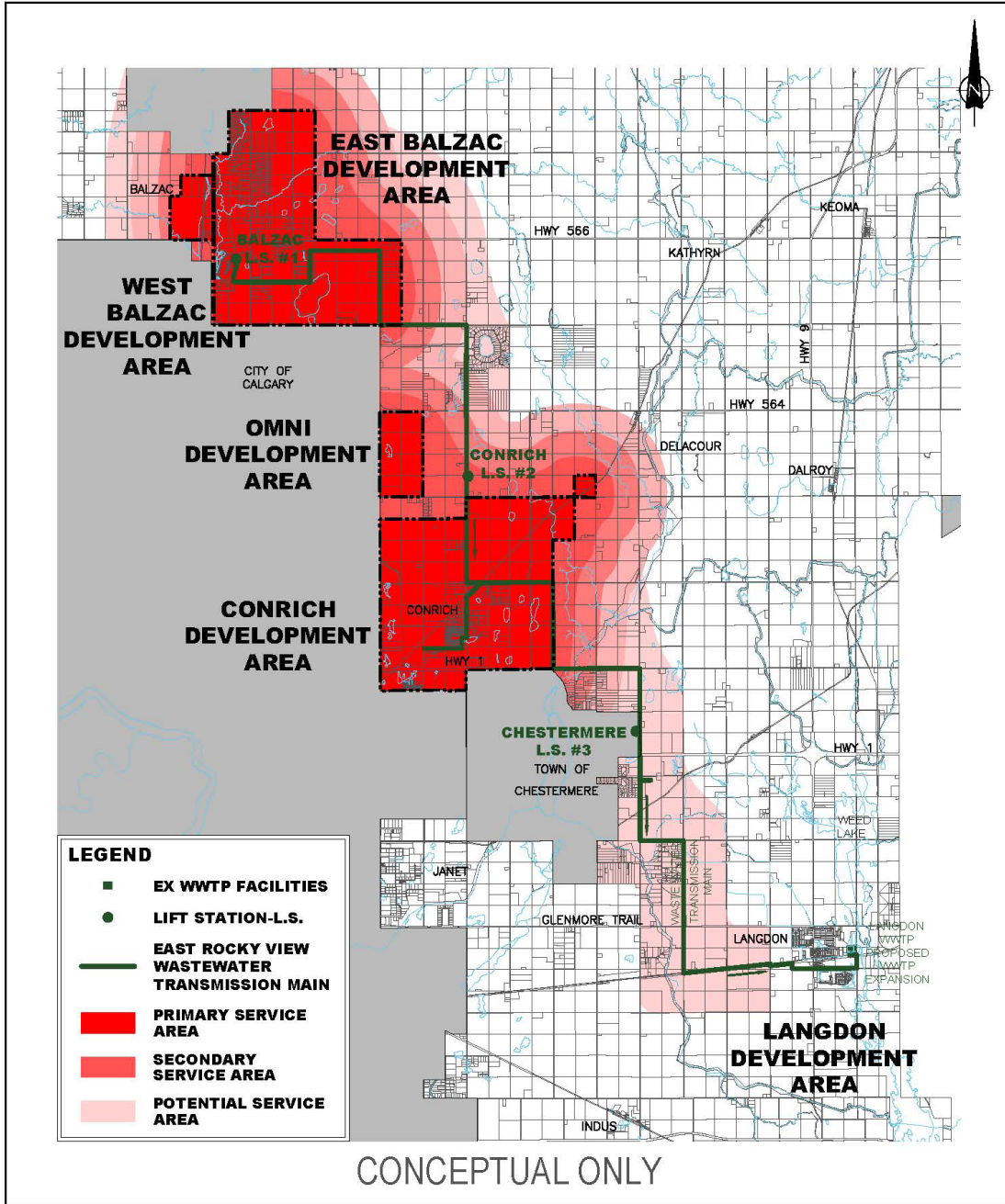


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP LANGDON WASTEWATER TREATMENT PLANT	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

**Schedule 'C-2' – East Rocky View Wastewater Transmission Main and Regional Lift
Stations**



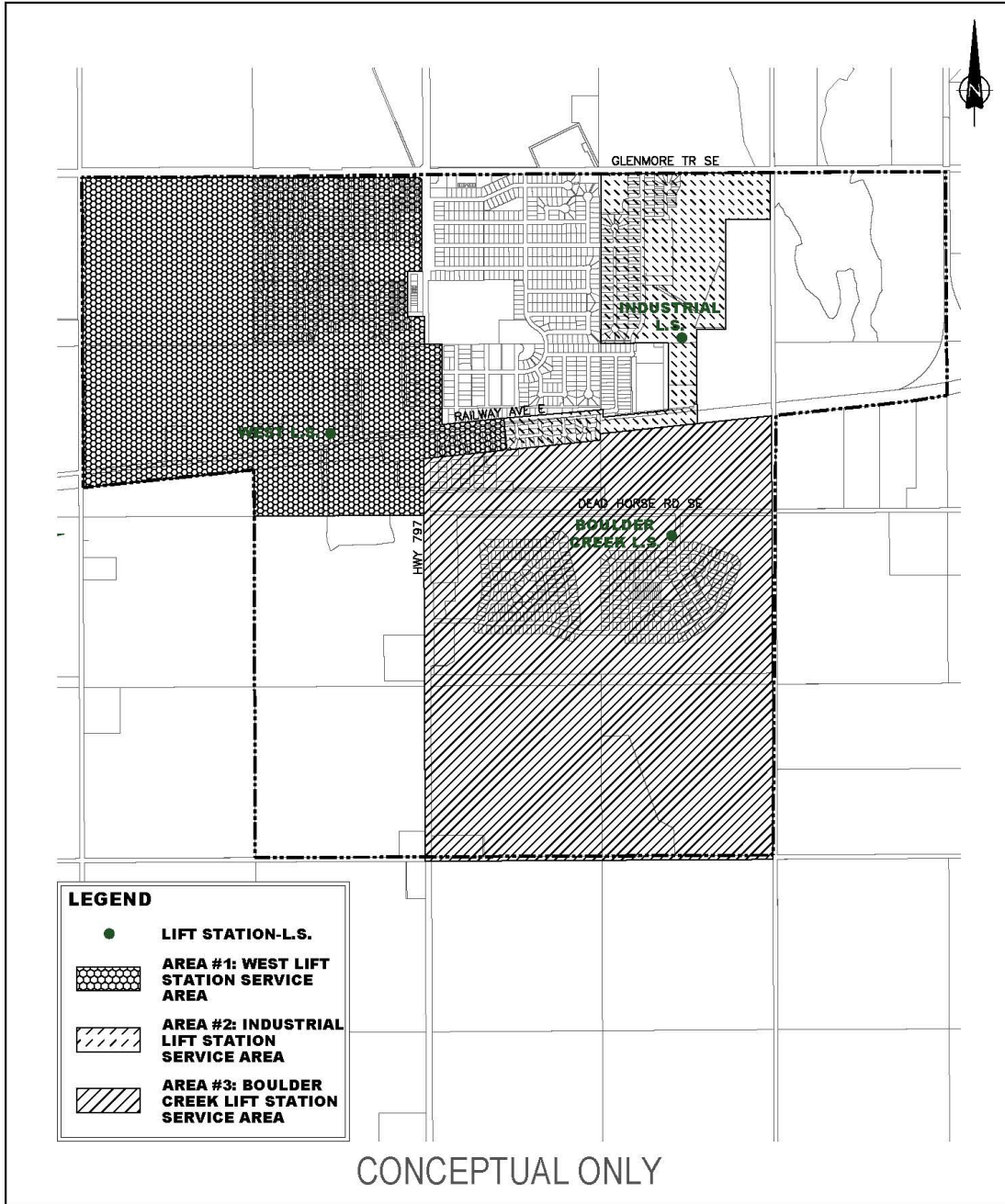
<p>ROCKY VIEW COUNTY Cultivating Communities</p>	<p>BYLAW C-8548-2024</p>
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<p>SERVICE AREA MAP EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN AND REGIONAL LIFT STATIONS</p>	<p>DATE: SEPTEMBER 2023 JOB: 2285-074-00</p>	<p>SCALE: 1:200,000 MAP: C-2</p>
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Schedule 'C-3' – Langdon Wastewater Utilities

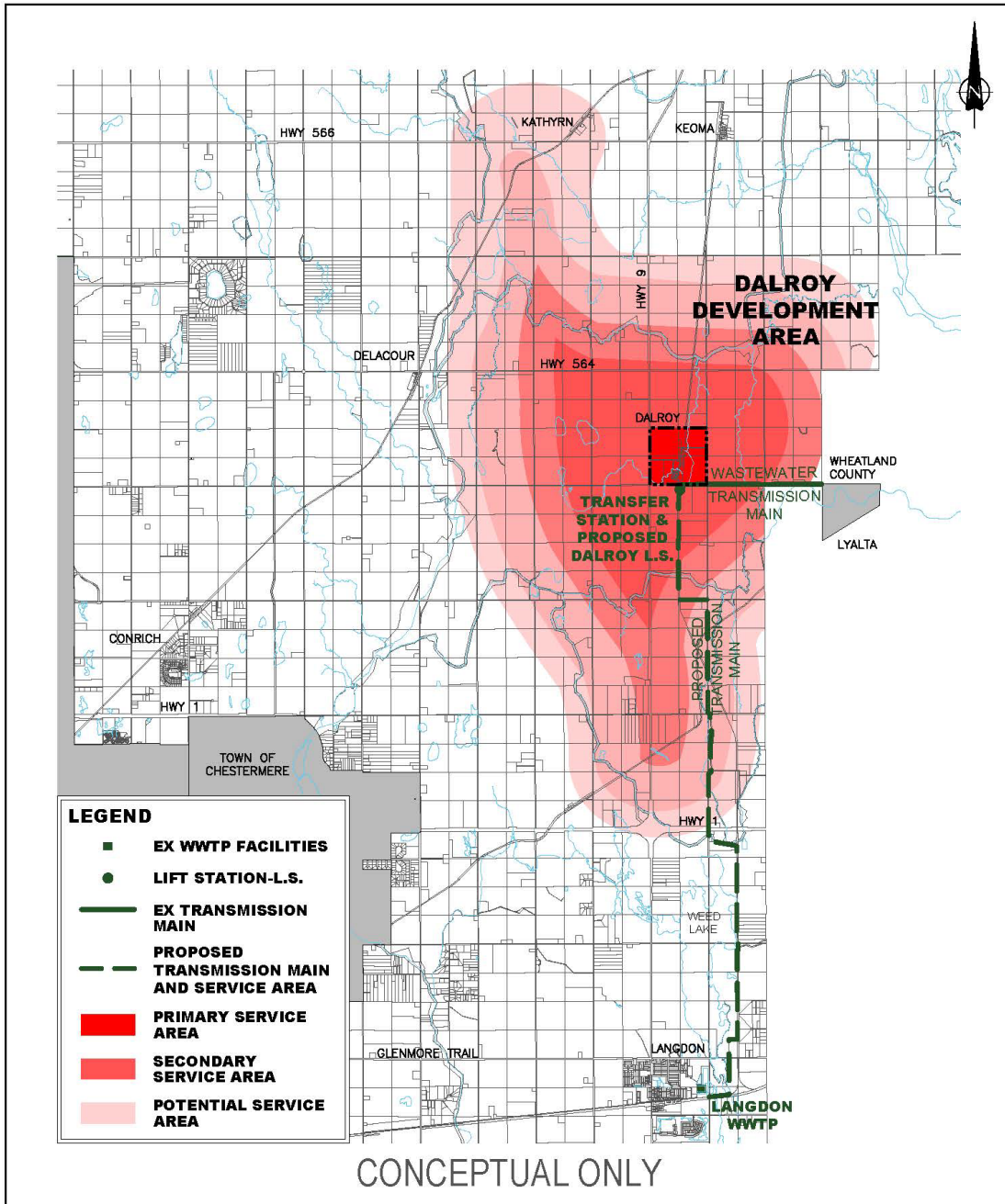


 ROCKY VIEW COUNTY Cultivating Communities	BYLAW C-8548-2024	
	SERVICE AREA MAP HAMLET OF LANGDON WASTEWATER UTILITIES	DATE: SEPTEMBER 2023
	JOB: 2285-074-00	MAP: C-3



Bylaw C-8548-2024

**Schedule 'C-4' – Dalroy Regional Sanitary Lift Station and Wastewater Transmission
Main**

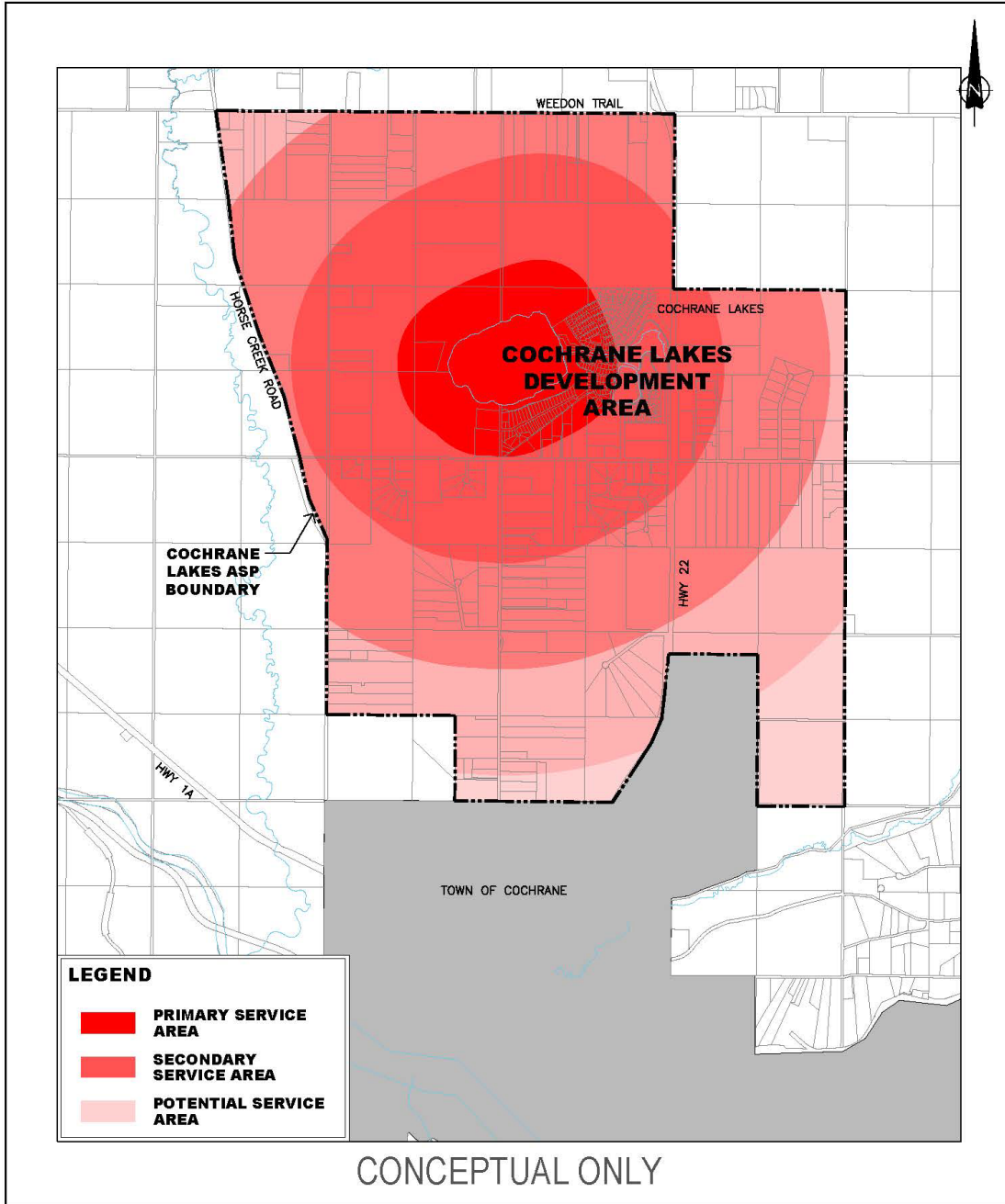


 ROCKY VIEW COUNTY Cultivating Communities	BYLAW C-8548-2024	
	SERVICE AREA MAP DALROY WASTEWATER SERVICE AREA	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-5' – Cochrane Lakes Wastewater Transmission Main

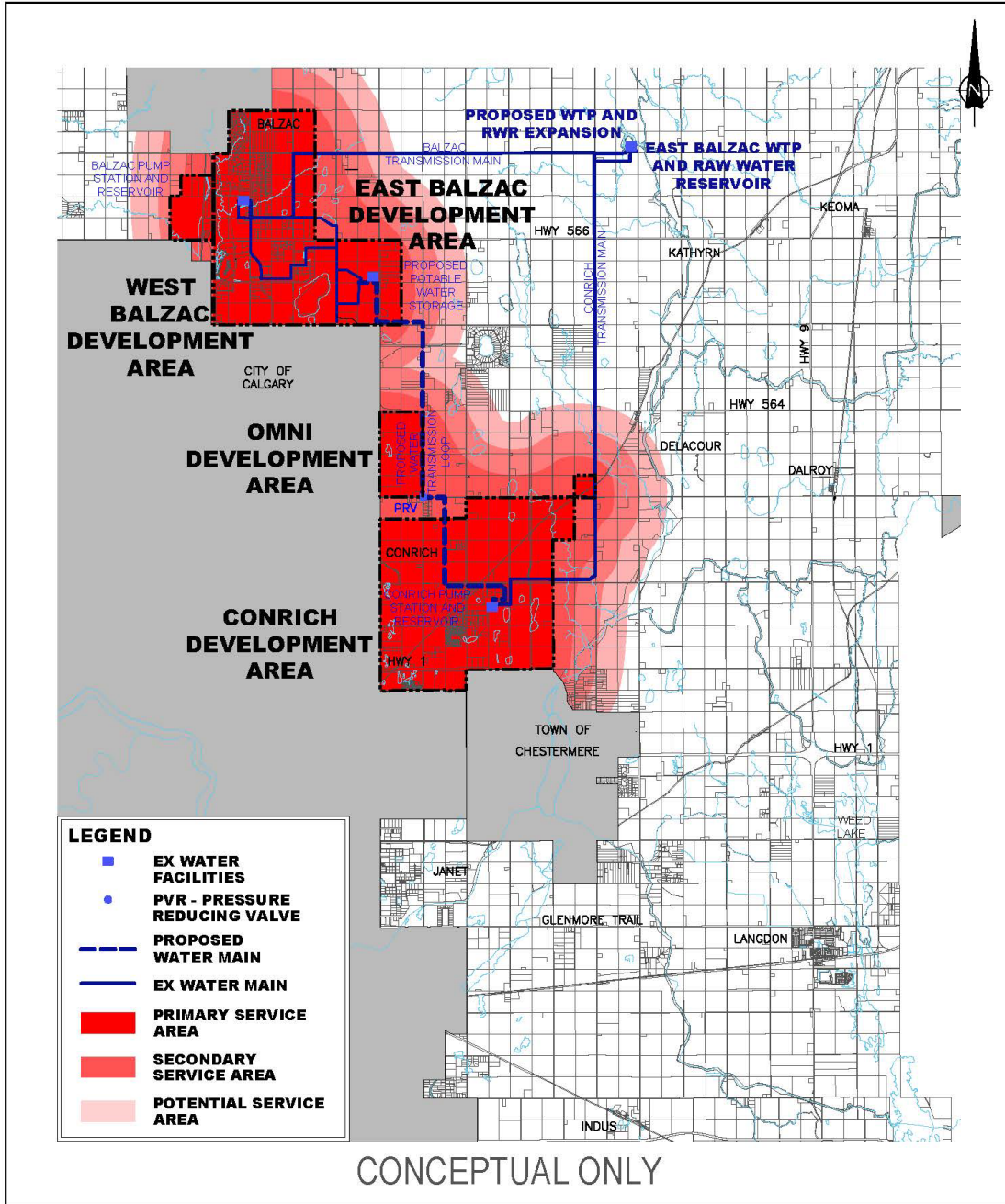


ROCKY VIEW COUNTY Cultivating Communities	BYLAW C-8548-2024				
SERVICE AREA MAP COCHRANE LAKES WASTEWATER SERVICE AREA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE: SEPTEMBER 2023</td> <td style="width: 50%;">SCALE: 1:50,000</td> </tr> <tr> <td>JOB: 2285-074-00</td> <td>MAP: C-5</td> </tr> </table>	DATE: SEPTEMBER 2023	SCALE: 1:50,000	JOB: 2285-074-00	MAP: C-5
DATE: SEPTEMBER 2023	SCALE: 1:50,000				
JOB: 2285-074-00	MAP: C-5				



Bylaw C-8548-2024

Schedule 'C-6' – Graham Creek Water Treatment Plant and Raw Water Reservoir

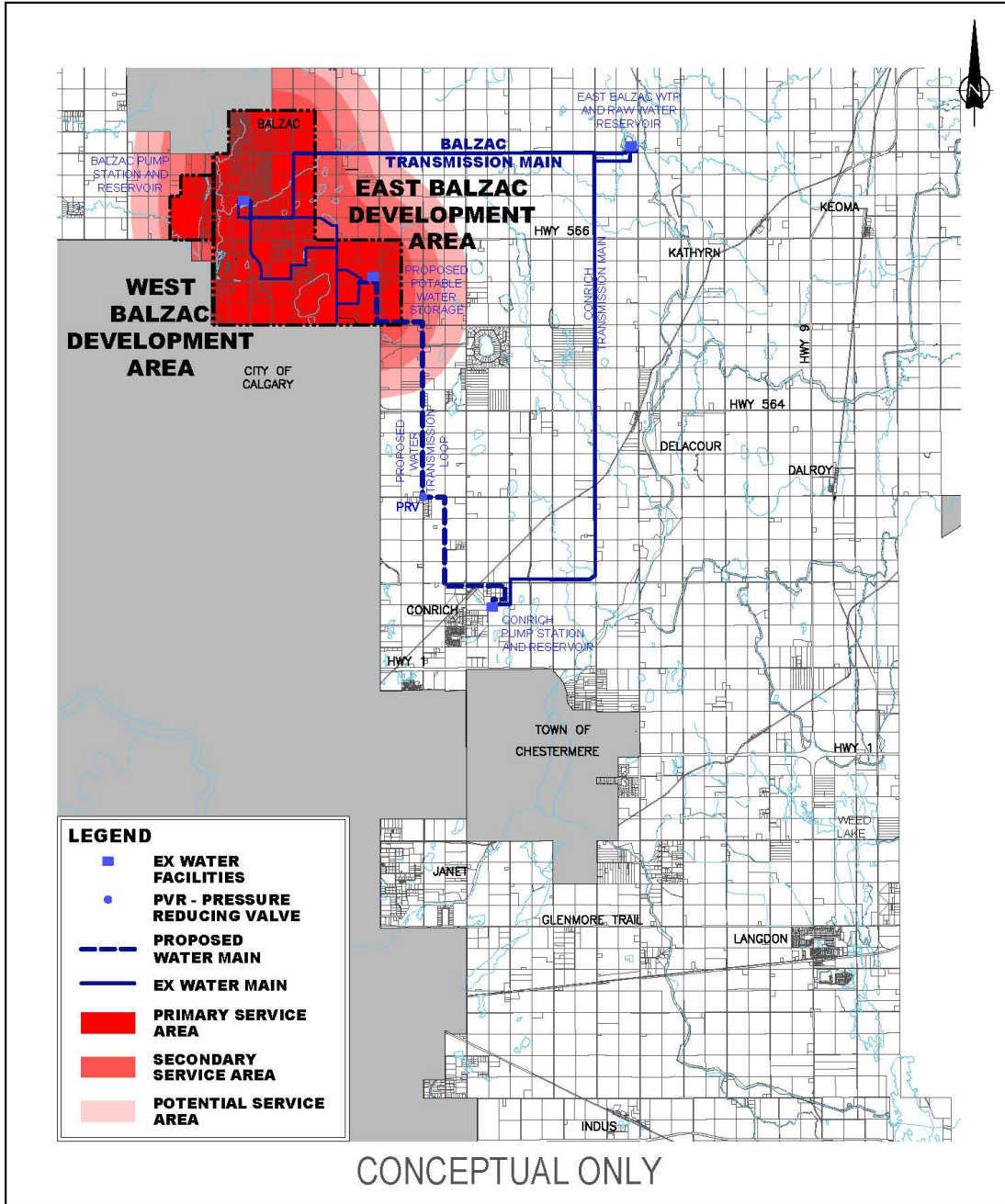


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP GRAHAM CREEK WATER TREATMENT PLANT AND RAW WATER RESERVOIR	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-7a' – East Balzac Transmission Main (Base)



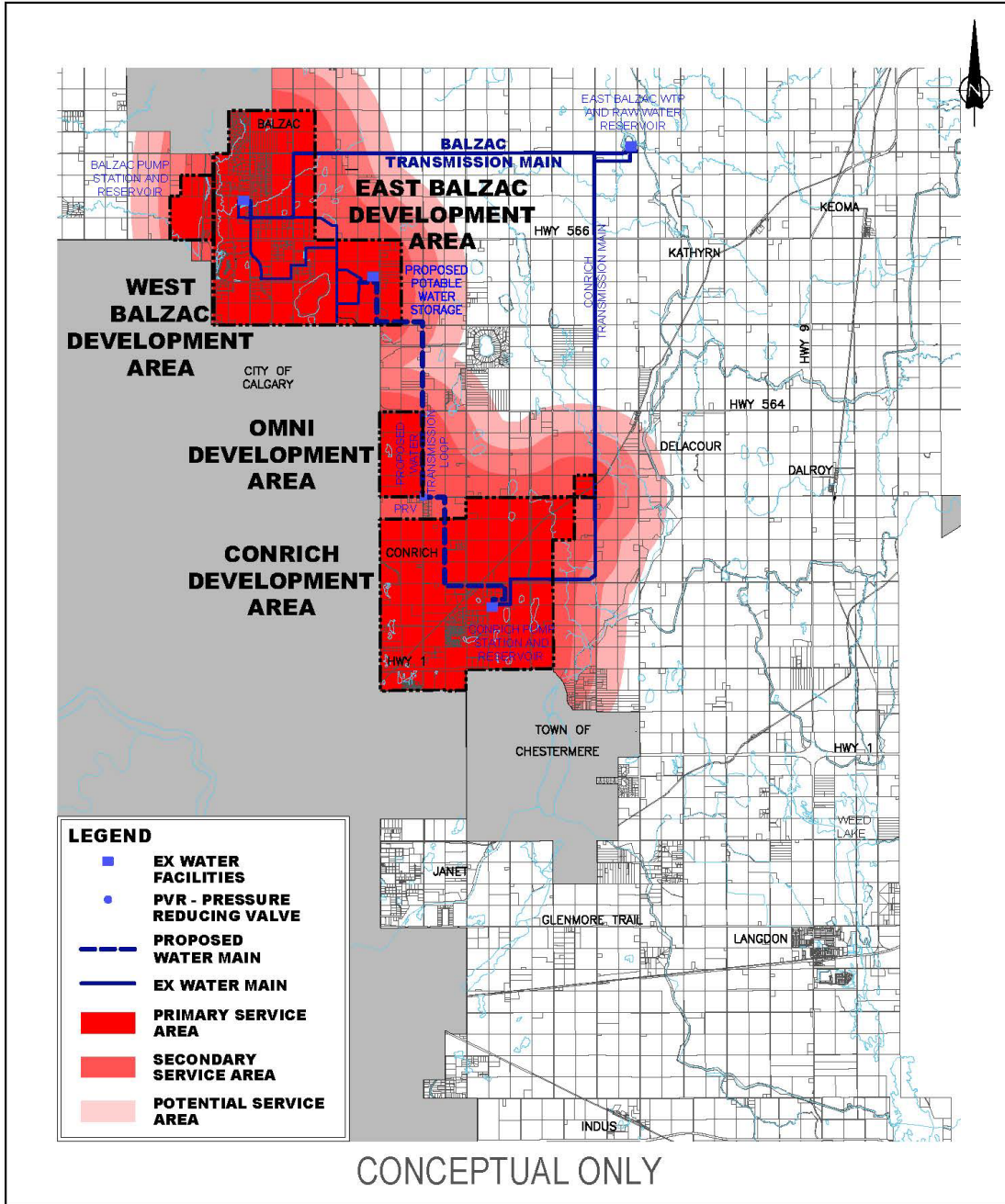
ROCKY VIEW COUNTY Cultivating Communities	BYLAW C-8548-2024
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SERVICE AREA MAP EAST BALZAC TRANSMISSION MAIN (BASE)	DATE: SEPTEMBER 2023 JOB: 2285-074-00	SCALE: 1:200,000 MAP: C-7a
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Bylaw C-8548-2024

Schedule 'C-7b' – East Balzac Transmission Main (Oversize)



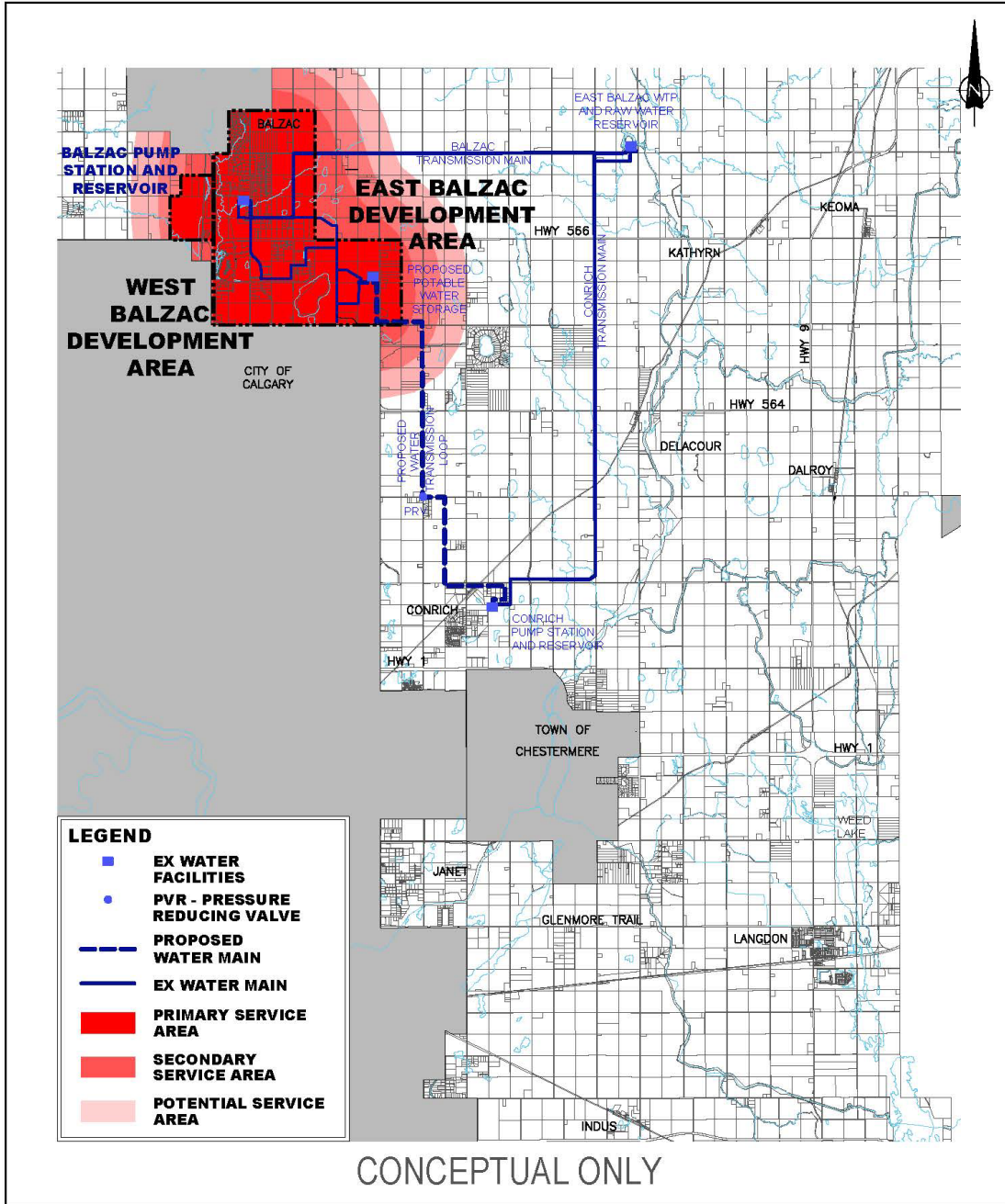
<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
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SERVICE AREA MAP EAST BALZAC TRANSMISSION MAIN (OVERSIZE)	DATE: SEPTEMBER 2023	SCALE: 1:200,000
	JOB: 2285-074-00	MAP: C-7b



Bylaw C-8548-2024

Schedule 'C-8' – East Balzac Pump Station and Reservoir and RR293 Loop



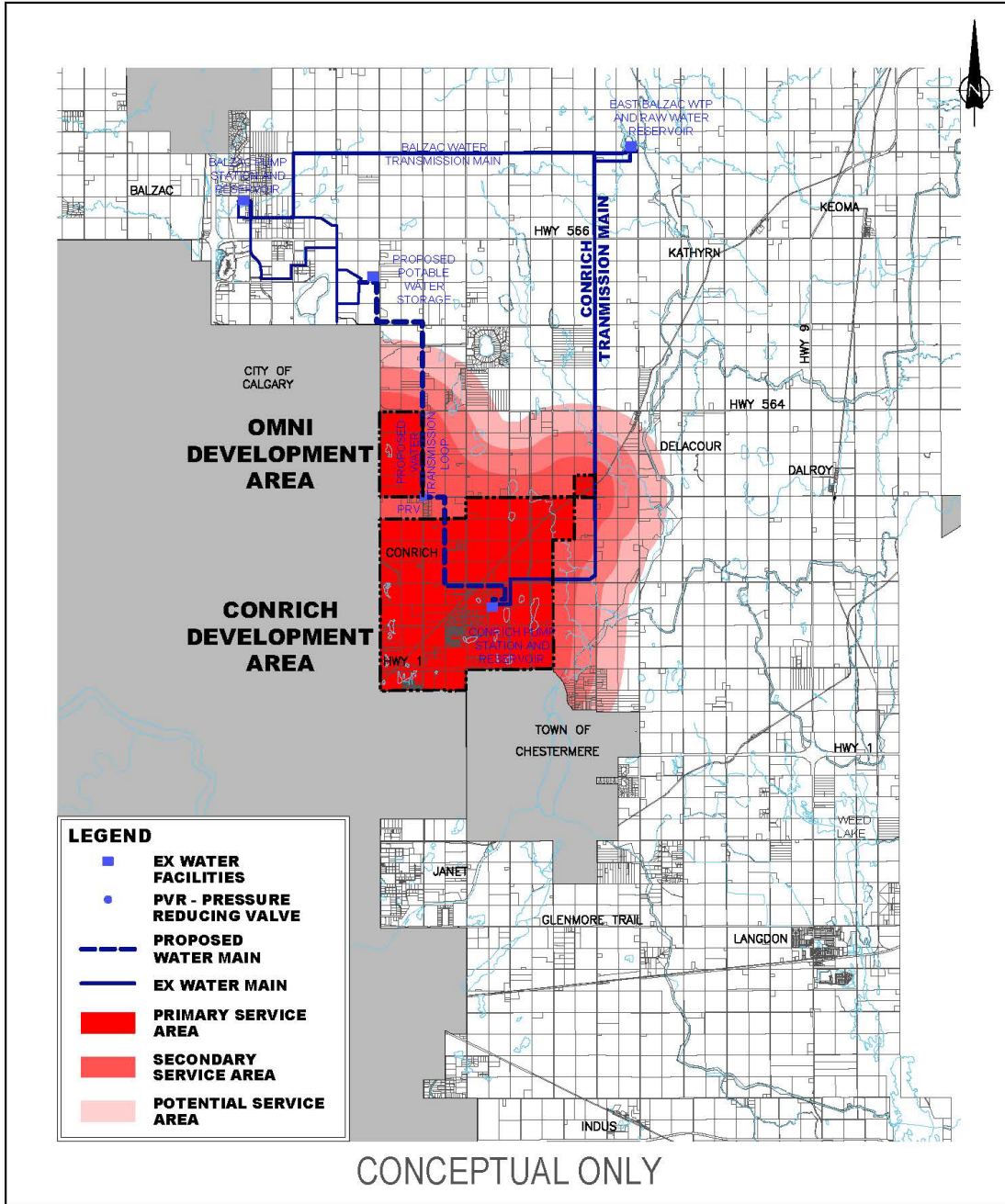
 <p>ROCKY VIEW COUNTY Cultivating Communities</p>	<p>BYLAW C-8548-2024</p>
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<p>SERVICE AREA MAP EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP</p>	<p>DATE: SEPTEMBER 2023 JOB: 2285-074-00</p>	<p>SCALE: 1:200,000 MAP: C-8</p>
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Bylaw C-8548-2024

Schedule 'C-9a' – Conrich Transmission Main (Base)



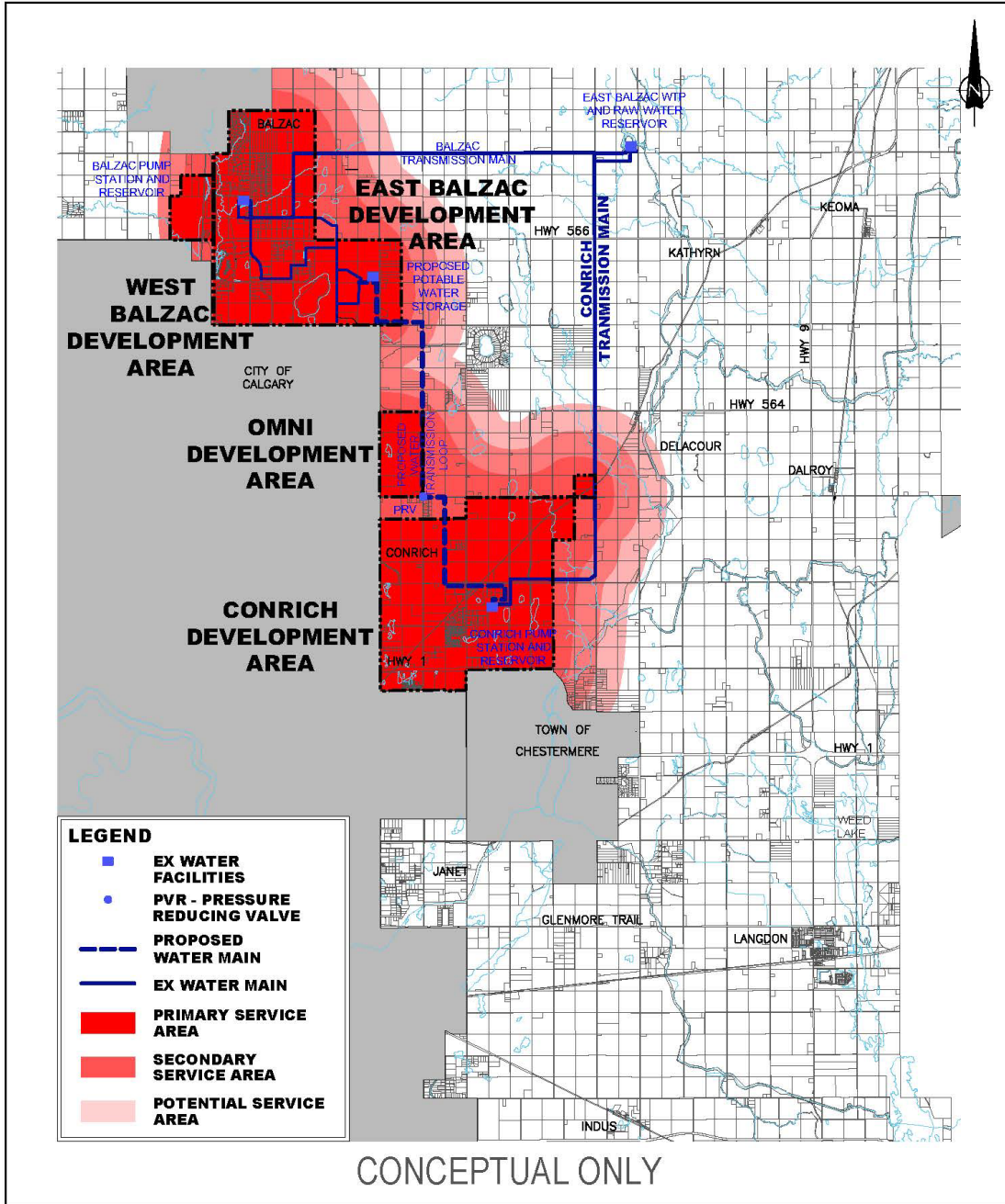
CONCEPTUAL ONLY

 ROCKY VIEW COUNTY Cultivating Communities	BYLAW C-8548-2024	
	SERVICE AREA MAP CONRICH TRANSMISSION MAIN (BASE)	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-9b' – Conrich Transmission Main (Oversize)

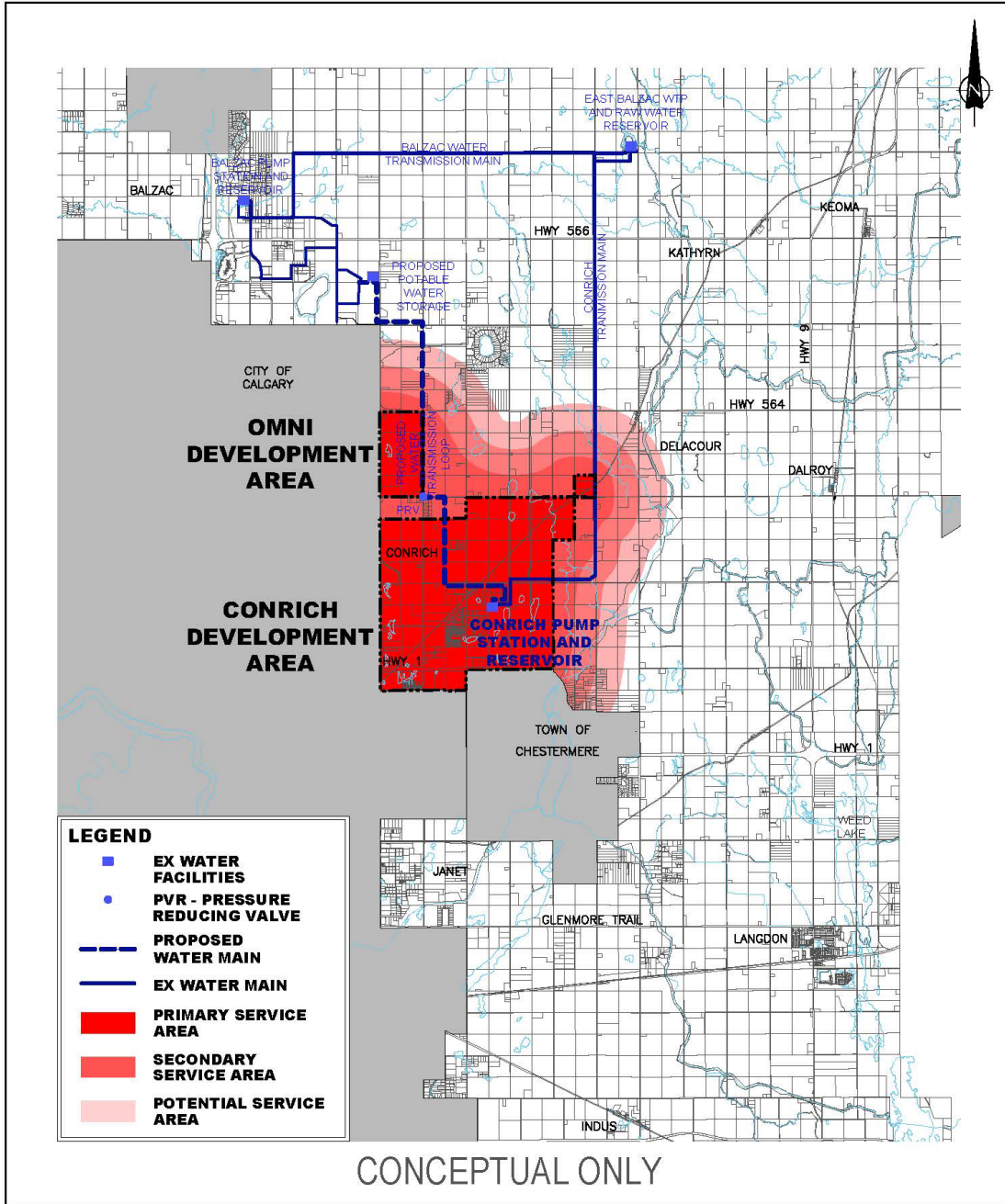


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP CONRICH TRANSMISSION MAIN (OVERSIZE)	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-10' – Conrich Pump Station and Reservoir

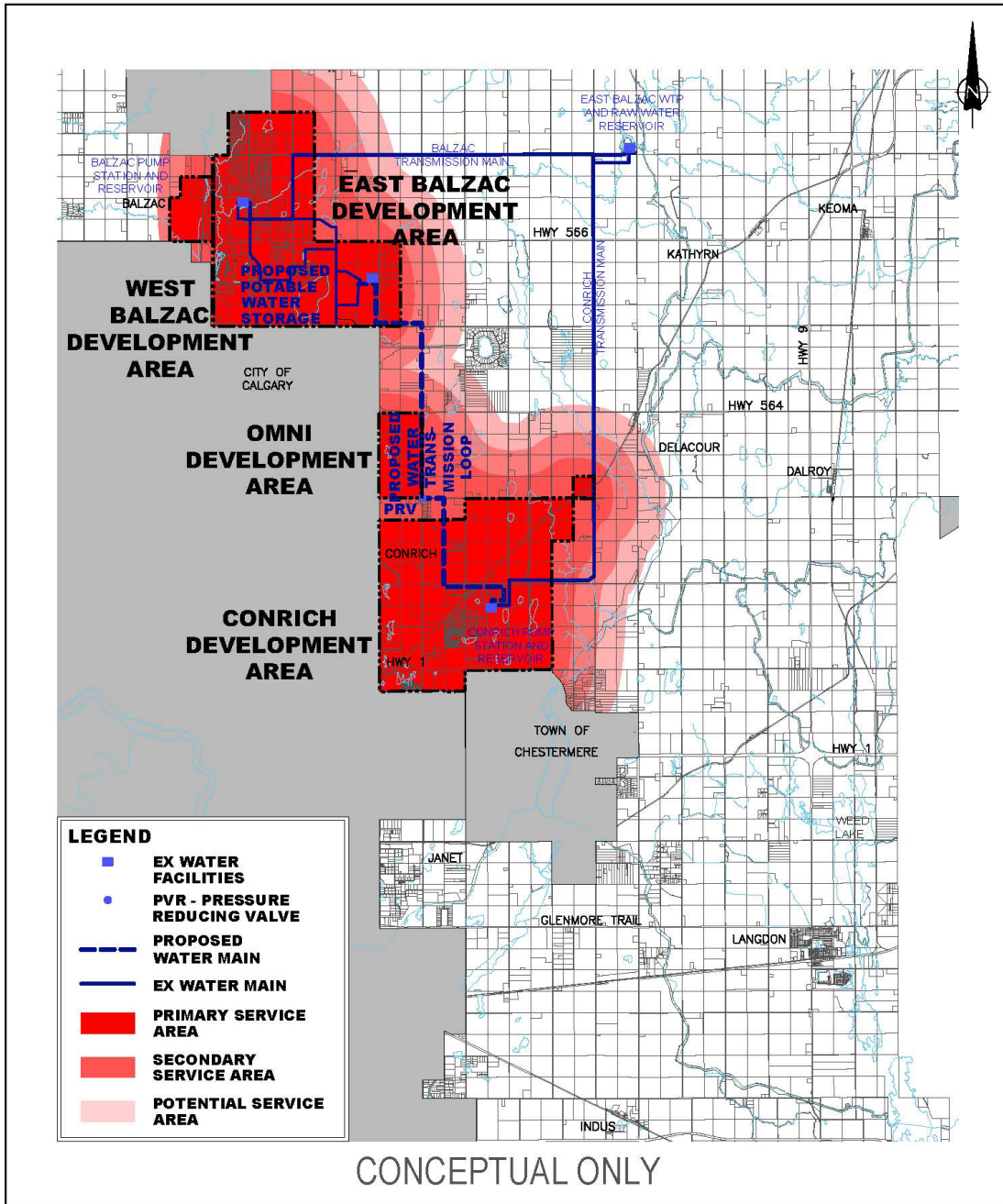


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP CONRICH PUMP STATION & RESERVOIR	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-11' – East Rocky View Back-Up Loop

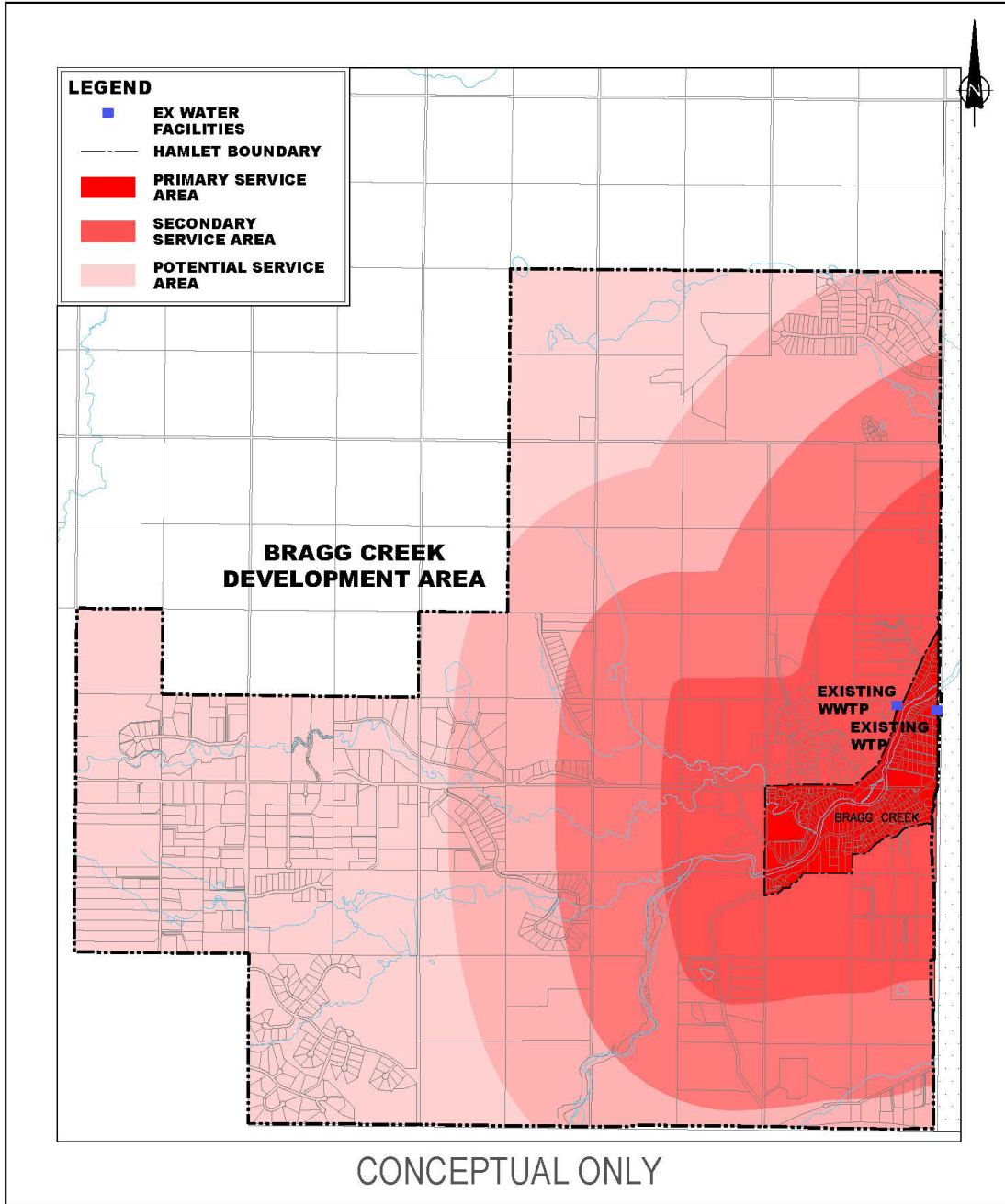


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP EAST ROCKY VIEW BACK-UP LOOP	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'C-12' – Bragg Creek Water and Wastewater

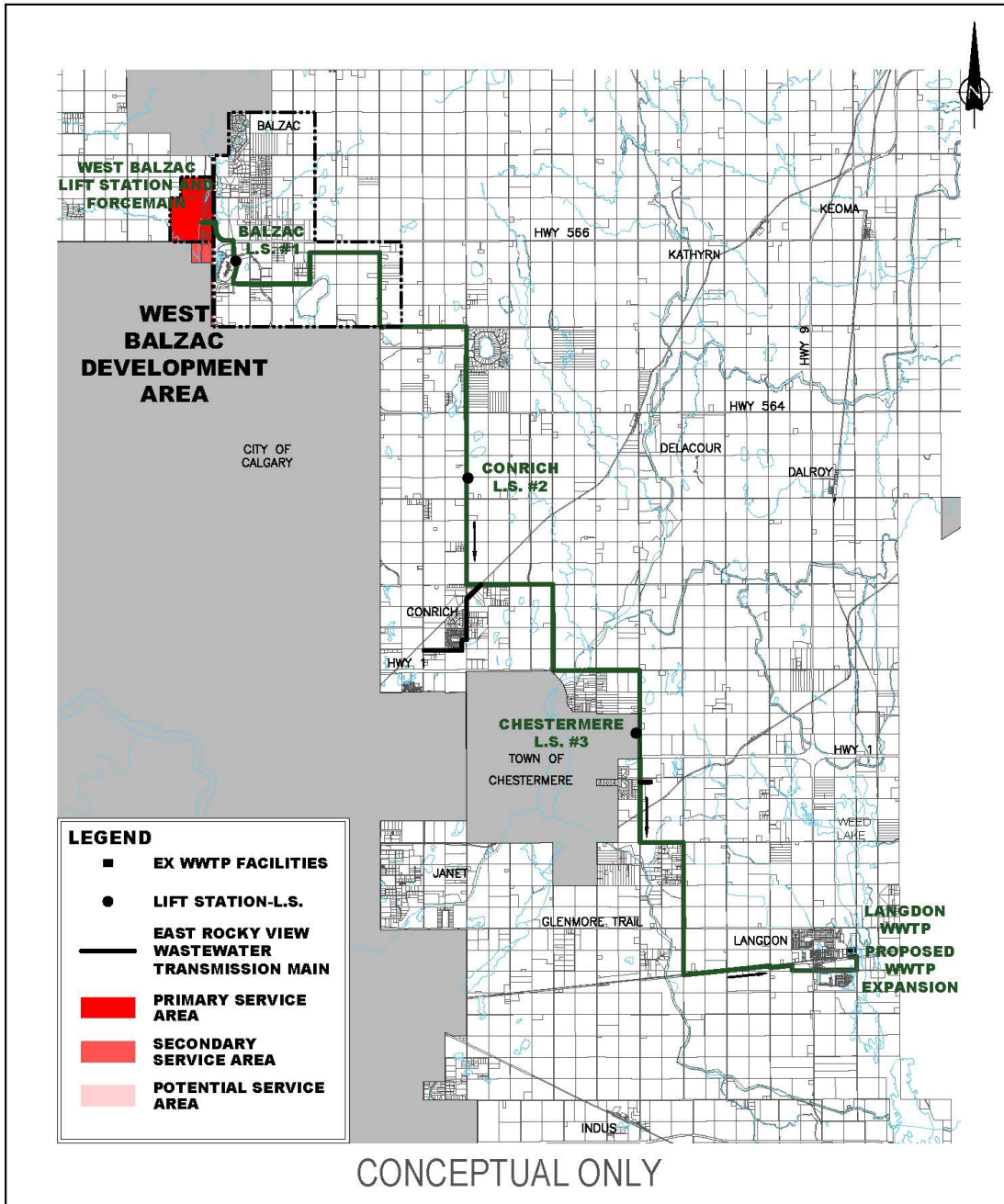


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP BRAGG CREEK WATER AND WASTEWATER LEVY	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

'C-13a' – West Balzac Wastewater Lift Station and Forcemain

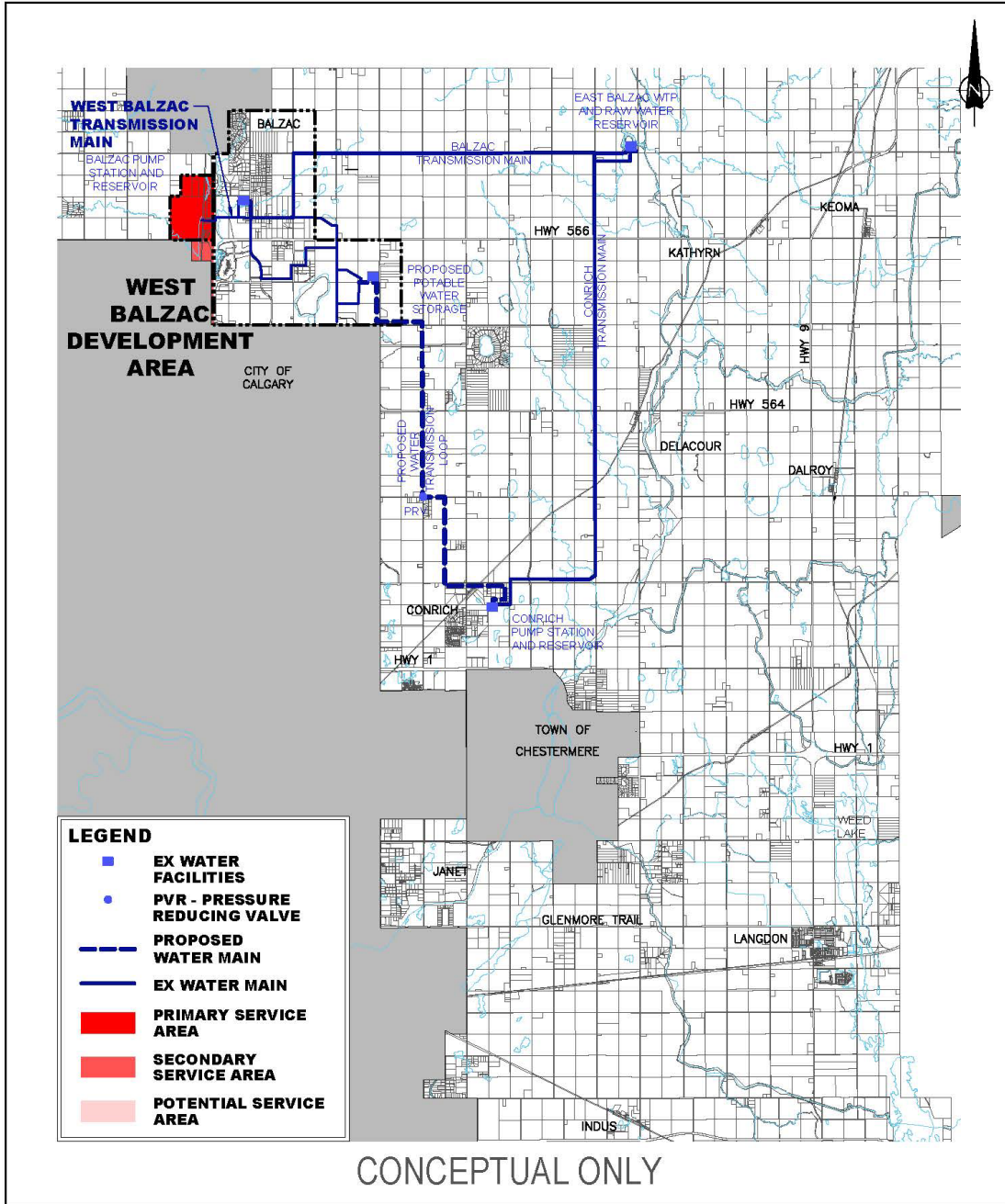


<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP WEST BALZAC WASTEWATER LIFT STATION AND FORCEMAIN	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

'C-13b' – West Balzac Water Transmission Main



<p>ROCKY VIEW COUNTY Cultivating Communities</p>	BYLAW C-8548-2024	
	SERVICE AREA MAP WEST BALZAC WATER TRANSMISSION	DATE: SEPTEMBER 2023 JOB: 2285-074-00



Bylaw C-8548-2024

Schedule 'D' – Off-Site Levy Determinations

- 'D-1' – Langdon Wastewater Treatment Plant Levy
- 'D-2' – East Rocky View Wastewater Transmission Main and Regional Lift Stations Levy
- 'D-3' – Langdon Wastewater Utilities Levy
- 'D-4' – Dalroy Regional Lift Station and Wastewater Transmission Main Levy
- 'D-5' – Cochrane Lakes Wastewater Transmission Main Levy
- 'D-6' – Graham Creek Water Treatment Plant and Raw Water Reservoir Levy
- 'D-7a' – East Balzac Transmission Main (Base) Levy
- 'D-7b' – East Balzac Transmission Main (Oversize) Levy
- 'D-8' – East Balzac Pump Station and Reservoir and Range Road 293 Loop Levy
- 'D-9a' – Conrich Transmission Main (Base) Levy
- 'D-9b' – Conrich Transmission Main (Oversize) Levy
- 'D-10' – Conrich Pump Station and Reservoir Levy
- 'D-11' – East Rocky View Back-Up Loop Levy
- 'D-12a' – Bragg Creek Wastewater Treatment Plant Levy
- 'D-12b' – Bragg Creek Water Treatment Plant and Potable Water Reservoir Levy
- 'D-13a' – West Balzac Wastewater Lift Station and Forcemain Levy
- 'D-13b' – West Balzac Water Transmission Main Levy



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Schedule 'D-1' – Langdon Wastewater Treatment Plant Levy

Description:

Components of the Langdon Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to the target of 8,000 m³/day average day flow.

The existing WWTP consists of a mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection. The plant has had upgrades in 2020 to add a sewage lift station, dewatering facility, and moving bed biofilm reactor (MBBR) treatment ~~that brought the~~ ~~to~~ ~~5,850 m³/day~~. ~~The WWTP has an~~ average design capacity of ~~to~~ 5,850 m³/day. Treated effluent from the WWTP discharges into Weed Lake.

The ~~next stage of the~~ WWTP upgrades will consist of converting the SBR Basin 1 (current treatment capacity 650 m³/day) to MBBR technology ~~to the ultimate 8,000 m³/day capacity~~.

Project Costs:

Original Capital: \$27,475,839

Total Recoverable to RVC¹: \$19,736,196

WWTP Upgrade: \$ 3,565,000

Total Estimated Cost to Levy: \$23,301,196

Upgrade Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 5,070 m³/day

Remaining Capacity to Levy: 2,930 m³/day

Levy cost calculation: $\$23,301,196 / 2,930 \text{ m}^3/\text{day} = \$7,952 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be lands with new development that will have wastewater treated at the Langdon WWTP system. This includes but is not limited to lands located in East Balzac, Conrich, and Langdon Development Areas (as shown on Schedule 'B' of this bylaw) which are within the Langdon Wastewater Treatment Plant Service Area (as shown on Schedule 'C-1' of this bylaw) together with any other lands which are approved by Rocky View County to obtain wastewater servicing through the Langdon WWTP system.

There will be no measurable benefit to existing development as the upgrade will only increase capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

¹ Costs incurred by Rocky View County in relation to the original capital after adjustments to account for interest and levies collected by the County to date.



Bylaw C-8548-2024

Schedule 'D-2' – East Rocky View Wastewater Transmission Main and Regional Lift Stations Levy

Description:

Components of the East Rocky View Wastewater Transmission Main (ERVWWTM) and Regional Lift Stations include the existing ERVWWTM and regional lift stations and upgrades to bring capacity of the regional lift stations to the target of 8,000 m³/day average day flow.

The ERVWWTM and three regional lift stations convey wastewater from the Balzac and Conrich development lands to the Langdon WWTP. The ERVWWTM is a 600mm diameter pipe and is approximately 54 km long. The regional lift stations each have two pumps with the capability to add two more pumps for a total of four pumps at full capacity.

The regional lift stations upgrade will consist of the following:

- addition of one pump to Balzac Lift Station #1;
- addition of one pump to Conrich Lift Station #2; and
- addition of one pump to Chestermere Lift Station #3.

Project Costs:

Original Capital: \$41,052,594

Total Recoverable to RVC: \$40,211,513

Lift Station Upgrade Cost Estimate: \$ 1,860,000

Total Estimated Cost to Levy: \$42,071,513

Upgrade Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 3,244 m³/day

Remaining Capacity to Levy: 4,756 m³/day

Levy cost calculation: $\$42,071,513 / 4,756 \text{ m}^3/\text{day} = \$8,846 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the ERVWWTM and Regional Lift Stations system. This includes but is not limited to lands located in the East Balzac and Conrich Development Areas (as shown on Schedule 'B' of this bylaw) which are within the ERVWWTM Service Area (as shown on Schedule 'C-2' of this bylaw) together with any other ERV lands that are approved by Rocky View County to obtain wastewater servicing through the ERVWWTM and Regional Lift Station.

There will be no measurable benefit to existing development as the upgrade will only increase capacity of the regional lift stations. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.



Bylaw C-8548-2024

Schedule ‘D-3’ – Langdon Wastewater Utilities Levy

Description:

Components of the Langdon Wastewater Utilities include the existing lift stations and forcemain to convey the wastewater to the Langdon WWTP, and upgrades to add a pump to each of the three lift stations: West, Industrial and Boulder Creek lift stations.

The lift stations each have two pumps with the capability to add one more pump for a total of three pumps at full capacity. The lift station upgrades will consist of the addition of one pump to each of the three lift stations.

The three lift stations each have a separate service area (as shown on Map Schedule C-3 of this bylaw), each with a separate off-site levy, as defined as follows:

- Area 1: West Lift Station Service Area;
- Area 2: Industrial Lift Station Service Area; and
- Area 3: Boulder Creek Lift Station Service Area.

Area 1: West Lift Station Service Area

Project Costs:

Original Capital: \$1,000,000

Total Recoverable to RVC: \$1,257,852

Upgrade Cost Estimate: \$ 170,000

Total Estimated Cost to Levy: \$1,427,852

Upgrade Capacity (Average Day Flow): 1,550 m³/day

Capacity Committed (Average Day Flow): 837 m³/day

Remaining Capacity to Levy: 713 m³/day

Levy cost calculation: $\$1,427,852 / 713 \text{ m}^3/\text{day} = \$2,003 \text{ per m}^3/\text{day}$ (of projected average day flow)

Area 2: Industrial Lift Station Service Area

Project Costs:

Original Capital: \$ 827,571

Total Recoverable to RVC: \$ 837,524

Upgrade Cost Estimate: \$ 170,000

Total Estimated Cost to Levy: \$1,007,524

Upgrade Capacity (Average Day Flow): 1,067 m³/day

Capacity Committed (Average Day Flow): 590 m³/day

Remaining Capacity to Levy: 477 m³/day

Levy cost calculation: $\$1,007,524 / 477 \text{ m}^3/\text{day} = \$2,113 \text{ per m}^3/\text{day}$ (of projected average day flow)



Area 3: Boulder Creek Lift Station Service Area

Project Costs:

Original Capital: \$ 955,000

Total Recoverable to RVC: \$1,270,838

Upgrade Cost Estimate: \$ 170,000

Total Estimated Cost to Levy: \$1,440,838

Upgrade Capacity (Average Day Flow): 2,484 m³/day

Capacity Committed (Average Day Flow): 398 m³/day

Remaining Capacity to Levy: 2,086 m³/day

Levy cost calculation: \$1,440,838 / 2,086 m³/day = \$691 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Langdon Wastewater Utilities. This includes but is not limited to lands located in the Langdon Development Area (as shown on Schedule 'B' of this bylaw) which are within the Langdon Service Area (as shown on Schedule 'C-3' of this bylaw) together with any other lands that are approved by Rocky View County to obtain wastewater servicing through the Langdon Wastewater Utilities.

Existing development which receives servicing through the Langdon Wastewater Utilities has already contributed off-site levies for this project.



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Schedule 'D-4' – Dalroy Regional Lift Station and Wastewater Transmission Main Levy

Description:

Components of the Dalroy Regional Lift Station and Wastewater Transmission Main Systems include the existing forcemain from Lakes of Muirfield to the Dalroy Transfer Station, the Dalroy Transfer Station, and the proposed upgrades to convey wastewater from the Transfer Station to the Langdon WWTP through a forcemain.

The current facilities allow for wastewater from Lakes of Muirfield to be pumped to the Transfer Station via a 4 km long forcemain. The wastewater is currently collected and stored at the Transfer Station until septic hauling trucks transport the wastewater to an approved treatment facility.

The upgrades will consist of the following:

- conversion of the Transfer Station to a Regional Lift Station; and
- forcemain from the Lift Station to the Langdon WWTP.

Project Costs:

Original Capital: \$ 4,057,054

Total Recoverable to RVC: \$ 1,956,638

Upgrade Cost Estimate: \$21,630,000

Total Estimated Cost to Levy: \$23,586,638

Upgrade Capacity (Average Day Flow): 1,830 m³/day

Capacity Committed (Average Day Flow): 1,000 m³/day

Remaining Capacity to Levy: 830 m³/day

Levy cost calculation: $\$23,586,638 / 830 \text{ m}^3/\text{day} = \$28,418 \text{ per m}^3/\text{day}$
(of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Dalroy Regional Lift Station and Transmission Main system. This includes but is not limited to lands located in the Dalroy Development Area (as shown on Schedule 'B' of this bylaw) which are within the Dalroy to Langdon Sanitary Lift Station and Wastewater Transmission Main Service Area (as shown on Schedule 'C-4' of this bylaw) together with any other lands that are approved by Rocky View County to obtain wastewater servicing through the Dalroy Regional Lift Station and Transmission Main.

Existing development which receives servicing through the Langdon Sanitary Lift Station and Wastewater Transmission Main has already contributed to the capital costs for this project.



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Schedule 'D-5' – Cochrane Lakes Wastewater Transmission Main Levy

Description:

Components of the Cochrane Lakes Wastewater Transmission system include the existing wastewater system to service 1,166 residential units at a peak rate of 48.1 L/s (by agreement with the Town of Cochrane) in the Cochrane Lakes service area.

Project Costs:

Original Capital:	\$ 1,750,000
Total Recoverable to RVC:	\$ 2,073,488
Upgrade Cost Estimate:	\$ <u> --</u>
Total Estimated Cost to Levy:	\$ 2,073,488
System Capacity (Average Day Flow):	1,049 m ³ /day
Capacity Committed (Average Day Flow):	258 m ³ /day
Remaining Capacity to Levy:	791 m ³ /day
Levy cost calculation:	$\$2,073,488 / 791 \text{ m}^3/\text{day} = \$2,621 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Cochrane Lakes Wastewater system. This includes but is not limited to lands located in the Cochrane Lakes Development Area (as shown on Schedule 'B' of this bylaw) which are located within the Cochrane Lakes Wastewater Transmission Main Service Area (as shown on Schedule 'C-5' of this bylaw) together with any other lands that are approved by Rocky View County to obtain wastewater servicing through the Cochrane Lakes Wastewater system.

Existing development which receives servicing through the Cochrane Lakes Wastewater Transmission Main has already contributed off-site levies for this project.



Bylaw C-8548-2024

Schedule ‘D-6’ – Graham Creek Water Treatment Plant and Raw Water Reservoir Levy

Description:

Components of the Graham Creek WTP and RWR Project are comprised of an existing Water Treatment Plant (WTP) and a Raw Water Reservoir (RWR) and upgrades to bring capacity to the target of 8,000 m³/day average day flow.

The existing RWR and WTP are located at the Graham Reservoir site. The existing RWR consist of lift stations to pump raw water from the ~~WID~~ **Western Irrigation District** canal to a stilling basin and two aerated storage cells. The raw water is pumped from the storage cells to the WTP. The existing WTP has an average day capacity of 3,900 m³/day and includes three ~~DAF~~ **dissolved air** filtration trains, three multi-media filters, UV disinfection and chlorine injection. Treated water is stored in a 700 m³ buried contact (CT) reservoir prior to being pumped out to the transmission system.

The RWR upgrade will consist of the following:

- new stilling basin and two storage cells;
- lift station to transfer water from new cells to WTP;
- groundwater interceptor system complete with lift station and tie to existing groundwater interceptor system;
- aeration system in each storage cell; and
- land purchase.

The WTP upgrades will consist of the following:

- Stage 1: Doubling of the WTP building and CT reservoir with the same treatment system as the existing WTP, but with only two additional treatment trains added (for a total of five trains); and
- Stage 2: Adding a third treatment train in the expanded building (for a total of six trains).

Project Costs:

Original Capital:	\$21,535,321
Total Recoverable to RVC:	\$ 3,634,413
RWR Upgrade Cost Estimate:	\$30,970,000
WTP Upgrade Stage 1:	\$17,280,000
WTP Upgrade Stage 2:	<u>\$ 2,430,000</u>
Total Estimated Cost to Levy:	\$54,314,413

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	3,808 m ³ /day
Remaining Capacity to Levy:	4,192 m ³ /day

Levy cost calculation: $\$54,314,413 / 4,192 \text{ m}^3/\text{day} = \$12,956 \text{ per m}^3/\text{day}$
(of projected average day demand)



Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Graham Creek WTP and RWR supply system. This includes but is not limited to lands located in East Balzac and Conrich Development Areas (as shown on Schedule 'B' of this bylaw) which are within the Graham Creek WTP and RWR Service Area (as shown on Schedule 'C-6' of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing through the Graham Creek WTP and RWR supply system.

There will be no measurable benefit to existing development as the upgrade will only increase the capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.



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Schedule 'D-7a' – East Balzac Transmission Main (Base) Levy

Description:

The East Balzac Transmission Main (Base) is comprised of a 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & **and** Reservoir.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,000 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital:	\$ 7,402,348
Total Recoverable to RVC:	\$ 3,991,616
Upgrade Cost Estimate:	\$ <u> --</u>
Total Estimated Cost to Levy:	\$ 3,991,616

Capacity (Average Day Flow):	6,083 m ³ /day
Capacity Committed (Average Day Flow):	2,359 m ³ /day
Remaining Capacity to Levy:	3,724 m ³ /day

Levy cost calculation: $\$3,991,616 / 3,724 \text{ m}^3/\text{day} = \$1,072 \text{ per m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the East Balzac transmission main and/or distribution system. This includes lands located in the East Balzac Development Area (as shown on Schedule 'B' of this bylaw) which are located within the East Balzac Transmission Main (Base) Service Area (as shown on Schedule 'C-7a' of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing from the East Balzac transmission main and/or distribution system.

There will be no measurable benefit to the existing developments as there are no upgrades planned for this transmission main. Existing development, which receives servicing through the East Balzac Transmission Main, has already contributed off-site levies for this project.



Bylaw C-8548-2024

Schedule 'D-7b' – East Balzac Transmission Main (Oversize) Levy

Description:

The East Balzac Transmission Main (Oversize) is comprised of the oversizing of the 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & **and** Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the East Balzac Transmission Main is used to convey water around to Conrich during emergency shutdown of the Conrich Transmission Main.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. In emergency situations the transmission main will utilize its full 6,083 m³/day capacity to meet the 8,000 m³/day demand in conjunction with other components of the East Rocky View Back-Up Loop (Schedule 'C-11' of this bylaw), such as storage. The East Balzac average day demand is projected to be 5,333 m³/day (assumed at 2/3 of target system capacity). The Back-Up Loop system will convey the remaining average day water demand of 2,667 m³/day from Balzac to Conrich.

Project Costs:

Original Capital: \$ 2,530,406

Total Recoverable to RVC: \$ 1,356,414

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,356,414

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 3,808 m³/day

Remaining Capacity to Levy: 4,192 m³/day

Levy cost calculation: $\$1,356,414 / 4,192 \text{ m}^3/\text{day} = \$324 \text{ per m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Pump Transmission Main and/or Distribution system. This includes but is not limited to lands located in the East Balzac and Conrich Development Areas (as shown on Schedule 'B' of this bylaw) located within the East Balzac Transmission Main and/or Distribution system Service Area or the Conrich Pump Transmission Main and/or Distribution system Service Area (as shown on Schedule 'C-7b' of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing through the two named systems.

There will be no measurable benefit to the existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the East Balzac Transmission Main has already contributed off-site levies for this project.



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Schedule 'D-8' – East Balzac Pump Station and Reservoir and Range Road 293 Loop Levy

Description:

This includes the existing East Balzac Pump Station & **and** Reservoir and RR293 Distribution Loop. The design capacity of the East Balzac Pump Station & **and** Reservoir and RR293 Loop are 6,083 m³/day.

Project Costs:

Original Capital: \$ 9,211,649

Total Recoverable to RVC: \$ 5,039,317

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 5,039,317

Capacity (Average Day Flow): 6,083 m³/day

Capacity Committed (Average Day Flow): 2,359 m³/day

Remaining Capacity to Levy: 3,724 m³/day

Levy cost calculation: \$5,039,317 / 3,724 m³/day = \$1,353 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the East Balzac Pump Station & **and** Reservoir distribution system. This includes but is not limited to lands located in the East Balzac Development Area (as shown on Schedule 'B' of this bylaw) which is within the East Balzac Pump Station & **and** Reservoir and RR293 Loop Service Area (as shown on Schedule 'C-8' of this bylaw) together with any other lands which are approved Rocky View County to obtain water servicing through the East Balzac Pump Station & Reservoir distribution system.

There will be no measurable benefit to existing development as there are no upgrades planned for this East Balzac Pump Station & **and** Reservoir or RR293 Loop. Existing development which receives servicing through the East Balzac Pump Station & **and** Reservoir distribution system has already contributed off-site levies for this project.



Bylaw C-8548-2024

Schedule 'D-9a' – Conrich Transmission Main (Base) Levy

Description:

The Conrich Transmission Main (Base) is comprised of a 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & **and** Reservoir.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,000 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital: \$ 8,624,389

Total Recoverable to RVC: \$ 2,842,416

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 2,842,416

Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 1,449 m³/day

Remaining Capacity to Levy: 1,483 m³/day

Levy cost calculation: $\$2,842,416 / 1,483 \text{ m}^3/\text{day} = \$1,916 \text{ m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Conrich Transmission Main and/or Distribution system. This includes but is not limited to lands located in the Conrich Development Area (as shown on Schedule 'B' of this bylaw) which is within the Conrich Transmission Main (Base) Service Area (as shown on Schedule 'C-9a' of this bylaw) together with any other lands which are approved by Rocky View County to obtain primary water servicing through the Conrich Transmission Main and/or Distribution system.

There will be no measurable benefit to existing development as there are no upgrades planned for this transmission main base. Existing development which receives servicing through the Conrich Transmission Main has already contributed off-site levies for this project.



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Schedule ‘D-9b’ – Conrich Transmission Main (Oversize) Levy

Description:

The Conrich Transmission Main (Oversize) is comprised of the oversizing of the 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & **and** Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the Conrich Transmission Main is used to convey water around to Balzac during emergency shutdown of the East Balzac Transmission Main.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. In emergency situations the transmission main will utilize its full capacity of 2,932 m³/day to meet the 8,000 m³/day demand, in conjunction with other components of the East Rocky View Back-Up Loop (Schedule ‘C-11’ of this bylaw), such as storage. The Conrich average day demand is projected to be 2,667 m³/day (1/3 of target system capacity). The Back-Up Loop system will be utilized to provide the additional flow to Balzac that is required to meet the target average day flow rate of 5,333 m³/day to Balzac.

Project Costs:

Original Capital: \$ 2,531,512

Total Recoverable to RVC: \$ 767,726

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 767,726

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 3,808 m³/day

Remaining Capacity to Levy: 4,192 m³/day

Levy cost calculation: $\$767,726 / 4,192 \text{ m}^3/\text{day} = \$183 \text{ m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all new development on lands that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes lands located in the East Balzac and Conrich Development Areas (as shown on Schedule ‘B’ of this bylaw) located within the Conrich Transmission Main (Oversize) Service Area (as shown on Schedule ‘C-9b’ of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing through the two named systems.

There will be no measurable benefit to existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the Conrich Transmission Main has already contributed off-site levies for this project.



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Schedule 'D-10' – Conrich Pump Station and Reservoir Levy

Description:

This includes the existing Conrich Pump Station & **and** Reservoir and upgrades to the Reservoir to an average day capacity of 2,932 m³/day (to the same capacity as the Conrich Transmission Main). The existing capacity of the Conrich Pump Station & **and** Reservoir is 1,400 m³/day. The upgrade will consist of a 1,000 m³ reservoir expansion to a total volume of 5,500 m³.

Project Costs:

Original Capital: \$ 9,394,375

Total Recoverable to RVC: \$ 3,096,187

Upgrade Cost Estimate: \$ 2,430,000

Total Estimated Cost to Levy: \$ 5,526,187

Upgrade Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 1,449 m³/day

Remaining Capacity to Levy: 1,483 m³/day

Levy cost calculation: $\$5,526,187 / 1,483 \text{ m}^3/\text{day} = \$3,726\text{m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new developments that will connect to the Conrich Pump Station & **and** Reservoir distribution system. This includes but is not limited to lands located in the Conrich Development Area and, if Dalroy connects to this water distribution system, the Dalroy Development Area (as shown on Schedule 'B' of this bylaw) which are within the Conrich Pump Station & **and** Reservoir Service Area (as shown on Schedule 'C-10' of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing through the Conrich Pump Station & **and** Reservoir distribution system.

There will be no measurable benefit to existing development as the upgrade will only increase the capacity of the treated water reservoir. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.



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Schedule ‘D-11’ – East Rocky View Back-Up Loop Levy

Description:

The East Rocky View Back-Up Loop will be comprised of a 400 mm diameter water transmission main between Balzac and Conrich, and a 3,000 m³ Potable Water Reservoir.

The East Rocky View Back-Up Loop will include a new transmission main and potable water reservoir to provide back-up of the existing transmission system in the event that either the Balzac or Conrich transmission mains are out of service (emergency condition). The Water Reservoir will be utilized to provide the additional volume required to meet the target average day flow rate. The design of the Back-Up Loop system assumes that three average days of storage is to be available, as this is established as a reasonable time to locate, repair a line break and put the system back into service. This schedule includes the purchase of land for the Potable Water Reservoir.

Project Costs:

Original Capital:	\$	--
Total Recoverable to RVC:	\$	--
Back-Up Loop Cost Estimate:	\$	22,910,000
Total Off-site Levies Collected:	(\$	<u>2,697,063</u>)
Total Estimated Cost to Levy:	\$	20,212,937

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	3,808 m ³ /day
Remaining Capacity to Levy:	4,192 m ³ /day

Levy cost calculation: $\$20,212,937 / 4,192 \text{ m}^3/\text{day} = \$4,821 \text{ m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes new development on lands located in the East Balzac and Conrich Development Areas (as shown on Schedule ‘B’ of this bylaw) which are within the East Rocky View Back-Up Loop Service Area (as shown on Schedule ‘C-11’ of this bylaw) together with any other lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measurable benefit to existing development. The Back-Up Loop system will benefit future development by providing the same level of system reliability to future development that is currently provided to existing development. The current level of system reliability provided to existing development will be maintained but not improved upon by the Back-Up Loop System.



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Schedule 'D-12a' – Bragg Creek Wastewater Treatment Plant Levy

Description:

Components of the Bragg Creek Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 513 m³/day average day flow (maximum day capacity of 821 m³/day assuming maximum day factor of 1.62).

The existing WWTP consists of two membrane bioreactor (MBR) treatment units with UV disinfection. The WWTP currently has an average day capacity of 285 m³/day (maximum day capacity of 463 m³/day assuming a maximum day factor of 1.62). Treated effluent from the WWTP discharges into the Elbow River. The outfall diffuser has a capacity of 821 m³/day of treated effluent.

The proposed WWTP upgrades will include the following:

- two Equova 50K MBR treatment systems; and
- a building expansion complete with additional EQ Tanks and Biofilter.

Project Costs:

Total Recoverable to RVC:	\$ 1,646,903
WWTP Upgrade:	<u>\$ 7,850,000</u>
Total Estimated Cost to Levy:	\$ 9,496,903

Upgrade Capacity (Average Day Flow):	513 m ³ /day
Capacity Committed (Average Day Flow):	122 m ³ /day
Remaining Capacity to Levy:	391 m ³ /day

Levy cost calculation: $\$9,496,903 / 391 \text{ m}^3/\text{day} = \$24,289 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be lands with new development that will have wastewater treated at the Bragg Creek WWTP system. This includes but is not limited to lands located in Bragg Creek Development Areas (as shown on Schedule 'B' of this bylaw) which are within the Bragg Creek Wastewater Treatment Plant Service Area (as shown on Schedule 'C-12' of this bylaw) together with any other lands which are approved by Rocky View County to obtain wastewater servicing through the Bragg Creek WWTP system.

There will be no measurable benefit to existing development as the upgrade will only increase the capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.



Bylaw C-8548-2024

Schedule 'D-12b' – Bragg Creek Water Treatment Plant and Potable Water Reservoir Levy

Description:

Components of the Bragg Creek WTP and PWR Levy are comprised of an existing Water Treatment Plant (WTP), Potable Water Reservoir (PWR) and upgrades to bring capacity to the target of 604 m³/day average day demand.

The existing WTP is located at the north end of Burnside Drive in Bragg Creek. The existing treatment system includes two membrane treatment units, UV disinfection and chlorine injection. Potable water is stored in a 500 m³ above ground steel reservoir prior to being pumped out to the Bragg Creek distribution system. The existing PWR does not provide fire storage. Water is also pumped from the WTP to the Lower Elkana Pumphouse where it is pumped to the Upper Elkana Reservoir and Pumphouse to the Elkana service area.

The WTP and PWR upgrade will consist of the following:

- expansion of the WTP building;
- two additional membrane units; and
- additional 500 m³ above ground potable water reservoir.

Project Costs:

Total Recoverable to RVC:	\$1,022,602
WTP and PWR Upgrade:	<u>\$8,920,000</u>
Total Estimated Cost to Levy:	\$9,942,602

Upgrade Capacity (Average Day Flow):	604 m ³ /day
Capacity Committed (Average Day Flow):	201 m ³ /day
Remaining Capacity to Levy:	403 m ³ /day

Levy cost calculation: $\$9,942,602 / 403 \text{ m}^3/\text{day} = \$24,671 \text{ per m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from this project will be all lands having new development that will connect to the Bragg Creek WTP and PWR supply system. This includes but is not limited to lands located in Bragg Creek Development Areas (as shown on Schedule 'B' of this bylaw) which are within the Bragg Creek WTP Service Area (as shown on Schedule 'C-12' of this bylaw) together with any other lands which are approved by Rocky View County to obtain water servicing through the Bragg Creek WTP supply system.

There will be no measurable benefit to existing development as the upgrade will only increase capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.



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Schedule 'CD-13a' – West Balzac Wastewater Lift Station and Forcemain Levy

Description:

Components of the West Balzac wastewater system include an existing +/-1.8 km 350 mm diameter HDPE forcemain, +/-0.4 km 600 mm PVC sanitary trunk, and existing local lift station with a capacity of 1,000 m³/day (average day flow) at Stage 1 and an ultimate target capacity of 2,240 m³/day (average day flow) after the pump upgrade at the lift station.

The overall forcemain is approximately 2.2 km long. Sanitary flow is collected from the West Balzac Service Area to a local lift station, pumped to the East Balzac Regional Sanitary Lift Station (LS #1), which pumps to the Langdon Wastewater Treatment Plant.

Project Costs:

Original Capital:	\$ 5,084,547
Total Recoverable to RVC:	\$ 5,084,547
Lift Station Upgrade Cost Estimate:	<u>\$ 300,000</u>
Total Estimated Cost to Levy:	\$ 5,384,547

Upgrade Capacity (Average Day Flow):	2,240 m ³ /day
Capacity Committed (Average Day Flow):	0 m ³ /day
Remaining Capacity to Levy:	2,240 m ³ /day

Levy cost calculation: $\$5,384,547 / 2,240\text{m}^3/\text{day} = \$2,404 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from these components will be all lands having new development that will connect to the West Balzac wastewater system. This includes but is not limited to lands located in the West Balzac Development Areas (as shown on Schedule 'B' of this bylaw) which are within the West Balzac Service Area (as shown on Schedule 'C-13a' of this bylaw) together with any other lands that are approved by the County to obtain wastewater servicing through the West Balzac wastewater system.

There will be no measurable benefit to existing development as the system will be built to service new development connections only. There is no existing development currently serviced by the West Balzac wastewater system.



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Schedule 'D-13b' – West Balzac Water Transmission Main Levy

Description:

The West Balzac Water Transmission Main is comprised of +/-3.2 km 400mm diameter looped water transmission main from the East Balzac to West Balzac. The average day design capacity of the Transmission Main is 2,240 m³/day average day flow.

Project Costs:

Original Capital: \$4,506,756

Total Recoverable to RVC: \$4,506,756

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$4,506,756

Upgrade Capacity (Average Day Flow): 2,240 m³/day

Capacity Committed (Average Day Flow): 0 m³/day

Remaining Capacity to Levy: 2,240 m³/day

Levy cost calculation: \$4,506,756/ 2,240m³/day = \$2,012 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from these components will be all lands having new development that will connect to the West Balzac Water Transmission Main. This includes but is not limited to lands located in the West Balzac Development Areas (as shown on Schedule 'B' of this bylaw) which are within the West Balzac Service Area (as shown on Schedule 'C-13a' of this bylaw) together with any other lands that are approved by Rocky View County to obtain potable water servicing through the West Balzac Water Transmission Main.

There will be no measurable benefit to existing development as the system will be built to service new development connections only. There will be no measurable benefit to existing development as no upgrades are included for the existing pump station and development which receives servicing through the existing distribution system has already contributed off-site levies. There is no existing development currently serviced by the West Balzac Water Transmission Main.



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Schedule 'E' – Off-Site Levy Summaries

- 1 Off-site levy calculations for both regional water and wastewater utility facilities are based upon the anticipated per m³ water volume required to service the proposed development on the lands, as estimated by the developer and agreed upon by Rocky View County in writing at the time of development permit application or subdivision application approval for the lands.
- 2 Table E-1 of this bylaw sets out the per m³ levy amounts for the purpose of calculating the appropriate off-site levy amount for all regional wastewater utilities and water utility facilities.
- 3 The per m³ levy capacity estimates shall not be less than as stipulated in Table E-2 of this bylaw unless specifically approved by Rocky View County, in its sole discretion, in writing. If the developer wants to use a flow rate less than that stipulated in Table E-2 for the purpose of estimating water volume required to service the proposed development, the developer must submit sufficient justification that is acceptable to Rocky View County for using the proposed lower flow rate before the County will consider accepting a lower per m³ levy capacity calculation. When a lower flow rate is accepted by Rocky View County, the proposed development may be subject to special conditions such as phasing and/or monitoring over time.
- 4 Rocky View County reserves the right to incorporate flow control devices to serviced lands to limit actual flow to the regional water or wastewater utility facility's servicing capacity agreed upon for the purpose of calculating the appropriate off-site levy amount pursuant to this bylaw.
- 5 When the actual regional water or wastewater utility facility servicing capacity requirement for development on the lands exceeds the estimated capacity agreed upon for the purpose of this bylaw, any additional servicing capacity approved by Rocky View County to be provided to the lands exceeding the servicing capacity amount agreed upon for the purpose of this bylaw may be subject to such additional terms, connection fees, rates, charges or contributions as deemed appropriate by the County pursuant to section 34 of the *Municipal Government Act* and any applicable County bylaw including, but not limited to, any applicable water or wastewater utility bylaw or master rates bylaw.
- 6 As a general reference guide only, Table E-3 of this bylaw provides a summary of what off-site levies for regional water utility and wastewater utility facilities will typically be attributable to lands within the various development areas (as provided for in Schedule 'B' of this bylaw) and service areas (as provided for in Schedule 'C' of this bylaw). The exact off-site levy imposed on any specific lands will be subject to whichever regional water utility and wastewater utility facilities will be servicing the proposed development on the lands, as approved by Rocky View County.



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Schedule ‘E’ – Off-Site Levy Summaries

Table E-1: Off-Site Levy Summary

Offsite Levy Schedule	Cost	Service Area Map
Wastewater Levies	per m ³	
Schedule D-1 – Langdon Wastewater Treatment Plant	\$7,952	C-1
Schedule D-2 – East Rocky View Wastewater Transmission Main and Regional Lift Stations	\$8,846	C-2
Schedule D-3 – Langdon Wastewater Utilities:		
Area 1:	\$2,003	C-3
Area 2:	\$2,113	
Area 3:	\$691	
Schedule D-4 – Dalroy Regional Lift Station and Wastewater Transmission Main	\$28,418	C-4
Schedule D-5 – Cochrane Lakes Wastewater Transmission Main	\$2,621	C-5
Potable Water Levies		
Schedule D-6 – Graham Creek Water Treatment Plant and Raw Water Reservoir	\$12,956	C-6
Schedule D-7a – East Balzac Transmission Main (Base)	\$1,072	C-7a
Schedule D-7b – East Balzac Transmission Main (Oversize)	\$324	C-7b
Schedule D-8 – East Balzac Pump Station and Reservoir and Range Road 293 Loop	\$1,353	C-8
Schedule D-9a – Conrich Transmission Main (Base)	\$1,916	C-9a
Schedule D-9b – Conrich Transmission Main (Oversize)	\$183	C-9b
Schedule D-10 – Conrich Pump Station and Reservoir	\$3,726	C-10
Schedule D-11 – East Rocky View Back-Up Loop	\$4,821	C-11



Bragg Creek Levies		
Schedule D-12a – Bragg Creek Wastewater Treatment Plant	\$24,289	C-12
Schedule D-12b – Bragg Creek Water Treatment Plant and Potable Water Reservoir	\$24,671	C-12
West Balzac Levies		
Schedule D-13a – West Balzac Wastewater Lift Station and Forcemain	\$2,404	C-13a
Schedule D-13b – West Balzac Water Transmission Main	\$2,012	C-13b



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Schedule ‘E’ – Off-Site Levy Summaries

Table E-2: Minimum Projected Water and Wastewater Flows

Type of Development	Minimum Projected Average Day Water Demand (m³/day)	Minimum Projected Average Day Wastewater Flow (m³/day)
Residential	950 L/day/unit	855 L/day/unit
Commercial	Rocky View County will require the developer to submit specific projected flows for both water and wastewater together with sufficient and acceptable justification for the projected flows for all proposed development permit applications and subdivision applications.	
Industrial		



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Schedule 'E' – Off-Site Levy Summaries

Table E-3: Summary of Development Areas and Applicable Off-site Levy Schedules

Development Area	Wastewater Facilities										Water Facilities					Bragg Creek	West Balzac
	Langdon WWTP	ERNW WTM and Regional Lift Stations	Langdon Wastewater Utilities	Dalroy Regional Lift Station and Wastewater Transmission Main	Cochrane Lakes Wastewater Main	Graham Creek WTP & RWR	East Balzac Transmission Main (Base)	East Balzac Transmission Main (Over-site)	East Balzac Pump Station & Reservoir and RWR Loop	Conrich Transmission Main (Base)	Conrich Transmission Main (Over-site)	East Rocky View Back-Up Loop	Bragg Creek Wastewater Treatment Plant	Bragg Creek WTP and PWR	West Balzac Wastewater Lift Station and Force-main	West Balzac Water Transmission Main	
Map Schedule	B-1	B-2	B-3	B-4	B-5	B-6	B-7a	B-7b	B-8	B-9a	B-9b	B-10	B-11	B-12a	B-12b	B-13a	B-13b
Off-Site Levy	C-1	C-2	C-3	C-4	C-5	C-6	C-7a	C-7b	C-8	C-9a	C-9b	C-10	C-11	C-12a	C-12b	C-13a	C-13b
East Balzac	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N	N	N
Conrich	Y	Y	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	N
Langdon	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dalroy	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Cochrane Lakes	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
Bragg Creek	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
West Balzac ⁽¹⁾	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N	Y	Y

Y = YES - Schedule is applicable
 N = NO - Schedule is not applicable
 Note: Development areas are as shown on Schedule A