



BYLAW C-8009-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Water and Wastewater Facilities

WHEREAS in accordance with Section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) 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 Developed or Subdivided; and
- (b) authorize agreements to be entered into in respect of the levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies 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. to prepare a report in 2013 with respect to the fair and equitable calculation and allocation of Off-Site Levies related to regional water utility and wastewater utility infrastructure in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS the Rocky View County Council has reviewed the report prepared by MPE Engineering Ltd. *2020 Off-Site Levy Update*, dated February 7th, 2020 and wishes to enact a Bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;

AND WHEREAS Rocky View County Council has created the Municipal Planning Commission pursuant to the Municipal Planning Commission Bylaw, to exercise the powers and discretions of the Subdivision Authority and the Development Authority, each as defined and contemplated within the *Municipal Government Act*;

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, enacts as follows:

TITLE

- 1 This Bylaw may be cited as the "Regional Water and Wastewater Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
- (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of Lands that are to be Subdivided or Developed and which will require servicing from the regional Wastewater Utilities and/or Water Utilities;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;



- (c) set out the objects of each Off-Site Levy; and
- (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "E" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the CAO the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 An Off-Site Levy as provided for in the Act is hereby imposed in respect of all Lands which are to be Developed or Subdivided within the County and which will require water and/or wastewater servicing from any of the Regional Water Utilities or Wastewater Utilities included within this Bylaw at the rates and on the terms as specified in this Bylaw, with the exception of any land where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of Development permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.
- 7 The County is hereby authorized to enter into agreements with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.

OBJECT OF THE OFF-SITE LEVIES

- 8 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
 - (a) new or expanded Regional Water Utility facilities for the storage, transmission, treatment, or supplying of water;
 - (b) new or expanded Regional Wastewater Utility facilities for the treatment, movement, or disposal of sanitary sewage; and
 - (c) land required for or in connection with any facilities described within this Paragraph.



OFF-SITE LEVY PAYMENT

- 9 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development Permit in respect of the Lands, if no Development Agreement is required as a condition of the Development Permit;
 - (b) prior to the endorsement of the Plan of Subdivision for the Lands, if no Development Agreement is required as a condition of the approval of the Subdivision application; or
 - (c) the date(s) required for payment of the Off-Site Levy as set forth within the Development Agreement entered into pursuant to the conditions of a Development permit or Subdivision approval granted in respect of the Lands.
- 10 Where the owner of Lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to pay the Off-Site Levy imposed, to execute a required Development Agreement addressing payment of the Off-Site Levy imposed, or to provide sufficient security for the payment of the Off-Site Levy imposed, in addition to any other rights or remedies available in contract, at law or in equity the County may:
- (a) refuse to endorse a plan of Subdivision or release a Development permit until the land owner has paid the Off-Site Levy, has executed the required Development Agreement addressing payment of the Off-Site Levy, or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the CAO, as the case may be; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.
- 11 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where:
- (a) Council determines, in its sole and unfettered discretion; or
 - (b) subject always to:
 - (i) the creation and continued existence of the Municipal Planning Commission; and
 - (ii) receipt of report from, and/or consultation with, County Administration;the Municipal Planning Commission determines, in its sole and unfettered discretion;

that it is appropriate in the circumstances not to impose the Off-Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval, resulting in a deferral of the imposition of the Off-Site Levy under this Bylaw to the next Development permit or Subdivision approval affecting the Lands.



OFF-SITE LEVY FUND

- 12 The CAO shall establish and maintain a separate fund for each facility in respect of which an Off-Site Levy is being imposed pursuant to this Bylaw. Such Off-Site Levy funds shall be kept separate from the County's General Account or any other County account and shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 13 The Off-Site Levies included in this Bylaw were determined in accordance with the calculations from the Off-Site Levy Report prepared by MPE Engineering Ltd. *2020 Off-Site Levy Update*, dated February 7th, 2020. The MPE Engineering Ltd. report is hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section ~~46~~ 17 of this Bylaw.
- 14 The determination of the amount of each Off-Site Levy amount in respect of each of the separate facilities for which an Off-Site Levy has been imposed is as shown in Schedule "C". The basis of calculating the Off-Site Levies together with the total amount of the Off-Site Levies to be imposed with respect to Lands which will receive servicing from the Regional Wastewater Utilities and/or Water Utilities is shown in Schedule "D".
- 15 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require servicing from the Regional Wastewater Utilities and/or Water Utilities and which is approved subsequent to the date that this Bylaw is in force and effect.
- 16 For clarity, with respect to the cost of borrowing incurred by the County to fund the construction of the corresponding infrastructure contemplated within this Bylaw:
 - (a) cost of borrowing which has accrued up to and including December 31, 2019, is included within the calculation of the Off-Site Levies within the attached Schedules; and
 - (b) cost of borrowing which accrues after December 31, 2019, will be calculated by the County and required as part of each Off Site Levy imposed and payable under this Bylaw.

Any payment of an Off-Site Levy pursuant to this Bylaw that is not paid when due and owing shall be a debt owing to the County and shall be subject to interest as determined by the County's policies. This provision does not affect any other remedy available to the County for late or non-payment of an Off-Site Levy.

INFORMATION ON REQUEST

- 17 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 18 Not less than once per calendar year, the CAO shall provide a report to Council 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 the facilities in respect of which an Off-Site Levy has been imposed under this Bylaw.

DEVELOPER CONSTRUCTION OF REGIONAL WATER OR WASTEWATER UTILITY INFRASTRUCTURE

- 19 Nothing in this Bylaw is intended to nor shall be interpreted as precluding Rocky View County's Development Authority or Subdivision Authority from requiring a developer to construct or pay for all or a portion of Regional Water or Wastewater Utility infrastructure having oversize capacity as a condition of Development Permit or Subdivision approval in accordance with the Act.

OFF-SITE LEVY REFUND PROCESS

- 20 Where an Off-Site Levy imposed pursuant to this Bylaw has been paid and:
- a) the subject Development Permit is not issued or the Development Permit expires or is cancelled; or
 - b) the subject Subdivision approval expires without the plan of Subdivision having been endorsed; and
 - c) the subject Development or Subdivision does not proceed;
- OR
- d) the Off-Site Levy was paid in error;

the Off-Site Levy paid as a condition of the Development Permit or Subdivision approval shall be refunded to the party who paid the Off-Site Levy upon the receipt of the written request of that party in accordance with this paragraph 20.

Any request for a refund of an Off-Site Levy payment must be submitted to the CAO in writing and must set out the basis for the refund request. The refund request must be submitted to the CAO within 24 months of the date of payment of the Off-Site Levy.

Where the Off-Site Levy has been refunded in accordance with this section, the Off-Site Levy is no longer considered to have been imposed for the purpose of the Act.

SEVERABILITY

- 21 In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.



ROCKY VIEW COUNTY
Cultivating Communities

TRANSITION, REPEAL AND EFFECTIVE DATE

- 22 Notwithstanding any provision within this Bylaw, all Subdivision and Development applications which were approved prior to third reading of this Bylaw shall be imposed the Levy amount prescribed within Bylaw C-7273-2013.
- 23 For clarity, Bylaw C-7273-2013 shall remain in full force and effect until the payment of any amounts imposed within Bylaw C-7273-2013, including as contemplated above, have been fully paid or satisfied, and thereupon the bylaw is automatically repealed.
- 24 This Bylaw comes into full force and effect on the date of third and final reading.

READ A FIRST TIME IN COUNCIL this 10 day of March, 2020

READ A SECOND TIME IN COUNCIL this 9th day of June, 2020

~~UNANIMOUS PERMISSION FOR THIRD READING 9th day of June, 2020~~

READ A THIRD TIME IN COUNCIL AND PASSED this 9th day of June, 2020



Reeve



CAO or Designate

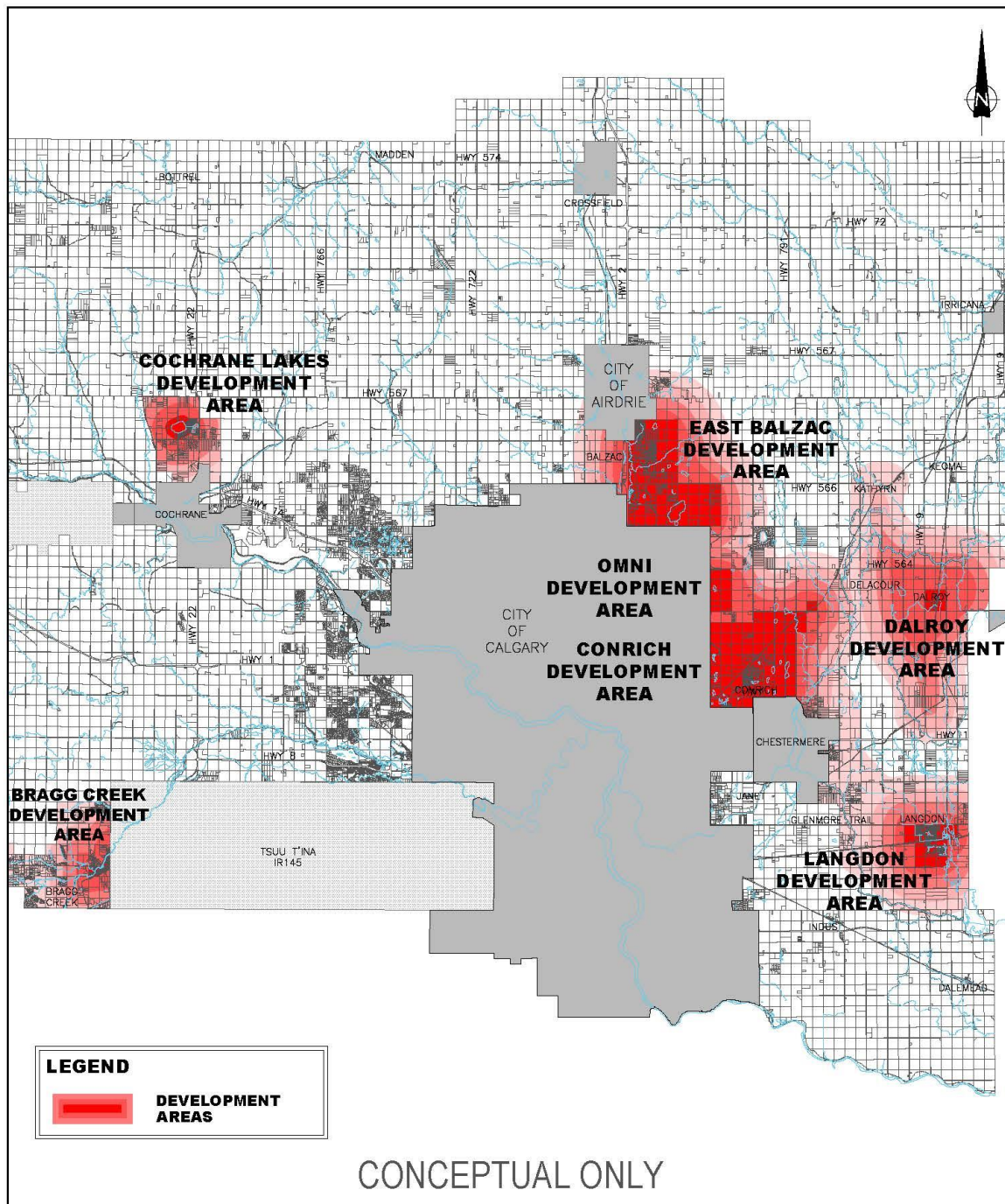
June 9, 2020

Date Bylaw Signed



SCHEDULE "A"

DEVELOPMENT AREA MAP



BYLAW #C-7802-2018

DEVELOPMENT AREA MAP

DATE: OCTOBER 2018

SCALE: 1:500,000

JOB: 2285-016-04

MAP: A-1



SCHEDULE "B"

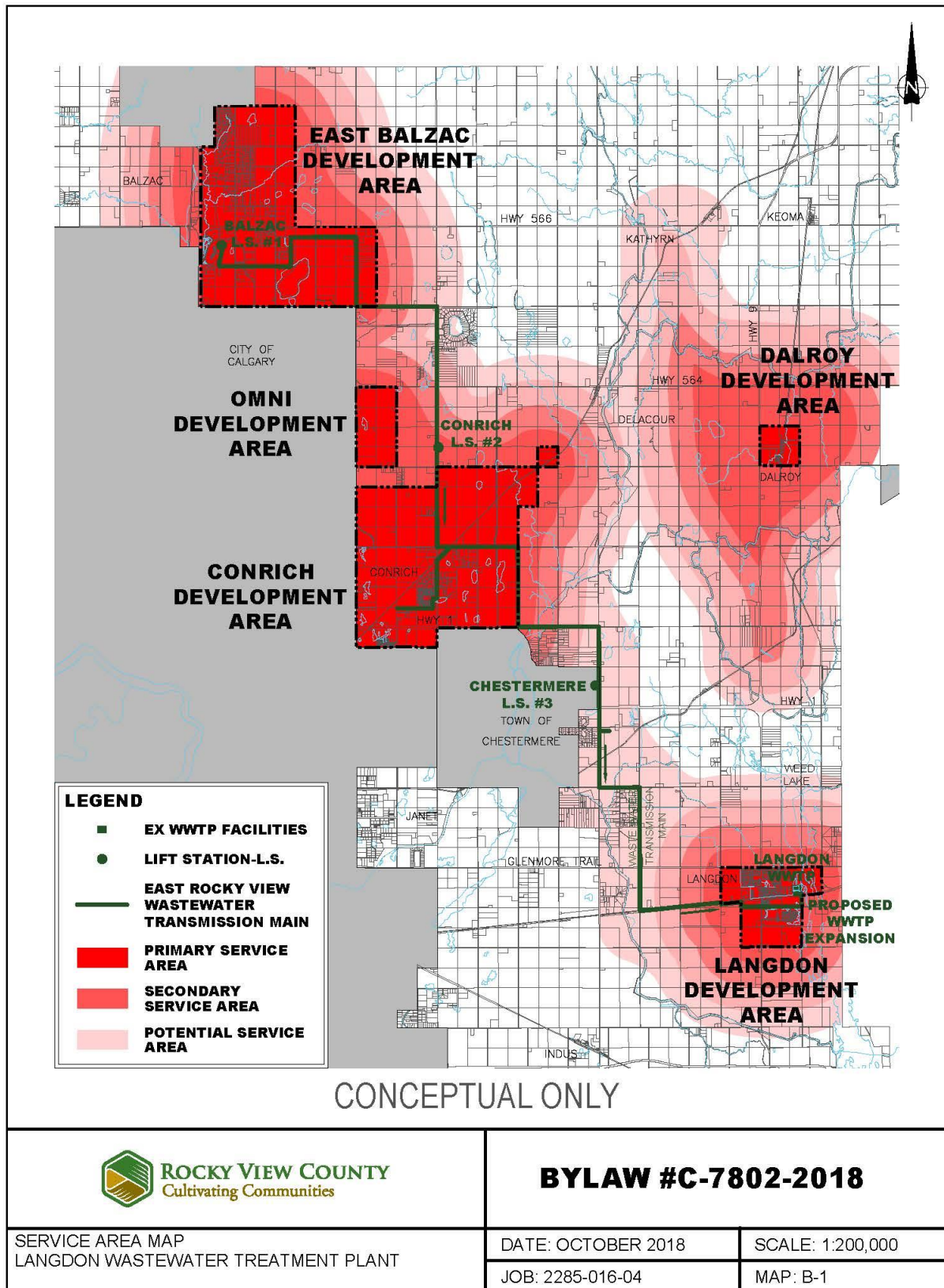
SERVICE AREA MAPS



SCHEDULE "B-1"

SERVICE AREA MAP

LANGDON WASTEWATER TREATMENT PLANT

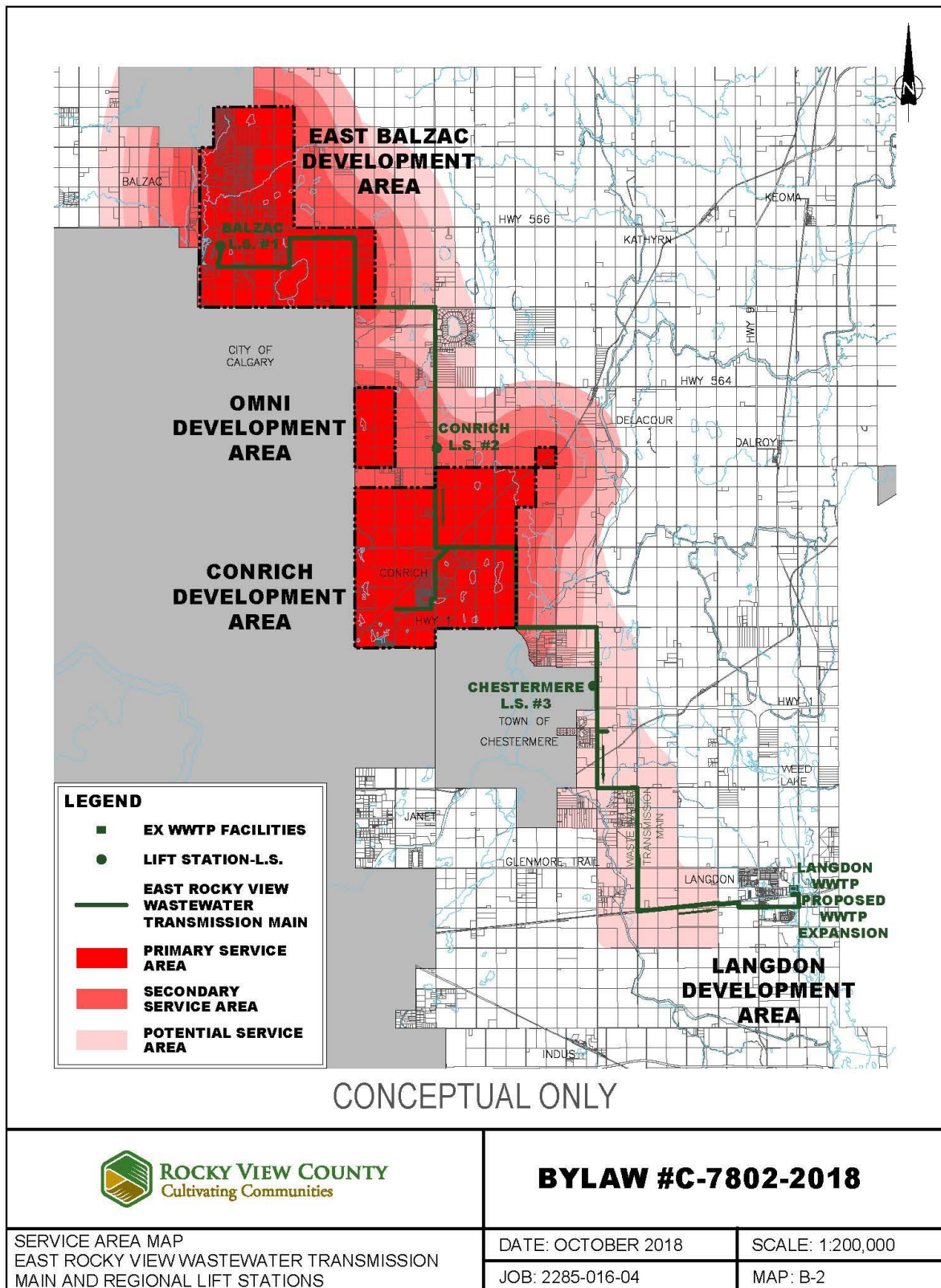




SCHEDULE "B-2"

SERVICE AREA MAP

**EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN AND REGIONAL
LIFT STATIONS**

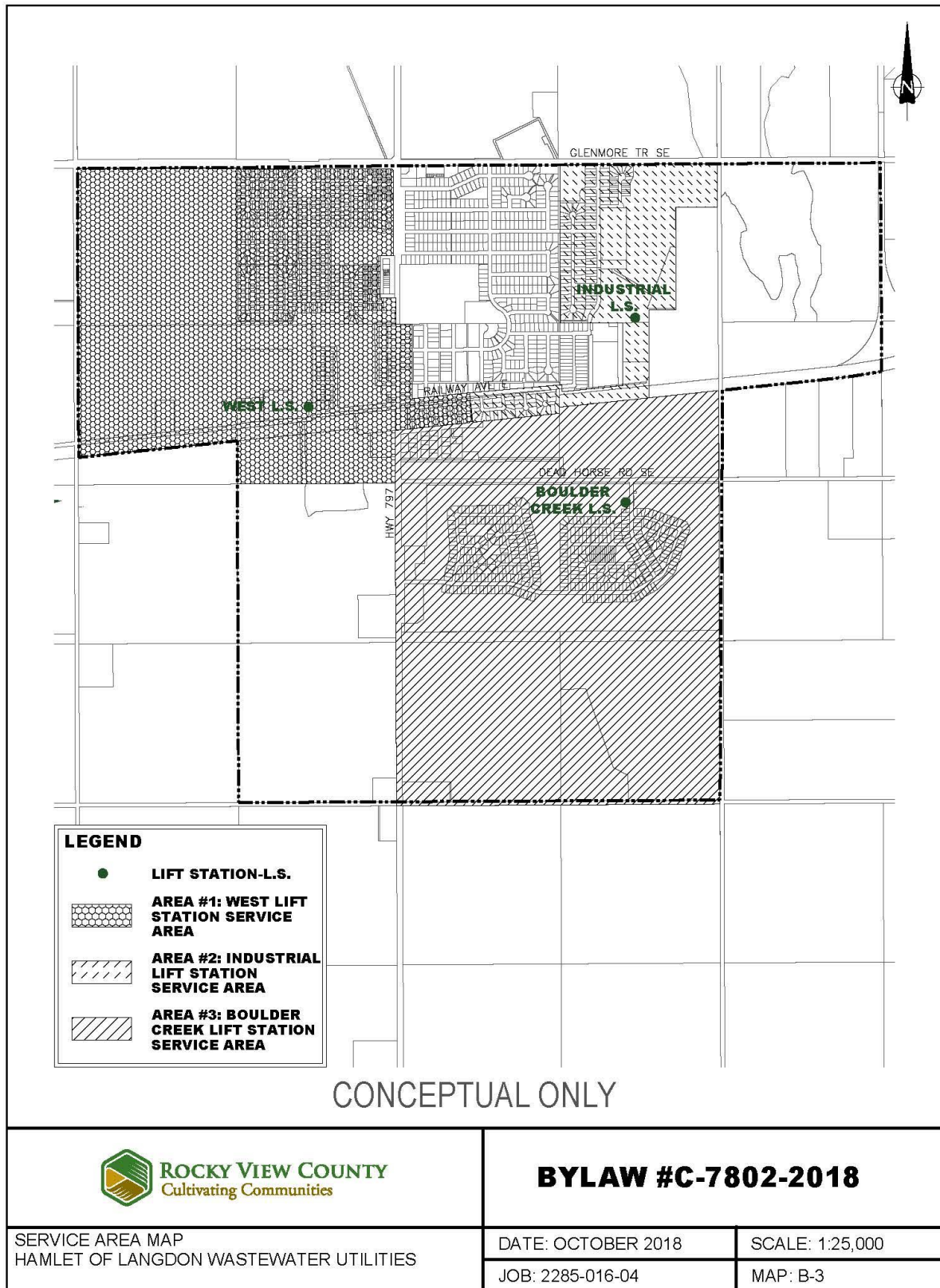




SCHEDULE "B-3"

SERVICE AREA MAP

LANGDON

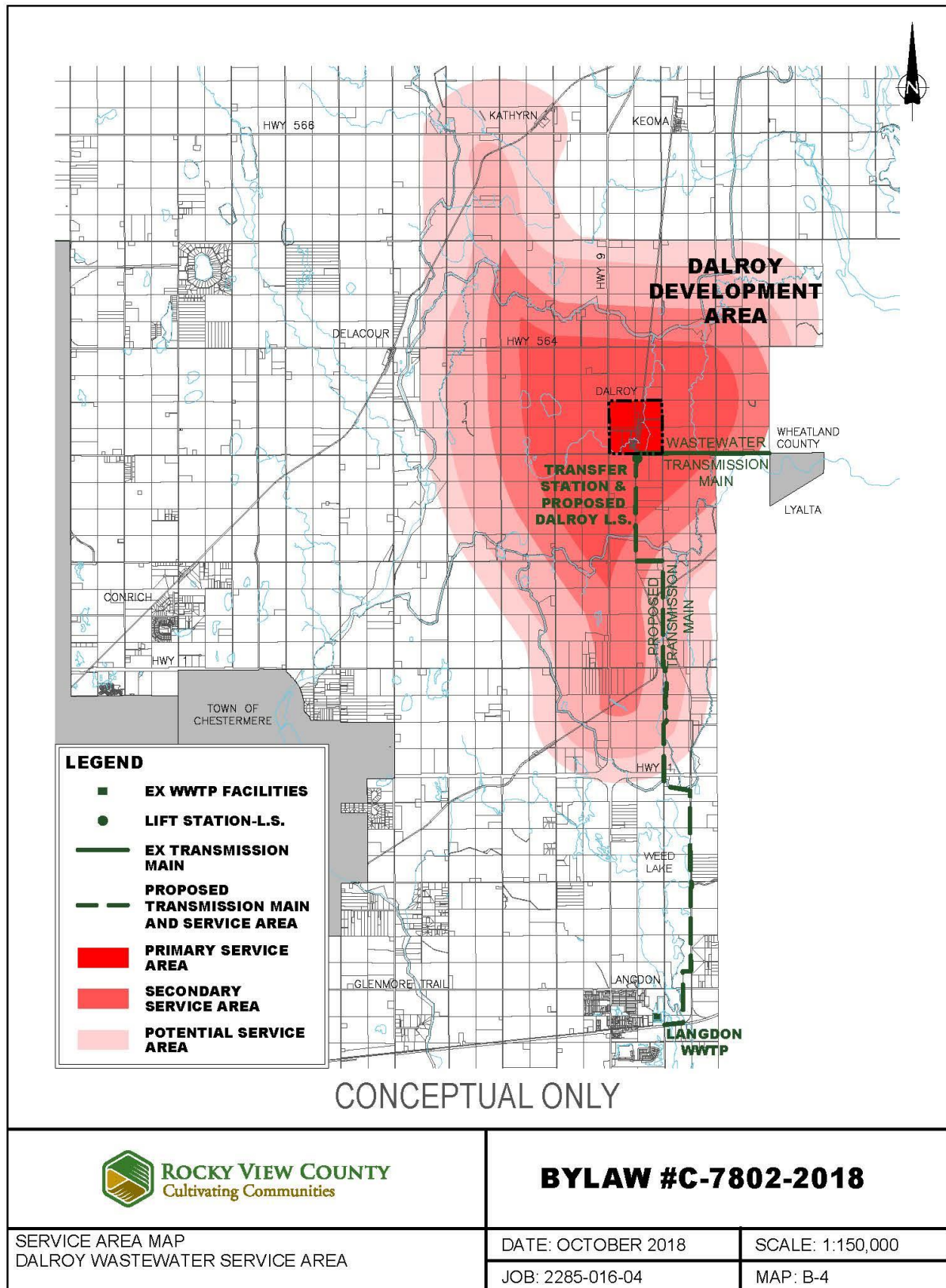




SCHEDULE "B-4"

SERVICE AREA MAP

**DALROY TO LANGDON SANITARY LIFT STATION AND WASTEWATER
TRANSMISSION MAIN**

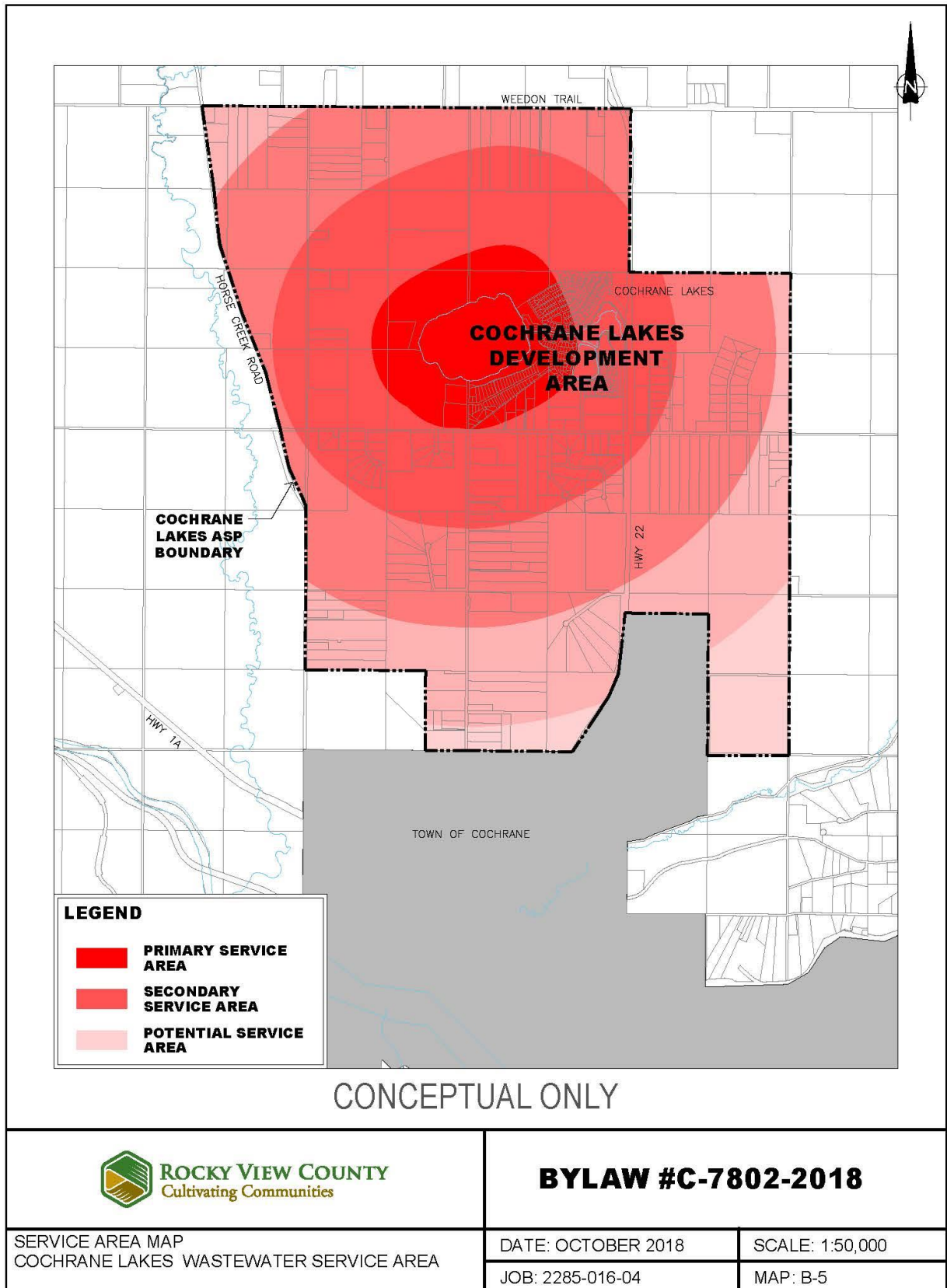




SCHEDULE "B-5"

SERVICE AREA MAP

COCHRANE LAKES WASTEWATER TRANSMISSION MAIN

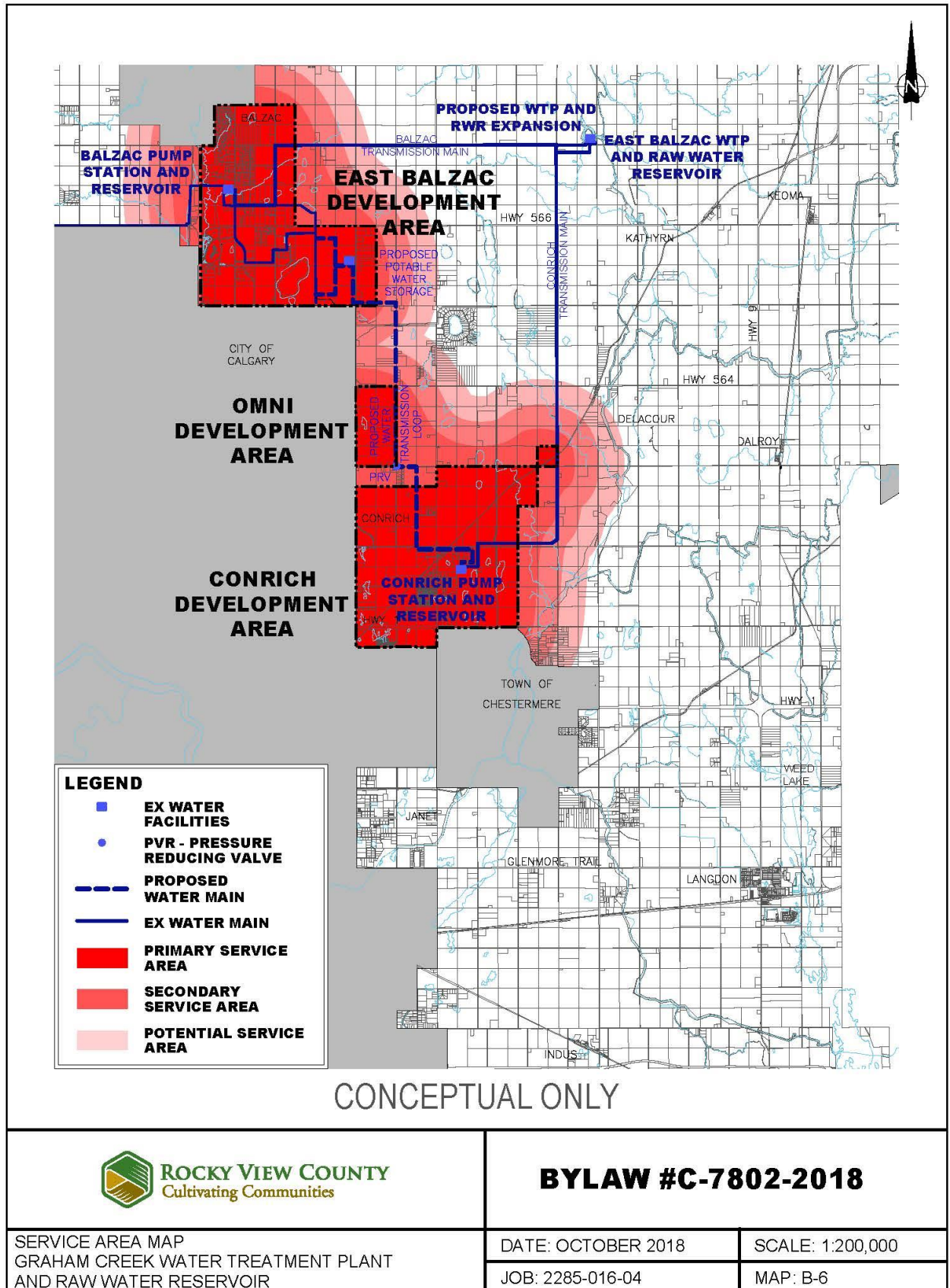




SCHEDULE "B-6"

SERVICE AREA MAP

**GRAHAM CREEK WATER TREATMENT PLANT AND RAW WATER RESERVOIR
PROJECT**



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
GRAHAM CREEK WATER TREATMENT PLANT
AND RAW WATER RESERVOIR

DATE: OCTOBER 2018

SCALE: 1:200,000

JOB: 2285-016-04

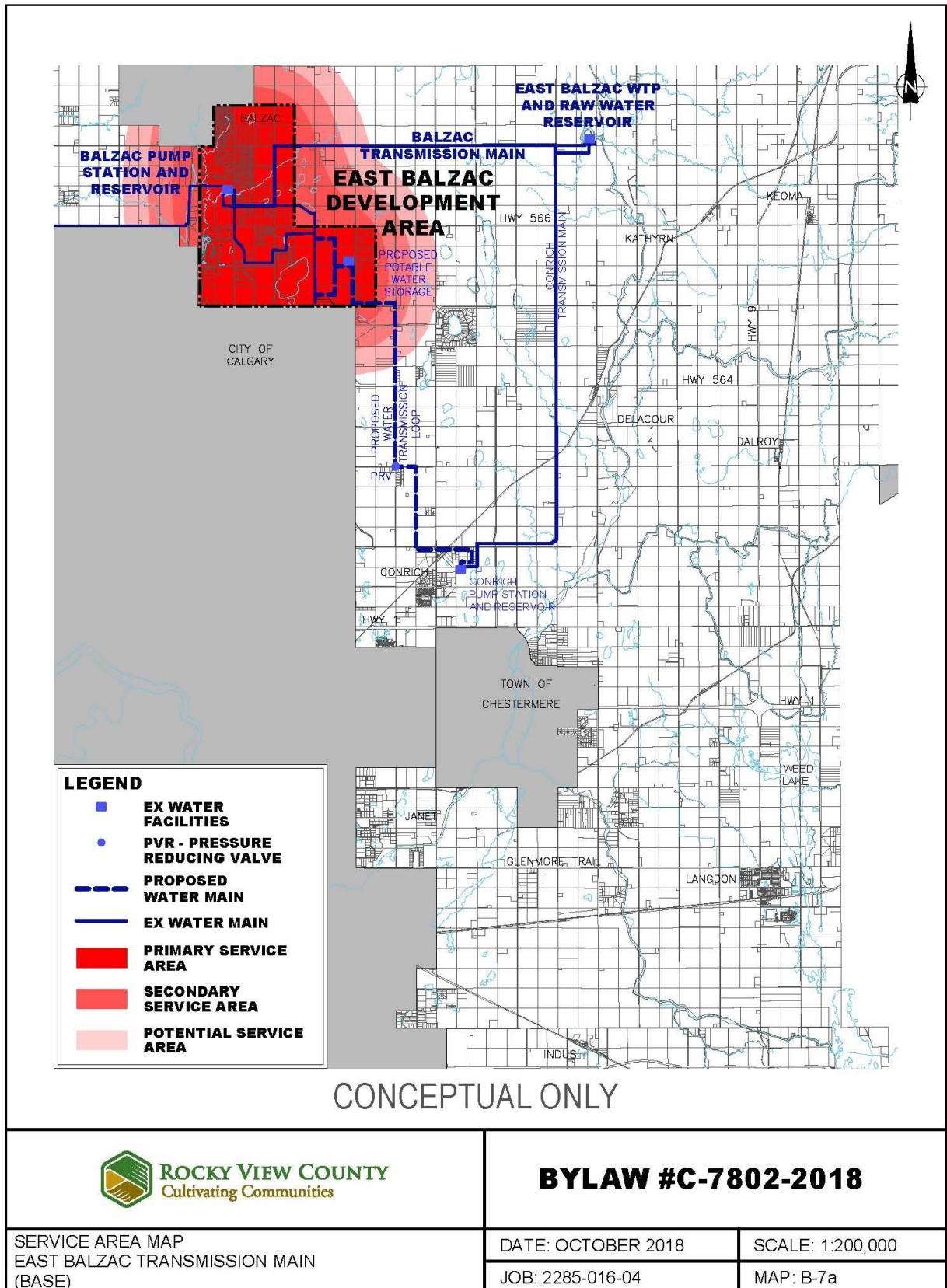
MAP: B-6



SCHEDULE "B-7a"

SERVICE AREA MAP

EAST BALZAC TRANSMISSION MAIN (BASE)

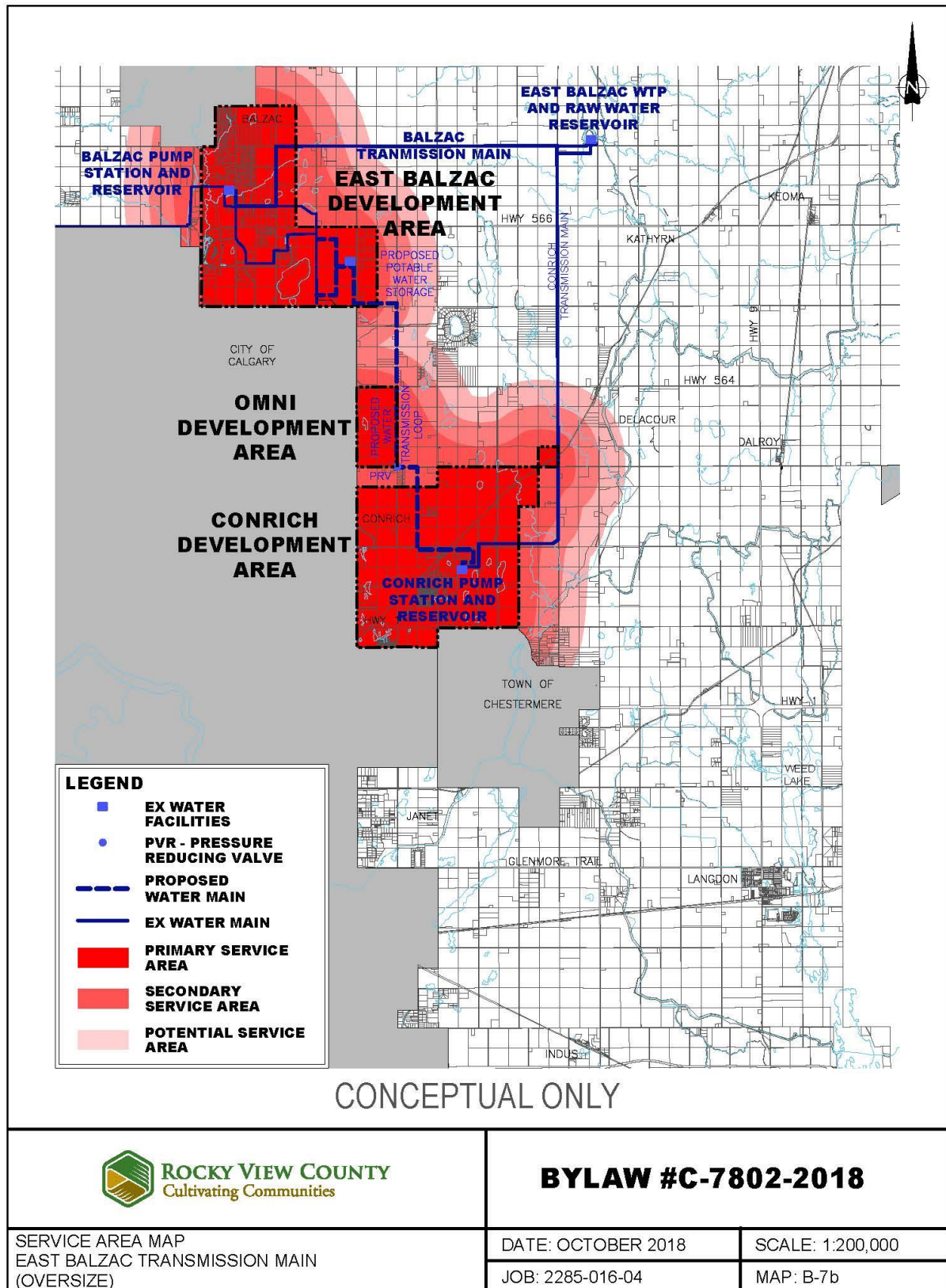




SCHEDULE "B-7b"

SERVICE AREA MAP

EAST BALZAC TRANSMISSION MAIN (OVERSIZE)

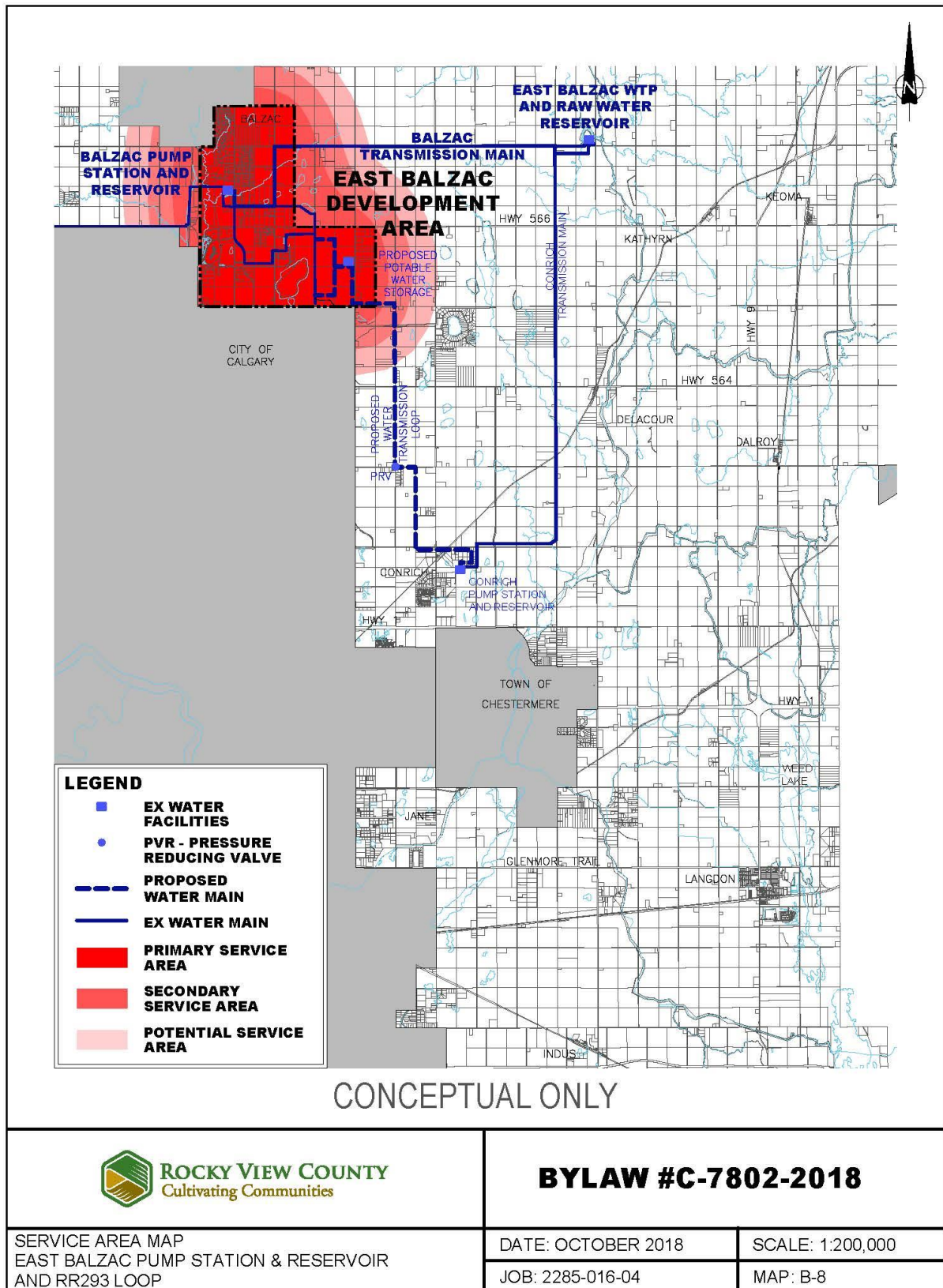




SCHEDULE "B-8"

SERVICE AREA MAP

EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP

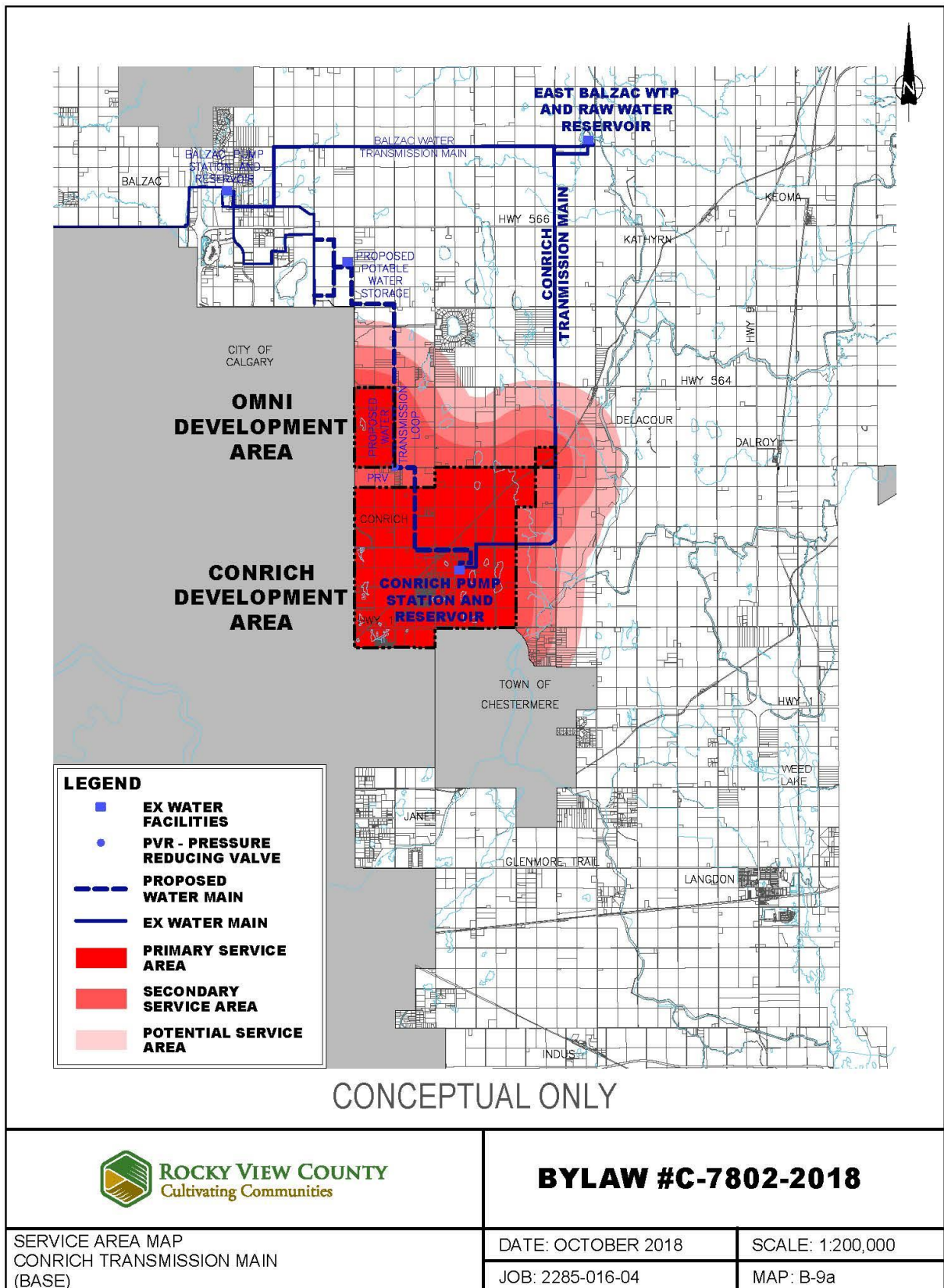




SCHEDULE "B-9a"

SERVICE AREA MAP

CONRICH TRANSMISSION MAIN (BASE)

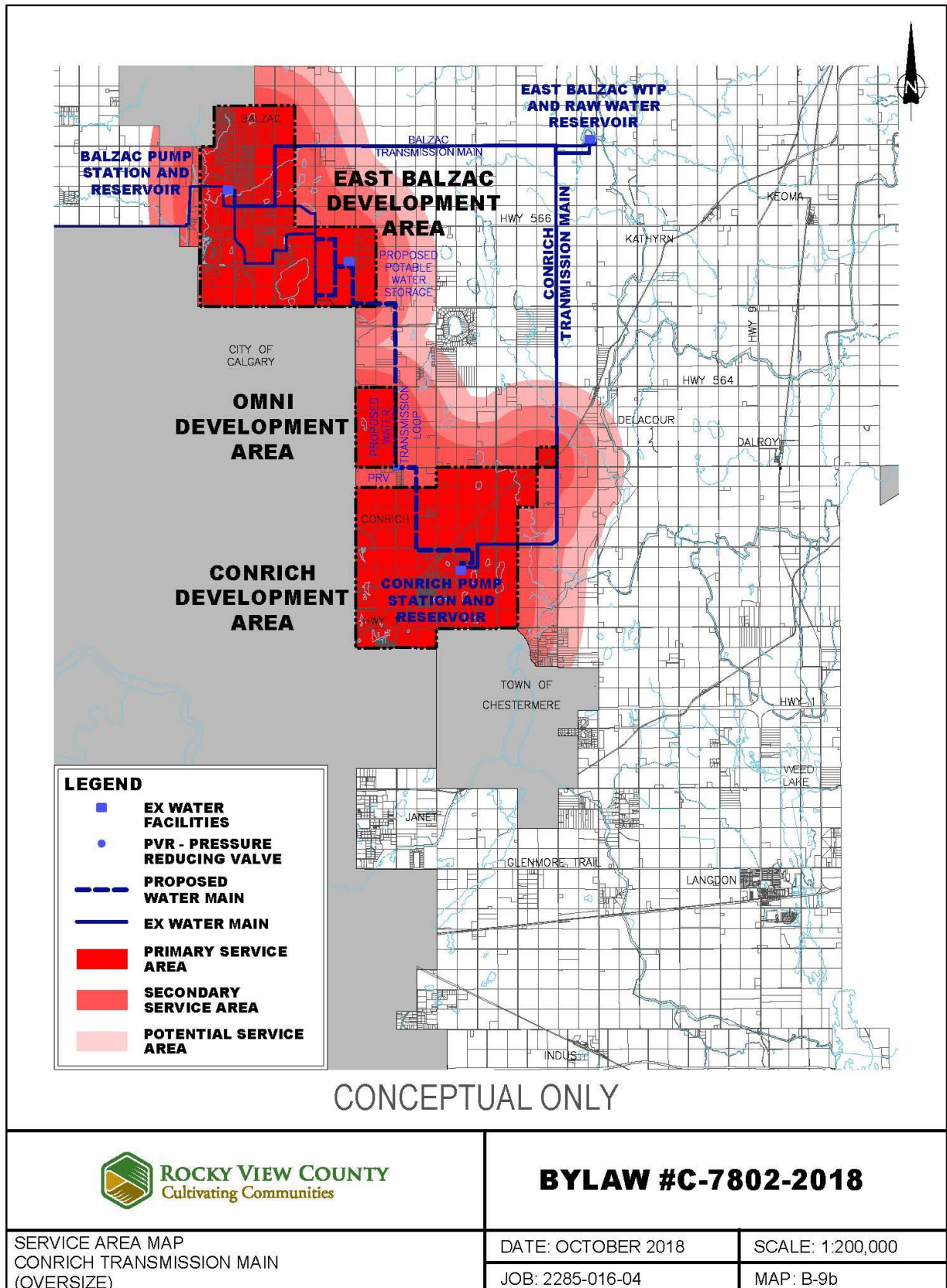




SCHEDULE "B-9b"

SERVICE AREA MAP

CONRICH TRANSMISSION MAIN (OVERSIZE)

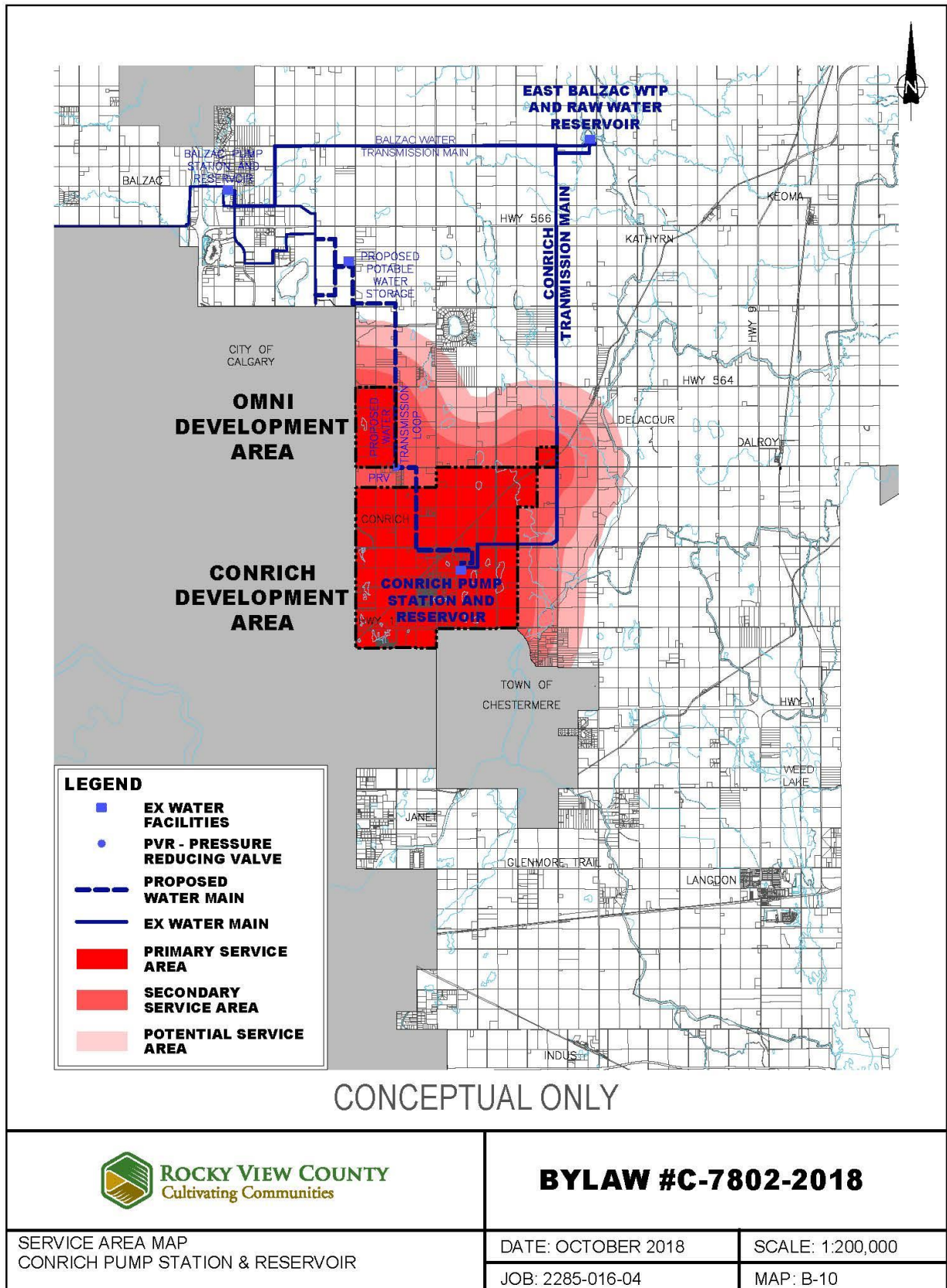




SCHEDULE "B-10"

SERVICE AREA MAP

CONRICH PUMP STATION & RESERVOIR





SCHEDULE "B-11"

SERVICE AREA MAP

EAST ROCKY VIEW BACK-UP LOOP

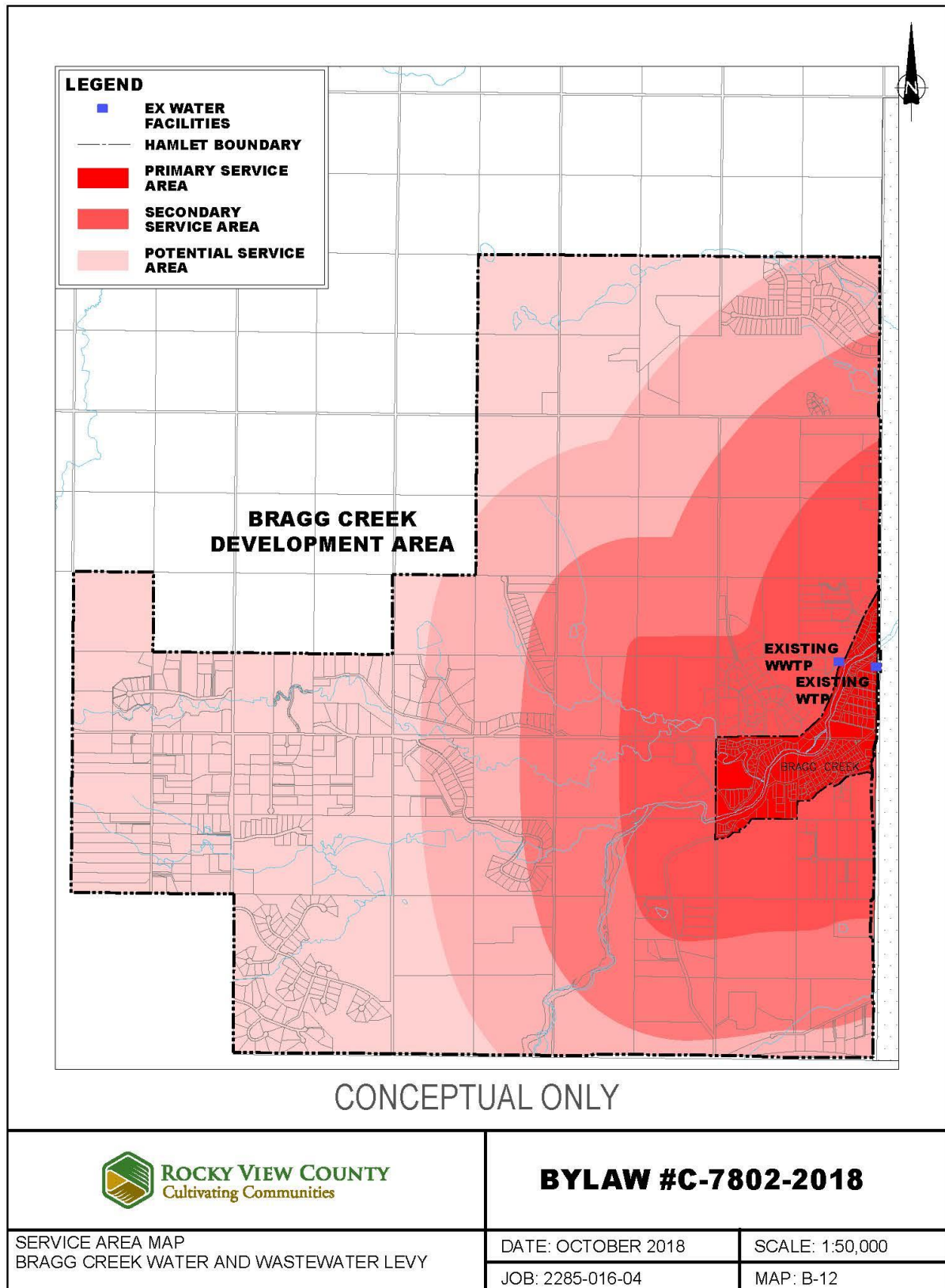




SCHEDULE "B-12"

SERVICE AREA MAP

BRAGG CREEK WATER AND WASTE WATER





SCHEDULE "C"

DETERMINATION OF EACH OFF-SITE LEVY



SCHEDULE "C-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 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 WWTP currently has a de-rated average day capacity of 3,010 m³/day (70% of maximum capacity to account for peak I&I flows). Treated effluent from the WWTP discharges into Weed Lake.

The WWTP upgrades will consist of two additional stages as follows:

- Stage 1B:
 - Convert the ASBR 3 to Continuous Flow, Constant Level SCR (CSBR) with full BNR treatment capacity. This includes constructing two new decant cells with a combined total volume of 2,000 m³.
 - Add Anoxic and Anaerobic Mixed Cells for optimized BNR treatment.
- Stage 2:
 - Construct new train (CSBR 4).
 - Construct new blower building to house 2 new blowers.
 - Repurpose the existing SBRs 1 & 2 to provide Aerobic Digestion if considered beneficial for RVC optimized sludge management.

Project Costs:

Original Capital: \$27,475,838.77

Total Recoverable: \$19,899,274.78

WWTP Upgrade Stage 1B: \$ 6,700,000.00

WWTP Upgrade Stage 2: \$ 8,380,000.00

Total Estimated Cost to Levy: \$34,979,274.78

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

Capacity Committed (Average Day Flow): 3,815 m³/day

Remaining Capacity to Levy: 4,185 m³/day

Levy cost calculation: \$34,979,274.78 / 4,185 m³/day = \$8,358.25 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 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 "A") which are within the Langdon Wastewater Treatment Plant Service Area (as shown on Schedule "B-1") together with any other Lands which are approved by the County to obtain wastewater servicing through the Langdon WWTP system.

There will be no measureable 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.



SCHEDULE "C-2"

ERVWWTM & 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 a pump to each of the three regional lift stations

Project Costs:

Original Capital: \$41,052,594.43

Total Recoverable: \$38,674,919.92

Lift Station Upgrade Cost Estimate: \$ 1,720,000.00

Total Estimated Cost to Levy: \$40,394,919.92

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

Capacity Committed (Average Day Flow): 2,685 m³/day

Remaining Capacity to Levy: 5,315 m³/day

Levy cost calculation: $\$40,394,919.92 / 5,315 \text{ m}^3/\text{day} = \$7,599.49 \text{ per m}^3/\text{day}$ (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 Station system. This includes but is not limited to Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the ERVWWTM Service Area (as shown on Schedule "B-2") together with any other Lands that are approved by the County to obtain wastewater servicing through the ERVWWTM and Regional Lift Station.

There will be no measureable 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.



SCHEDULE "C-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 following:

- 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 B-3), 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
- Area 3: Boulder Creek Lift Station Service Area

Area 1: West Lift Station Service Area

Project Costs:

Original Capital: \$1,000,000.00

Total Recoverable: \$1,149,643.47

Upgrade Cost Estimate: \$ 160,000.00

Total Estimated Cost to Levy: \$1,309,643.47

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

Capacity Committed (Average Day Flow): 567 m³/day

Remaining Capacity to Levy: 983 m³/day

Levy cost calculation: $\$1,309,643.47 / 983 \text{ m}^3/\text{day} = \$1,332.21 \text{ per m}^3/\text{day}$ (of projected average day flow)

Area 2: Industrial Lift Station Service Area

Project Costs:

Original Capital: \$ 827,571.00

Total Recoverable: \$ 774,926.62

Upgrade Cost Estimate: \$ 160,000.00

Total Estimated Cost to Levy: \$ 934,926.62

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

Capacity Committed (Average Day Flow): 188 m³/day

Remaining Capacity to Levy: 879 m³/day

Levy cost calculation: $\$934,926.62 / 879 \text{ m}^3/\text{day} = \$1,063.76 \text{ per m}^3/\text{day}$ (of projected average day flow)



Area 3: Boulder Creek Lift Station Service Area

Project Costs:

Original Capital: \$ 955,000.00

Total Remaining Debt: \$1,176,169.93

Upgrade Cost Estimate: \$ 160,000.00

Total Estimated Cost to Levy: \$1,336,169.93

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

Capacity Committed (Average Day Flow): 376 m³/day

Remaining Capacity to Levy: 2,108 m³/day

Levy cost calculation: \$1,336,169.93 / 2,108 m³/day = \$633.73 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 "A") which are within the Langdon Service Area (as shown on Schedule "B-3") together with any other Lands that are approved by the 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.



SCHEDULE "C-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 Wheatland County 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 Wheatland County to be pumped to the Transfer Station via a 4 km long forcemain. The wastewater is collected and stored at the Transfer Station until septic hauling trucks transport the wastewater to the Langdon WWTP.

The upgrades will consist of the following:

- Conversion of the Transfer Station to a Regional Lift Station
- Forcemain from the Lift Station to the Langdon WWTP

Project Costs:

Original Capital: \$ 4,057,054.22

Total Recoverable: \$ 1,788,315.56

Upgrade Cost Estimate: \$20,090,000.00

Total Estimated Cost to Levy: \$21,878,315.56

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: \$21,878,315.56 / 830 m³/day = \$26,359.42 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 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 "A") which are within the Dalroy to Langdon Sanitary Lift Station and Wastewater Transmission Main Service Area (as shown on Schedule "B-4") together with any other Lands that are approved by the 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.



SCHEDULE "C-5"

COCHRANE LAKES WASTEWATER SYSTEM 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 Cochrane) in the Cochrane Lakes service area.

Project Costs:

Original Capital: \$ 1,750,000.00

Total Remaining Debt: \$ 1,895,113.64

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,895,113.64

System Capacity (Average Day Flow): 1,049 m³/day

Capacity Committed (Average Day Flow): 258 m³/day

Remaining Capacity to Levy: 791 m³/day

Levy cost calculation: $\$1,895,113.64 / 791 \text{ m}^3/\text{day} = \$2,395.85 \text{ per m}^3/\text{day}$ (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 "A") which are located within the Cochrane Lakes Wastewater Transmission Main Service Area (as shown on Schedule "B-5") together with any other Lands that are approved by the 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.



SCHEDULE "C-6"

GRAHAM CREEK WATER TREATMENT PLANT (WTP) AND RAW WATER RESERVIOR (RWR) 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 demand.

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 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 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,
- 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),
- Stage 2: Adding a third treatment train in the expanded building (for a total of six trains).

Project Costs:

Original Capital: \$21,535,321.00

Total Recoverable: \$ 6,460,541.96

RWR Upgrade Cost Estimate: \$28,750,000.00

WTP Upgrade Stage 1: \$16,050,000.00

WTP Upgrade Stage 2: \$ 2,260,000.00

Total Estimated Cost to Levy: \$53,520,541.96

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

Capacity Committed (Average Day Flow): 2,491 m³/day

Remaining Capacity to Levy: 5,509 m³/day

Levy cost calculation: \$53,520,541.96 / 5,509 m³/day = \$9,715.50 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 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 "A") which are within the Graham Creek WTP and RWR Service Area (as shown on Schedule " B-6") together with any other Lands which are approved by the County to obtain water servicing through the Graham Creek WTP and RWR supply system.

There will be no measureable 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.



SCHEDULE "C-7a"

EAST BALZAC TRANSMISSION MAIN (BASE)

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 & 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 8,800 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: \$ 7,402,348.31

Total Recoverable: \$ 3,970,840.30

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 3,970,840.30

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

Capacity Committed (Average Day Flow): 1,795 m³/day

Remaining Capacity to Levy: 4,288 m³/day

Levy cost calculation: $\$3,970,840.30 / 4,288 \text{ m}^3/\text{day} = \$926.12 \text{ per m}^3/\text{day}$ (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 "A") which are located within the East Balzac Transmission Main (Base) Service Area (as shown on Schedule "B-7a") together with any other Lands which are approved by the County to obtain water servicing from the East Balzac transmission main and/or distribution system.

There will be no measureable 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.



SCHEDULE "C-7a"

EAST BALZAC TRANSMISSION MAIN (OVERSIZE)

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 & 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 B-11), 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: \$ 2,530,405.69

Total Recoverable: \$ 1,319,969.38

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,319,969.38

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

Capacity Committed (Average Day Flow): 2,595 m³/day

Remaining Capacity to Levy: 5,405 m³/day

Levy cost calculation: \$1,319,969.38 / 5,405 m³/day = \$244.23 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 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 "A") 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 "B-7b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable 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.



SCHEDULE "C-8"

EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP

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

Project Costs:

Original Capital: \$ 9,211,649.00

Total Recoverable: \$ 4,964,205.15

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 4,964,205.15

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

Capacity Committed (Average Day Flow): 1,795 m³/day

Remaining Capacity to Levy: 4,288 m³/day

Levy cost calculation: \$4,964,205.15 / 4,288 m³/day = \$1,157.81 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 & Reservoir distribution system. This includes but is not limited to Lands located in the East Balzac Development Area (as shown on Schedule "A") which is within the East Balzac Pump Station & Reservoir and RR293 Loop Service Area (as shown on Schedule "B-8") together with any other Lands which are approved by the County to obtain water servicing through the East Balzac Pump Station & Reservoir distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this East Balzac Pump Station & Reservoir or RR293 Loop. Existing development which receives servicing through the East Balzac Pump Station & Reservoir distribution system has already contributed Off-Site Levies for this project.



SCHEDULE "C-9a"

CONRICH TRANSMISSION MAIN (BASE)

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 & 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: \$ 8,624,389.13

Total Recoverable: \$ 2,659,907.69

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 2,659,907.69

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

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: \$2,659,907.69 / 2,132 m³/day = \$1,247.61 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 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 "A") which is within the Conrich Transmission Main (Base) Service Area (as shown on Schedule "B-9a") together with any other Lands which are approved by the County to obtain primary water servicing through the Conrich Transmission Main and/or Distribution system.

There will be no measureable 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.



SCHEDULE "C-9b"

CONRICH TRANSMISSION MAIN (OVERSIZE)

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 & 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 B-11), 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: | \$ 2,531,511.87 |
| Total Recoverable: | \$ 766,997.80 |
| Upgrade Cost Estimate: | \$ -- |
| Total Estimated Cost to Levy: | \$ 766,997.80 |

| | |
|--|---------------------------|
| Capacity (Average Day Flow): | 8,000 m ³ /day |
| Capacity Committed (Average Day Flow): | 2,595 m ³ /day |
| Remaining Capacity to Levy: | 5,405 m ³ /day |

Levy cost calculation: $\$766,997.80 / 5,405 \text{ m}^3/\text{day} = \$141.92 \text{ m}^3/\text{day}$ (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 "A") located within the Conrich Transmission Main (Oversize) Service Area (as shown on Schedule "B-9b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable 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.



SCHEDULE "C-10"

CONRICH PUMP STATION & RESERVOIR

Description: This includes the existing Conrich Pump Station & 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 & 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: \$ 9,394,375.00

Total Recoverable: \$ 2,897,384.38

Upgrade Cost Estimate: \$ 2,260,000.00

Total Estimated Cost to Levy: \$ 5,157,384.38

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

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: \$5,157,384.38 / 2,132 m³/day = \$2,419.04 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 developments that will connect to the Conrich Pump Station & 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 "A") which are within the Conrich Pump Station & Reservoir Service Area (as shown on Schedule "B-10") together with any other Lands which are approved by the County to obtain water servicing through the Conrich Pump Station & Reservoir distribution system.

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



SCHEDULE "C-11"

EAST ROCKY VIEW BACK-UP LOOP

Description: The East Rocky View Back-Up Loop will be comprised of a 400mm 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: | \$ -- |
| Back-Up Loop Cost Estimate: | \$21,280,000.00 |
| Total Offsite Levies Collected: | <u>(\$ 1,747,931.57)</u> |
| Total Estimated Cost to Levy: | \$19,532,068.43 |

| | |
|--|---------------------------|
| Capacity (Average Day Flow): | 8,000 m ³ /day |
| Capacity Committed (Average Day Flow): | 2,595 m ³ /day |
| Remaining Capacity to Levy: | 5,405 m ³ /day |

Levy cost calculation: \$19,532,068.43 / 5,405 m³/day = \$3,613.97 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 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 "A") which are within the East Rocky View Back-Up Loop Service Area (as shown on Schedule "B-11") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable 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. The full rationale for this cost allocation is provided in the MPE Engineering Ltd. report dated May 17, 2013.



SCHEDULE "C-12a"

BRAGG CREEK WASTEWATER TREATMENT PLANT

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.

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. 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,
- A building expansion complete with additional EQ Tanks and Biofilter.

Project Costs:

| | |
|-------------------------------|------------------------|
| Total Recoverable: | \$ 1,560,426.18 |
| WWTP Upgrade: | <u>\$ 7,290,000.00</u> |
| Total Estimated Cost to Levy: | \$ 8,850,426.18 |

| | |
|--|-------------------------|
| Upgrade Capacity (Average Day Flow): | 513 m ³ /day |
| Capacity Committed (Average Day Flow): | 140 m ³ /day |
| Remaining Capacity to Levy: | 373 m ³ /day |

Levy cost calculation: \$8,850,426.18 / 373 m³/day = \$23,727.68 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 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 "A") which are within the Bragg Creek Wastewater Treatment Plant Service Area (as shown on Schedule "B-12") together with any other Lands which are approved by the County to obtain wastewater servicing through the Bragg Creek WWTP system.

There will be no measureable 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.



SCHEDULE "C-12b"

BRAGG CREEK WATER TREATMENT PLANT AND RESERVIOR

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
- Additional 500 m3 above ground potable water reservoir

Project Costs:

| | |
|-------------------------------|-----------------------|
| Total Recoverable: | \$ 996,367.64 |
| WTP and PWR Upgrade: | <u>\$8,270,000.00</u> |
| Total Estimated Cost to Levy: | \$9,266,367.64 |

| | |
|--|------------|
| Upgrade Capacity (Average Day Flow): | 604 m3/day |
| Capacity Committed (Average Day Flow): | 194 m3/day |
| Remaining Capacity to Levy: | 410 m3/day |

Levy cost calculation: $\$9,266,367.64 / 410 \text{ m3/day} = \$22,600.90$ 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 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 "A") which are within the Bragg Creek WTP Service Area (as shown on Schedule " B-12") together with any other Lands which are approved by the County to obtain water servicing through the Bragg Creek WTP supply system.

There will be no measureable 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.



SCHEDULE "D"

OFF-SITE LEVY SUMMARIES

1. Off-Site Levies calculations for both Water and Wastewater Utilities 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 the County in writing at the time of Development permit or Subdivision approval for the Lands.
2. Table D.1 sets out the per m³ levy amounts for the purpose of calculating the appropriate Off-Site Levy amount for all Wastewater Utilities and Water Utilities.
3. The per m³ levy capacity estimates shall not be less than as stipulated in Table D.2 unless specifically approved by the County, in its sole discretion, in writing. If the Developer wants to use a flow rate less than that stipulated in Table D.2 for the purpose of estimating water and waste water volume required to service the proposed development, the Developer must submit sufficient justification which is acceptable to the County for using the proposed lower flow rate before the County will consider accepting a lower per m³ levy capacity calculation. Where a lower flow rate is accepted by the County, the proposed development may be subject to special conditions such as phasing and/or monitoring over time.
4. The County reserves the right to incorporate flow control devices to serviced Lands to limit actual flow to the Water Utility and/or Wastewater Utility servicing capacity agreed upon for the purpose of calculating the appropriate Off-Site Levy amount pursuant to this Bylaw.
5. Where the actual Water Utility and/or Wastewater Utility 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 the County to be provided to the Lands which exceeds the servicing capacity amount agreed upon for the purpose of this Bylaw may be subject to such additional terms, connection fees, rates, charges and contributions as deemed appropriate by the County pursuant to Section 34 of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and any applicable County bylaw including but not limited to any applicable Wastewater Utility bylaw, Water Utility bylaw and/or master rates bylaw.
6. As a general reference guide only, Table D.3 provides a summary of what Off-Site Levies for Water Utilities and Wastewater Utilities will typically be attributable to Lands within the various Development Areas (as shown on Schedule "A") and Service Areas (as shown on Schedule "B"). The exact Off-Site Levy(ies) imposed upon any specific Lands will be subject to which Wastewater Utilities and/or Water Utilities will be servicing the proposed development on the Lands, as approved by the County.



SCHEDULE "D"

Table D.1: Off-Site Levy Summary

| Offsite Levy Schedule | Cost | Service Area Map |
|--|--------------------------------|-------------------------|
| WASTEWATER LEVIES | | |
| Schedule C-1: Langdon WWTP | \$8,437.88 per m ³ | B-1 |
| Schedule C -2: ERVWWTM & Regional Lift Stations | \$7,599.49 per m ³ | B -2 |
| Schedule C -3: Langdon Wastewater Utilities: | | |
| Area 1: | \$1,332.21 per m ³ | B -3 |
| Area 2: | \$1,063.76 per m ³ | |
| Area 3: | \$ 633.73 per m ³ | |
| Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main | \$26,359.42 per m ³ | B -4 |
| Schedule C -5: Cochrane Lakes Wastewater | \$2,395.85 per m ³ | B -5 |
| Schedule C-12a: Bragg Creek Waste Water Treatment Plant | \$23,727.68 per m ³ | B-12 |
| POTABLE WATER LEVIES | | |
| Schedule C -6: Graham Creek WTP & RWR | \$9,715.50 per m ³ | B -6 |
| Schedule C -7a: East Balzac Transmission Main (Base) | \$926.12 per m ³ | B -7a |
| Schedule C -7b: East Balzac Transmission Main (Oversize) | \$244.23 per m ³ | B -7b |
| Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop | \$1,157.81 per m ³ | B -8 |
| Schedule C -9a: Conrich Transmission Main (Base) | \$1,247.61 per m ³ | B -9a |
| Schedule C -9b: Conrich Transmission Main (Oversize) | \$141.92 per m ³ | B -9b |
| Schedule C -10: Conrich Pump Station & Reservoir | \$2,419.04 per m ³ | B -10 |
| Schedule C -11: East Rocky View Back-Up Loop | \$3,613.97 per m ³ | B -11 |
| Schedule C-12b: Bragg Creek Water Treatment Plant & Reservoir | \$22,600.90 per m ³ | B-12 |



Table D.2: Minimum Projected Water and Wastewater Flows

| Type of Development | Minimum Projected Average Day Water Demand (m ³ /day) | Minimum Projected Average Day Wastewater Flow (m ³ /day) |
|---------------------|--|---|
| Residential | 950 L/day/unit | 855 L/day/unit |
| Commercial | The 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 or Subdivision applications. | |
| Industrial | | |



Table D.3: Summary of Development Areas and Applicable Off-Site Levy Schedules

| Development Area | Wastewater Facilities | | | | | | | Water Facilities | | | | | | | Bragg Creek | |
|------------------|-----------------------|------------------------------------|------------------------------|---|----------------------------------|------------------------|--------------------------------------|--|---|----------------------------------|--------------------------------------|----------------------------------|------------------------------|--|-------------------------|--|
| | Langdon WWTP | ERV/WTM and Regional Lift Stations | Langdon Wastewater Utilities | Dalroy Regional Lift Station and Wastewater Transmission Main | Cochrane Lakes Wastewater System | Graham Creek WTP & PWR | East Balzac Transmission Main (Base) | East Balzac Transmission Main (Oversize) | East Balzac Pump Station & Reservoir and RR293 Loop | Conrich Transmission Main (Base) | Conrich Transmission Main (Oversize) | Conrich Pump Station & Reservoir | East Rocky View Back-Up Loop | Bragg Creek Wastewater Treatment Plant | Bragg Creek WTP and PWR | |
| 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-12 | B-12 | |
| 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 | |
| East Balzac | Y | Y | N | N | N | Y | Y | Y | Y | N | Y | N | Y | N | N | |
| Conrich | Y | Y | N | N | N | Y | N | Y | N | Y | Y | Y | Y | N | N | |
| Langdon | Y | N | Y | 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 | |
| Cochrane Lakes | N | N | N | N | Y | 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 | |

Y = YES - Schedule is applicable

N = NO - Schedule is not applicable

Note: Development areas are as shown on Schedule A



SCHEDULE "E"

DEFINITIONS

- (a) **"Act"** means the *Municipal Government Act*, RSA 2000, c M-26 and amendments thereto, together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;
- (b) **"Bylaw"** means this Bylaw together with all schedules;
- (c) **"CAO"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (d) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the Land Use Bylaw;
- (e) **"Council"** means the Rocky View County Council;
- (f) **"County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require;
- (g) **"Development"** has the same meaning as provided in the Act;
- (h) **"Development Area"** means those Lands which are within the development areas as described in Schedule "A";
- (i) **"Industrial"** means any Development or Subdivision for an industrial use as contemplated under the Land Use Bylaw;
- (j) **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*, RSA 2000, c L-4;
- (k) **"Land Use Bylaw"** means the County's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;
- (l) **"Municipal Planning Commission Bylaw"** means Bylaw C-7967-2019 establishing the Municipal Planning Commission, as amended or replaced from time to time;
- (m) **"Municipal Planning Commission"** means the municipal planning commission of the County as established pursuant to the Municipal Planning Commission Bylaw;
- (m) **"Off-Site Levy"** means a levy imposed and created by this Bylaw;
- (n) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy together with any interest earned from the investment of the Off-Site Levy is deposited and kept



separate from General Account or any other municipal account and administered in accordance with the Act;

- (o) **"Residential"** means any Development or Subdivision for residential use as contemplated under the Land Use Bylaw;
- (p) **"Service Area"** means those Lands which are within the respective service areas of the County's Water Utilities and Wastewater Utilities, as described in Schedule "B", together with any other Lands approved by Council to receive servicing from the County's Water Utilities and/or Wastewater Utilities;
- (q) **"Subdivision"** has the same meaning as provided for in the Act;
- (r) **"Wastewater Utility(ies)"** means those new or expanded facilities for the treatment, movement, or disposal of sanitary sewage as described in Schedule "C" together with any land required for or in connection with any of those facilities; and
- (s) **"Water Utility(ies)"** means those new or expanded facilities for the storage, transmission, treatment, or supplying of water as described in Schedule "C" together with any land required for or in connection with any of those facilities.