

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2026-23

BEING A BYLAW FOR THE PURPOSE OF IMPOSING AND COLLECTING OFF-SITE LEVIES IN
PARKLAND COUNTY

WHEREAS the *Municipal Government Act*, RSA 2000 c M-26, as amended from time to time, authorizes Council to pass bylaws for municipal purposes; and

WHEREAS section 648(1.1) of the *Municipal Government Act*, RSA 2000 c M-26, authorizes Council to pass a bylaw providing for the imposition and payment of Off-Site Levies in respect of land to be subdivided or developed, and to authorize agreements respecting the payment of such levies; and

WHEREAS Council has deemed it necessary to establish Off-Site Levies to provide or pay for the capital costs of new or expanded roads, water, sanitary sewer, and storm drainage facilities that directly or indirectly benefit Development, as authorized under section 648(2) of the MGA; and

WHEREAS Council has authorized the preparation of Off-Site Levies Reports, which establish the capital costs of the Off-Site Infrastructure Facilities to be funded, the Benefitting Areas to which those Facilities provide benefit, and the allocation of costs; and

WHEREAS the County has identified defined Benefitting Areas within which Off-Site Infrastructure Facilities provide direct or indirect benefit to Development and within which Off-Site Levies may be imposed; and

WHEREAS notice of intention to pass this Bylaw has been given in accordance with the *Municipal Government Act*, RSA 2000 c M-26;

NOW THEREFORE the Council of Parkland County, duly assembled, hereby enacts as follows:

TITLE

1. This bylaw shall be known as the "Off-Site Levies Bylaw" and is referenced herein as "this Bylaw".

DEFINITIONS

2. In this Bylaw, the following definitions apply:
 - (1) "Assessment Year Modifier" or "AYM" means the adjustment factor, determined annually by Alberta Municipal Affairs that converts base construction costs to hard-to-value property to current replacement cost for property tax purposes, to be used to inflate estimated construction costs of Off-Site Infrastructure Facilities in years when Off-Site Levy Reports are not updated.
 - (2) "Benefitting Areas" means the geographic areas within Parkland County identified in Schedules "A" and "B" of this Bylaw, within which Development directly or indirectly benefits, or is reasonably anticipated to benefit, based on the applicable Off-Site Levies Report, from one or more Off-Site Infrastructure Facilities;
 - (3) "Chief Administrative Officer" or "CAO" means the Chief Administrative Officer of Parkland County, or designate;
 - (4) "Construction Cost" means the estimated or actual capital cost of the design, construction, installation, or expansion of an Off-Site Infrastructure Facility, including:
 - a. engineering and administrative costs directly attributable to the Facility;
 - b. a contingency allowance equal to ten percent (10%) of the applicable Construction Cost; and
 - c. interest incurred by the County for the design and/or construction of any Facility financed in whole or in part by the County;
 - (5) "Council" means the municipal Council of Parkland County;
 - (6) "County" means the municipality of Parkland County in the Province of Alberta;

- (7) "Development" means "Development" as defined in the *Municipal Government Act*, RSA 2000 c M-26;
- (8) "Development Agreement" means a legally binding contract between the County and a developer or applicant for the purposes of:
- ensuring that public infrastructure is constructed in accordance with the County's Engineering Design Standards and accepted engineering and construction practices; and
 - providing for the payment of fees and Off-Site Levies, and the receipt of recoveries where applicable.
- (9) "Net Developable Area" means the area of land to which Off-Site Levies apply, calculated as the gross area of the Subject Lands, less the areas of land that are or will be designated as:
- municipal reserves;
 - school reserves;
 - conservation reserves;
 - environmental reserves;
 - environmental reserve easements;
 - arterial road rights-of-way;
 - collector road rights-of-way for any collector roads identified in Schedule "F"; and
 - the buffer area around Osborne Acres as identified by the Acheson Industrial Area Structure Plan, if applicable.
- Excluding any portion of the Subject Lands in respect of which an Off-Site Levy for the same type of infrastructure has previously been paid;
- (10) "*Municipal Government Act*" or "MGA" means the *Municipal Government Act*, R.S.A. 2000, c M-26, as amended from time to time;
- (11) "Off-Site Infrastructure Facility" or "Facility" means any road, water, sanitary sewer, or storm drainage Facility authorized under section 648(2) of the MGA and identified in Schedule "C", "D", "E", or "F" of this Bylaw, that directly or indirectly benefits Development within a Benefitting Area;
- (12) "Off-Site Levy" means a levy imposed pursuant to this Bylaw in accordance with section 648 of the MGA;
- (13) "Off-Site Levy Rate" means the rate per hectare of Net Developable Area, calculated based on the Construction Cost of an Off-Site Infrastructure Facility allocated to the applicable Benefitting Areas;
- (14) "Off-Site Levies Reports" means collectively the Transportation Master Plan, Master Drainage Plan, Sanitary Servicing Studies, Water Servicing Studies, and Annual Off-Site Levy Reports, which are incorporated by reference and form part of the evidentiary basis for this Bylaw;
- (15) "Plan of Subdivision" means the plan showing the division of the Subject Lands, or a portion thereof, into separate lots or parcels for registration and Development purposes;
- (16) "Subject Lands" means:
- land that is the subject of a Development permit application; or
 - land that is the subject of a Subdivision application, including any unsubdivided remnant parcel that, in the opinion of the Subdivision Authority, is unlikely to be further subdivided;
- (17) "Subdivision" means "Subdivision" as defined in the MGA;
- (18) "Subdivision Authority" means "Subdivision Authority" as defined in the MGA.
- (19)

INTERPRETATION

- The headings in this Bylaw are for reference purposes only.

APPLICATION

4. There are hereby imposed levies which shall be known as Off-Site Levies in respect of all Subject Lands within the Benefiting Area.
5. The Benefitting Areas in respect of which Off-Site Levies are payable are identified in Schedules "A" and "B" of this Bylaw. Each Benefitting Area is delineated and identified by an area reference number shown in those Schedules.
6. The Annual Off-Site Levy Reports identify the anticipated impacts of Development within the Benefitting Areas and establish the Off-Site Infrastructure Facility requirements to support such Development, together with the estimated capital costs of those Facilities as set out in Schedules "C", "D", "E", and "F" of this Bylaw.
7. The Off-Site Levies payable in respect of Subject Lands shall be calculated by multiplying the Net Developable Area by the applicable Off-Site Levy Rates adopted by Council and set out in Schedule "G".
8. Unless otherwise provided for in a Development Agreement entered into pursuant to this Bylaw, Off-Site Levies are due and payable prior to the endorsement of a Plan of Subdivision for the Subject Lands or prior to the issuance of a Development permit or building permit in respect of the Subject Lands.
9. Where a Development Agreement is required in respect of an application for Subdivision or Development, the applicant or owner shall enter into a Development Agreement with the County which shall provide for one of the following:
 - (1) the payment of Off-Site Levies in accordance with this Bylaw; or
 - (2) the deferral of all or a portion of the Off-Site Levies in accordance with any policy or procedure adopted pursuant to this Bylaw.

UPDATES AND REPORTING

10. Subject to Section 11, the CAO may calculate and update Construction Costs and Off-Site Levy Rates as frequently as the CAO considers necessary to reflect inflation, revised cost estimates, or changes to Off-Site Infrastructure Facilities or Benefitting Areas, provided that such calculations are carried out strictly in accordance with this Bylaw.
11. Updated Off-Site Levy Rates calculated by the CAO shall be submitted to Council for adoption by amendment to this Bylaw, and shall have no force or effect unless and until adopted by Council.
12. Subject to Section 10, the CAO shall prepare updated Off-Site Levy Rates at least annually for Council's consideration.
13. A report respecting the Off-Site Levies imposed, collected, and expended under this Bylaw shall be prepared and made publicly available annually in accordance with section 648(4) of the MGA. Such report annually provided to Council shall be in a format acceptable to Council. Notwithstanding the foregoing, the annual report shall at a minimum include information on:
 - (1) the amount of each category of Off-Site Levies collected;
 - (2) the construction of any components of the Off-Site Infrastructure;
 - (3) the expenditure of any of the Off-Site Levies that have been collected;
 - (4) the interest accrued to each Off-Site Levy reserve fund; and
 - (5) the balance held in each Off-Site Levy reserve fund.
14. The County shall update the Off-Site Levy Reports at least every five to ten years with a view to recalibrating the information used to calculate and update the Off-Site Levy rates.
15. Subject to Section 14, commencing in 2027, in each year that the County does not update the Off-Site Levy Reports, the estimate of Construction Costs for Off-Site Infrastructure Facilities in the subsequent year shall be adjusted to account for inflation based on the AYM. If Construction Costs are expected to decrease, the Off-Site Levy rates shall not be decreased to account for decreased Construction Costs.

CREDITS, REFUNDS, DEFERRALS AND CANCELLATIONS

- 16. Where a developer constructs or funds an Off-Site Infrastructure Facility that is identified in this Bylaw, the County may enter into an agreement to provide credits and/or reimbursements against Off-Site Levies, subject to the terms of any policy or procedure adopted pursuant to this Bylaw.
- 17. Where an Off-Site Levy has been paid in error or where Development does not proceed, the County may refund all or a portion of the levy in accordance with this Bylaw and any policy or procedure adopted pursuant to this Bylaw.
- 18. Nothing in this Bylaw precludes the County from:
 - (1) imposing further or different levies, duly enacted by bylaw, on any portion of the Subject Lands in respect of which the County has not collected Off-Site Levies;
 - (2) deferring collection of all or a portion of the Off-Site Levy for the stated objects of this Bylaw, on any portion of Subject Lands in respect of which the County imposed Off-Site Levies, including requiring security for payment of such deferred Off- Site levies; or
 - (3) cancelling an Off-Site Levy for specific lands or projects.

SEVERABILITY

- 19. Should any provision of this Bylaw be deemed invalid then such invalid provision will be severed from this Bylaw and such severance will not affect the validity of the remaining portions of this Bylaw, except to the extent necessary to give effect to such severance.

ENACTMENT AND TRANSITION

- 20. The Recitals and Schedules "A", "B", "C", "D", "E", "F" and "G" form part of this Bylaw.
- 21. This Bylaw does not affect:
 - (1) any Off-Site Levy imposed or paid prior to the coming into force of this Bylaw; or
 - (2) any Development Agreement or Off-Site Levy agreement entered into before the coming into force of this Bylaw, which shall continue in full force and effect.
- 22. Bylaw No. 2015-07 is hereby repealed.

This Bylaw shall come into force and take effect on the day of third and final reading thereof:

READ A FIRST TIME this _____ day of _____, 2026.

READ A SECOND TIME this _____ day of _____, 2026.

READ A THIRD TIME and finally passed this _____ day of _____, 2026.

SIGNED AND PASSED this _____ day of _____, 2026.

Mayor

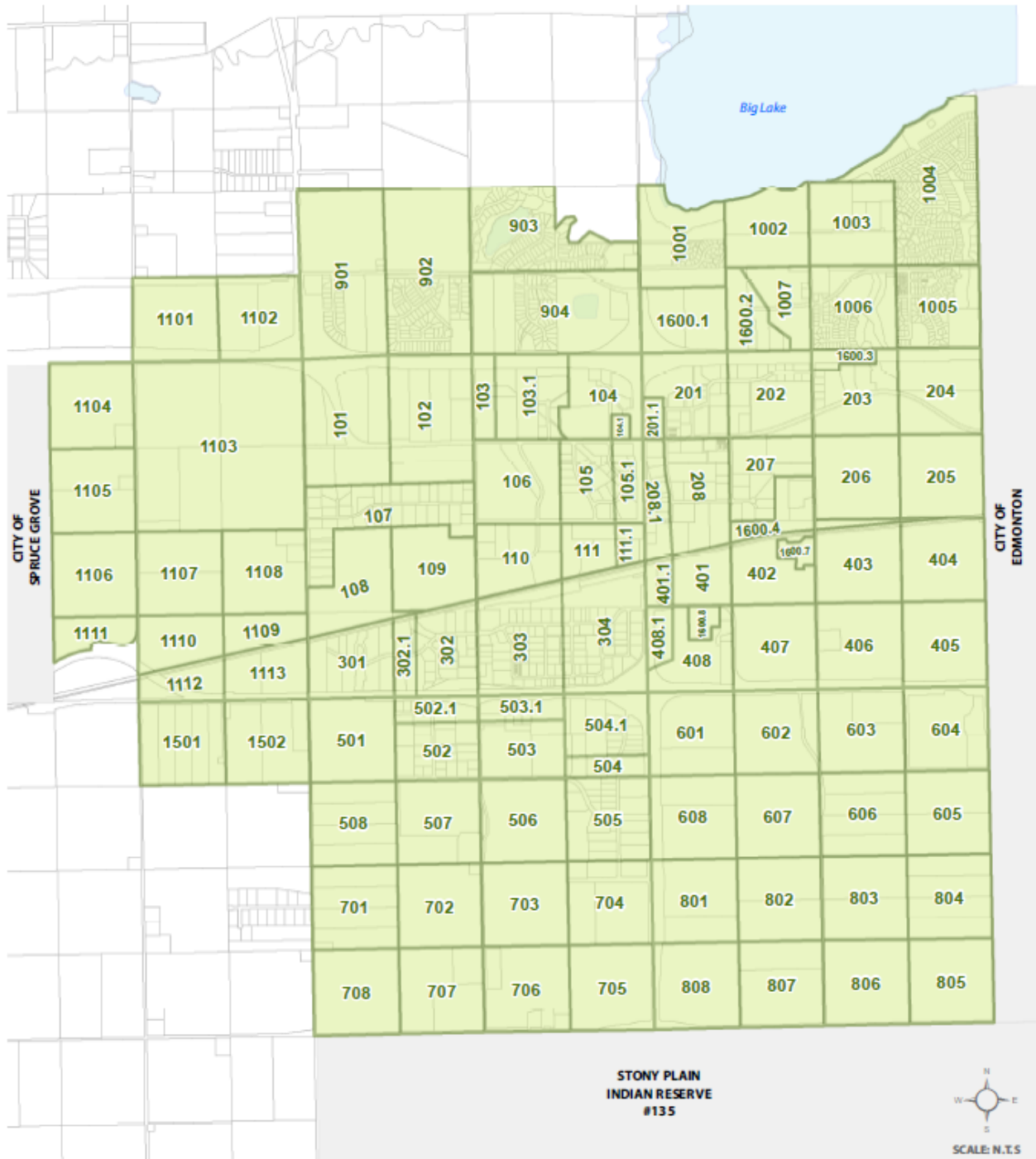
Chief Administrative Officer

SCHEDULE "A"
Acheson / Big Lake Benefitting Areas

Off-Site Levy Projects



Schedule A: Acheson/Big Lake Benefitting Areas

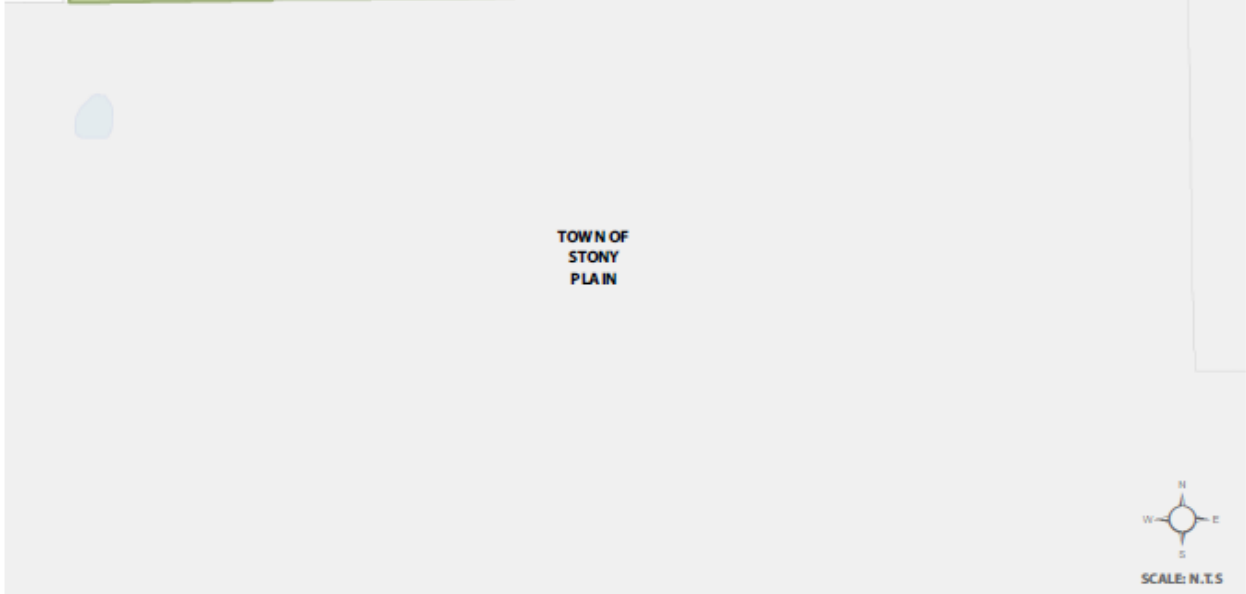
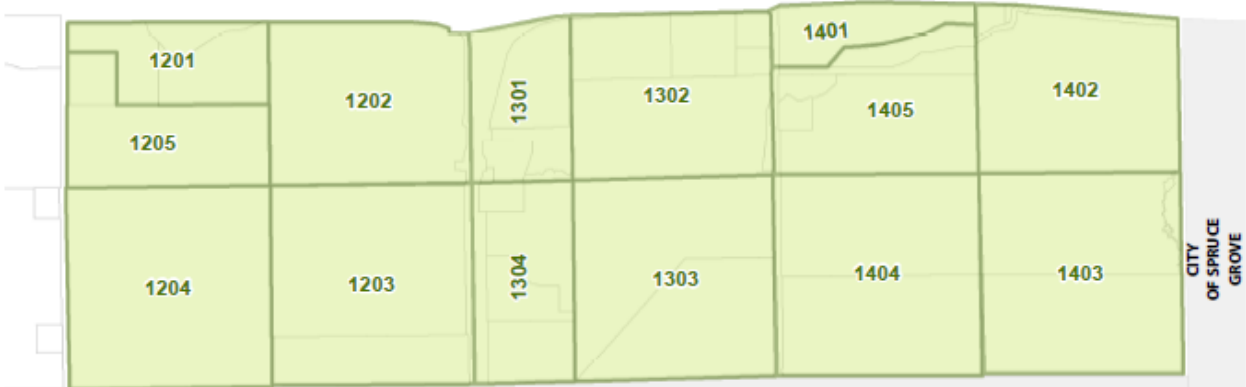


SCHEDULE "B"
Fifth Meridian Benefitting Areas

Off-Site Levy Projects



Schedule B: Fifth Meridian Benefitting Areas



SCHEDULE "C"
2026 Water Projects and Estimated Costs

Water Facilities	
Project Description	Levy Balance
	Leviable Estimated Project Cost
Zone 4 Reservoir Expansion (9000m3)	\$ 5,848,532
Zone 3 Pump Upgrade	\$ -
Zone 3 Pump Upgrade	\$ -
Zone 3 New West Acheson Park Reservoir 9000m3 & Pumphouse	\$ 17,281,986
Zone 3 West Acheson Park Reservoir Expansion 15,000m3	\$ 19,942,913
Zone 1 Water Mains (Near future, long term, and ultimate)	\$ 4,891,413
Zone 2 Water Mains (Near future, long term, and ultimate)	\$ 4,879,303
Big Lakes East Water Mains	\$ 8,586,403
Big Lakes West Water Mains	\$ 2,725,987
Zone 3 Water Mains	\$ 240,465
5th Meridian - Supply Line From Regional Line	\$ 4,222,334
5th Meridian - Water Reservoir	\$ 10,164,564
5th Meridian (Area A) - Water Mains	\$ 3,252,791
5th Meridian (Area B) - Water Mains	\$ 5,302,514
5th Meridian (Area C) - Water Mains	\$ 8,379,120
Acheson Area 11 Water Mains (Near future, long term, and ultimate)	\$ 13,778,645
Old Bylaw #52-2003 (A5 - Hunter's Watermain)	\$ 91,434
Acheson Big Lake Water Servicing Study Update - 2020	\$ 46,614
Zone 4 Water Mains	\$ 10,006,296
Zone 5 Water Mains	\$ 9,925,308
Zone 6 Water Mains	\$ 9,455,010
Zone 7 Water Mains	\$ 8,358,911
Zone 8 Water Mains	\$ 5,465,874
Zone 4 Reservoir Expansion (Adjacent to Zone 4 Reservoir) 17,270m3 & Pumphouse	\$ 13,341,626
New PRVs (x9)	\$ 3,555,202
Acheson Big Lake Water Servicing Study Update - 2025	\$ 71,878
Acheson Big Lake Water Servicing Study Update - 2030	\$ 71,878
Acheson Big Lake Water Servicing Study Update - 2035	\$ 71,878
Acheson Big Lake Water Servicing Study Update - 2040	\$ 71,878
Zone 5 & 7 East-West Distribution Main	\$ 3,303,042
Zone 6 & 8 East-West Distribution Main	\$ 3,275,363
West Acheson South Water Distribution Mains (1501, 1502, 1112, 1113)	\$ 3,051,815
TOTAL	\$ 179,660,976

SCHEDULE "D"
2026 Sanitary Projects and Estimated Costs

Sanitary Facilities	
Project Description	Levy Balance
	Leviable Estimated Project Cost
5th Meridian (Area A) Gravity Main	\$ 1,257,018
5th Meridian (Area B) Gravity Main	\$ 3,941,479
5th Meridian (Area C) Gravity Main	\$ 3,274,176
Parkland Business Park (Sewer Main Upsizing, etc.)	\$ -
Parkland Industrial Estates (Sewer Main Upsizing, etc.)	\$ -
Parkland Industrial Estates (Sewer Main Upsizing, etc.)	\$ -
Acheson Road (Sewer Main Upsizing, etc.)	\$ -
Glowing Embers (Sewer Main Upsizing, etc.)	\$ -
Residential (Meridien Avenue) Creek Crossing (Sewer Main Upsizing, etc.)	\$ 564,814
Bevington Trunk (Hwy 16 A to Hwy 16 Parkland Industrial Estates)	\$ 2,892,281
Old Bylaw #52-2003 (A1 - Acheson Trunk)	\$ -
Old Bylaw #52-2003 (A2 - Hunter's Trunk)	\$ 93,105
Old Bylaw #52-2003 (A3 - Acheson Collection)	\$ 39,762
Bevington Trunk (Oversizing for Acheson Zone 6)	\$ 743,873
Leder Development Area (Sewer Main Upsizing, etc.)	\$ 3,728,587
Acheson Trunk North of CN Railway (Sewer Main upsizing, etc.)	\$ 8,000,433
Zone 5 Liftstation Upgrade & Acheson Trunk Upstream of Zone 5 Liftstation (Sewer Main Upsizing, etc.)	\$ 6,433,542
Acheson Trunk Extension from DS MH N267 to US MH N672 (Zone 7)	\$ 12,947,250
Acheson Zone East Upsizing (Near Future) Triggered by 3-53-26-4	\$ 2,455,587
Acheson Big Lake Sanitary Servicing Study Update - 2020	\$ 0
Acheson Big Lake Sanitary Servicing Study Update - 2027	\$ 75,258
Acheson Big Lake Sanitary Servicing Study Update - 2032	\$ 75,258
Acheson Big Lake Sanitary Servicing Study Update - 2037	\$ 75,258
Acheson Big Lake Sanitary Servicing Study Update - 2042	\$ 75,258
Atim Creek Gravity Trunk (West Acheson Area 11)	\$ 5,157,870
Bevington Trunk Extension Zone 6 (Oversizing for Zone 8)	\$ 9,562,194
Bevington Trunk Extension Zone 8	\$ 3,485,383
Zone 6 Liftstation #1 & Forcemain	\$ 3,153,296
Zone 6 Liftstation #5 & Forcemain including LS #1 Upgrades	\$ 2,456,925
Area 15 Liftstation #3 & Forcemain	\$ 3,281,847
Zone 5 Liftstation #4 & Forcemain	\$ 4,497,089
Zone 7 Liftstation #6 & Forcemain	\$ 950,982
Zone 8 Liftstation #8 & Forcemain	\$ 1,651,890
Zone 8 Liftstation #9 & Forcemain	\$ 1,662,345
Zone 8 Liftstation #10 & Forcemain	\$ -
Zone 6 Liftstation #11 & Forcemain	\$ -
Zone 4 Liftstation #12 & Forcemain	\$ 1,955,085
Zone 4 Liftstation #13 & Forcemain	\$ 736,300
Zone 7 collector main (Area 701 & 702)	\$ 381,800
Zone 7 collector main (Area 706 & 705)	\$ 502,955
Zone 6 collector main (Area 604 & 603)	\$ 1,358,769
Zone 2 collector main (Area 205 & 204)	\$ 513,150
Zone 2 collector main (Area 205 & 206)	\$ -
Area 11 (Atim Road) collector main (Area 108, 1109, 1110)	\$ 2,172,874
West Big Lake collector main (Area 1102 & 1101)	\$ 488,562
Area 1112/1113 (West Acheson) Liftstation #2 & Forcemain	\$ 1,662,345
Big Lake East Collector Main (Area 1600.2 & 1007)	\$ 493,114
Bevington Trunk Upgrade in Zone 4 (Ultimate)	\$ 1,515,963
Acheson Trunk Upgrade - 96th Street to Zone 5 Liftstation	\$ 1,298,906
TOTAL	\$ 95,612,581

SCHEDULE "E"
2026 Stormwater Projects and Estimated Costs

Storm Facilities	
Project Description	Levy Balance
	Leviable Estimated Project Cost
Outfall	\$ 10,052,269
Acheson Big Lake Master Drainage Plan Update - 2021	\$ 69,775
Collector Stage 1, Zone 5 N-111 to N-112	\$ 635,571
Collector Stage 1, Zone 5 N-112 to N-113	\$ 1,178,204
Collector Stage 1, Zone 5 N-113 to N-114	\$ 254,904
Collector Stage 1, Zone 5 N-114 to N-115	\$ 491,737
Collector Stage 1, Zone 5 N-115 to N-116	\$ 321,937
Collector Stage 1, Zone 5 N-116 to N-117	\$ 202,721
Collector Stage 1, Zone 5 N-117 to N-118	\$ 477,936
Collector Stage 1, Zone 5,6,7&8 N-118 to N110	\$ 1,358,822
Collector Stage 1, Zone 5,6,7&8 N-110 to N104	\$ 2,269,679
Acheson Big Lake Master Drainage Plan Update - 2026	\$ 69,775
Collector Stage 2, Zone 4&6 N-201 to N-202	\$ 206,523
Collector Stage 2, Zone 4&6 N-202 to N-203	\$ 1,845,977
Collector Stage 2, Zone 4&6 N-203 to N-104	\$ 988,469
Collector Stage 2, Zone 4&6 N-204 to N-118	\$ 2,151,858
Acheson Big Lake Master Drainage Plan Update - 2031	\$ 69,775
Acheson Big Lake Master Drainage Plan Update - 2036	\$ 69,775
Collector Stage 3, Zone 7 N-301 to N-302	\$ 1,021,244
Collector Stage 3, Zone 7 N-302 to N-303	\$ 103,796
Collector Stage 3, Zone 7 N-303 to N-304	\$ 495,245
Collector Stage 3, Zone 7 N-304 to N-305	\$ 743,405
Collector Stage 3, Zone 7 N-305 to N-306	\$ 541,106
Collector Stage 3, Zone 7 N-306 to N-307	\$ 1,413,385
Collector Stage 3, Zone 8 N-307 to N-204	\$ 948,269
Collector Stage 3, Zone 8 N-308 to N-307	\$ 908,525
Collector Stage 3, Zone 8 N-309 to N-310	\$ 665,776
Collector Stage 3, Zone 8 N-310 to N-311	\$ 321,212
Collector Stage 3, Zone 8 N-311 to N-312	\$ 388,929
Collector Stage 3, Zone 6 N-312 to N-313	\$ 450,772
Collector Stage 3, Zone 6 N-313 to N-314	\$ 471,042
Collector Stage 3, Zone 6 N-314 to N-315	\$ 175,100
Collector Stage 3, Zone 6 N-315 to N-316	\$ 255,773
Collector Stage 3, Zone 6 N-316 to N-317	\$ 2,933,110
Acheson Big Lake Master Drainage Plan Update - 2041	\$ 69,848
Collector Stage 3, Zone 7	\$ 715,920
TOTAL	\$ 35,338,165

SCHEDULE "F"
2026 Transportation Projects and Estimated Costs

Transportation Facilities	
Project Description	Levy Balance
	Leviable Estimated Project Cost
114 Avenue: Hwy 44 to Hwy 60 (Acheson Zone 1)	\$ 6,210,116
114 Avenue / Hwy 60 Intersection (Acheson Zone 1 & 2)	\$ 3,445,450
Zone 1 Collector Road: 114 Avenue to Spruce Valley Road	\$ 3,406,611
Spruce Valley Road: Hwy 16A to Osborne Acres (Acheson Zone 1)	\$ 6,461,730
Spruce Valley Road / Hwy 16A Intersection (Acheson Zone 1 & 5)	\$ 117
114 Avenue: Bevington Road to 231 Street (Acheson Zone 2)	\$ 5,259,715
Bevington Road: 114 Avenue to CN Crossing (Acheson Zone 2)	\$ 2,919,225
114 Avenue / 231 Street Intersection (Acheson Zone 2 & Winterburn)	\$ 944,907
Acheson Road: Spruce Valley Road to Hwy 60 (Acheson Zone 3)	\$ 981,664
Acheson Road / Hwy 60 Intersection (Acheson Zone 3 & 4)	\$ 3,753,111
Acheson Road: Hwy 60 to 231 Street (Acheson Zone 4 & Winterburn)	\$ 20,352,376
Bevington Road: CN Crossing to Hwy 16A (Acheson Zone 4)	\$ 4,698,281
Acheson Road / Bevington Road Intersection (Acheson Zone 4)	\$ 1,125,840
Acheson Road / 231 Street Intersection (Acheson Zone 4 & Winturburn)	\$ 1,125,840
96 Avenue: Hwy 60 to Spruce Valley Road (Acheson Zone 5)	\$ 7,100,400
96 Avenue / Hwy 60 Intersection (Acheson Zone 5 & 6)	\$ 1,453,729
Spruce Valley Road: Hwy 16A to Hwy 628 (Acheson Zone 5 & 7)	\$ 6,816,917
Spruce Valley Road / 96 Avenue Intersection (Acheson Zone 5)	\$ 936,913
96 Avenue / 279 Street Intersection (Acheson Zone 5)	\$ 478,017
Meridian Ave - Hwy 60 to 231 Street (Big Lake East)	\$ 6,322,987
Meridian Ave / Hwy 60 Intersection (Big Lake East)	\$ 1,230,842
Meridian Ave / 231 Street Intersection (Big Lake East)	\$ 616,567
Meridian Ave: Hwy 44 to Hwy 60 (Big Lake West)	\$ 3,550,078
Meridian Ave / Hwy 44 Intersection (Big Lake West)	\$ 1,489,670
Meridian Ave / RR264 Intersection (Big Lake West)	\$ 696,983
Hwy 779 / New Service Road Intersection (5th Meridian ASP)	\$ 28,466,472
Hwy 779 / Proposed Road (5th Meridian ASP)	\$ 5,662,426
Golf Course Road (5th Meridian ASP)	\$ 3,494,258
New Proposed Road (5th Meridian ASP)	\$ 2,795,406
114 Avenue: Hwy 60 to Bevington Road (Acheson Zone 2)	\$ 6,132,910
92 Avenue / Hwy 60 Intersection (Acheson Zone 7 & 8)	\$ 0
92 Avenue: Highway 60 to Spruce Valley Road (Acheson Zone 7)	\$ 19,194,929
92 Avenue / Spruce Valley Road Intersection (Acheson Zone 7)	\$ 1,030,994
92 Avenue / 279 Street Intersection (Acheson Zone 7)	\$ 526,017
279 Street: Hwy 628 to 96 Avenue (Acheson Zone 5 & 7)	\$ 7,030,997
96th Avenue: Hwy 60 to 231st Street (Zone 6)	\$ 18,828,882
92nd Avenue: Hwy 60 to 231st Street (Zone 8)	\$ 28,525,547
96th Avenue & 231st Street Intersection (Zone 6)	\$ 1,127,180
92nd Avenue & 231st Street Intersection (Zone 8)	\$ 1,127,180
Pinchbeck Rd: Hwy 16A to Hwy 628 (Zone 6 & 8)	\$ 22,406,976
96th Ave & Pinchbeck Rd Intersection (Zone 6)	\$ 526,017
92nd Ave & Pinchbeck Rd Intersection (Zone 8)	\$ 526,017
Collector Rd: Spruce Valley Rd to Hwy 44 (West Acheson Area 11)	\$ 5,417,226
Atim Rd: Hwy 16 to Hwy 16A (West Acheson Area 11)	\$ 4,528,257
Acheson Traffic Impact Assessment Update - 2019	\$ 9,980
Acheson Traffic Impact Assessment Update - 2024	\$ 75,145
Acheson Traffic Impact Assessment Update - 2029	\$ 75,145
Acheson Traffic Impact Assessment Update - 2034	\$ 75,145
Acheson Traffic Impact Assessment Update - 2039	\$ 75,145
96th Ave: Spruce Valley Rd to Sandhills Rd (Acheson Zone 5 West)	\$ 3,820,388
Collector Rd & Atim Rd Intersection (West Acheson Area 11)	\$ 526,017
Bevington/Pinchbeck Rd & Hwy 16A Intersection (Zones 4, 6)	\$ 497,782
TOTAL	\$ 253,880,523

SCHEDULE "G"

2026 Off-Site Levy Rates (Page 1 of 3)

Legend:

Residential
Commercial/Industrial

Benefiting Area	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
101.0	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
102.0	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
103.0	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
103.1	\$ 74,588	\$ 46,156	\$ 2,748	\$ 111	\$ 123,603
104.0	\$ -	\$ -	\$ -	\$ -	\$ -
104.1	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
105.0	\$ -	\$ -	\$ -	\$ -	\$ -
105.1	\$ -	\$ -	\$ -	\$ -	\$ -
106.0	\$ -	\$ -	\$ -	\$ -	\$ -
107.0	\$ -	\$ -	\$ -	\$ -	\$ -
108.0	\$ 74,588	\$ 46,156	\$ 31,009	\$ 111	\$ 151,864
109.0	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
110.0	\$ -	\$ -	\$ -	\$ -	\$ -
111.0	\$ 74,588	\$ 46,156	\$ 96	\$ 111	\$ 120,951
111.1	\$ 74,588	\$ 53,046	\$ 2,748	\$ 111	\$ 130,493
201.0	\$ -	\$ -	\$ -	\$ -	\$ -
201.1	\$ -	\$ -	\$ -	\$ -	\$ -
202.0	\$ -	\$ -	\$ -	\$ -	\$ -
203.0	\$ 60,237	\$ 37,056	\$ 96	\$ 111	\$ 97,500
204.0	\$ 60,237	\$ 37,056	\$ 12,091	\$ 111	\$ 109,495
205.0	\$ 60,237	\$ 37,056	\$ 4,553	\$ 111	\$ 101,957
206.0	\$ 60,237	\$ 37,056	\$ 96	\$ 111	\$ 97,500
207.0	\$ 60,237	\$ 37,056	\$ 96	\$ 111	\$ 97,500
208.0	\$ 60,237	\$ 37,056	\$ 96	\$ 111	\$ 97,500
208.1	\$ 60,237	\$ 43,947	\$ 2,748	\$ 111	\$ 107,043
301.0	\$ 167,220	\$ 55,240	\$ 11,806	\$ 111	\$ 234,377
302.0	\$ -	\$ -	\$ -	\$ -	\$ -
302.1	\$ -	\$ -	\$ -	\$ -	\$ -
303.0	\$ -	\$ -	\$ -	\$ -	\$ -
304.0	\$ -	\$ -	\$ -	\$ -	\$ -
401.0	\$ -	\$ -	\$ -	\$ -	\$ -
401.1	\$ -	\$ -	\$ -	\$ -	\$ -
402.0	\$ 90,666	\$ 48,312	\$ 23,394	\$ 111	\$ 162,483
403.0	\$ 90,666	\$ 48,312	\$ 13,973	\$ 111	\$ 153,062
404.0	\$ 90,666	\$ 48,312	\$ 13,973	\$ 111	\$ 153,062
405.0	\$ 90,666	\$ 48,312	\$ 26,233	\$ 111	\$ 165,322
406.0	\$ 90,666	\$ 48,312	\$ 26,233	\$ 111	\$ 165,322
407.0	\$ 90,666	\$ 48,312	\$ 25,043	\$ 12,520	\$ 176,541
408.0	\$ 90,666	\$ 48,312	\$ 35,104	\$ 7,616	\$ 181,698
408.1	\$ -	\$ -	\$ -	\$ -	\$ -
501.0	\$ 68,147	\$ 75,046	\$ 65,534	\$ 36,761	\$ 245,488
502.0	\$ -	\$ -	\$ -	\$ -	\$ -
502.1	\$ -	\$ -	\$ -	\$ -	\$ -
503.0	\$ -	\$ -	\$ -	\$ -	\$ -
503.1	\$ -	\$ -	\$ -	\$ -	\$ -
504.0	\$ 68,147	\$ 75,046	\$ 22,190	\$ 17,699	\$ 183,082
504.1	\$ 68,147	\$ 75,046	\$ 26,158	\$ 17,699	\$ 187,050
505.0	\$ -	\$ -	\$ -	\$ -	\$ -
506.0	\$ 68,147	\$ 75,046	\$ 60,233	\$ 20,341	\$ 223,767
507.0	\$ -	\$ -	\$ -	\$ -	\$ -
508.0	\$ 68,147	\$ 75,046	\$ 38,399	\$ 36,761	\$ 218,353

SCHEDULE "G"

2026 Off-Site Levy Rates (Page 2 of 3)

Legend:

Residential
Commercial/Industrial

Benefiting Area	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
601.0	\$ 92,419	\$ 51,542	\$ 32,250	\$ 9,035	\$ 185,246
602.0	\$ 92,419	\$ 51,542	\$ 32,250	\$ 12,138	\$ 188,349
603.0	\$ 92,419	\$ 51,542	\$ 41,786	\$ 19,748	\$ 205,495
604.0	\$ 92,419	\$ -	\$ -	\$ 20,978	\$ 113,397
605.0	\$ 92,419	\$ 51,542	\$ 14,450	\$ 23,654	\$ 182,065
606.0	\$ 92,419	\$ 51,542	\$ 14,450	\$ 23,654	\$ 182,065
607.0	\$ -	\$ -	\$ -	\$ -	\$ -
608.0	\$ 92,419	\$ 51,542	\$ 56,279	\$ 9,035	\$ 209,275
701.0	\$ 90,746	\$ 52,291	\$ 63,733	\$ 40,971	\$ 247,741
702.0	\$ 90,746	\$ 52,291	\$ 63,733	\$ 31,828	\$ 238,598
703.0	\$ -	\$ -	\$ -	\$ -	\$ -
704.0	\$ -	\$ -	\$ -	\$ -	\$ -
705.0	\$ 90,746	\$ 52,291	\$ 66,502	\$ 22,301	\$ 231,840
706.0	\$ 90,746	\$ 52,291	\$ 66,502	\$ 29,107	\$ 238,646
707.0	\$ 90,746	\$ 52,291	\$ 67,838	\$ 31,222	\$ 242,097
708.0	\$ 90,746	\$ 52,291	\$ 67,838	\$ 40,971	\$ 251,846
801.0	\$ 102,601	\$ 36,863	\$ 64,705	\$ 16,929	\$ 221,098
802.0	\$ 102,601	\$ 36,863	\$ 22,877	\$ 28,679	\$ 191,020
803.0	\$ 102,601	\$ 36,863	\$ 22,877	\$ 25,442	\$ 187,783
804.0	\$ 102,601	\$ 36,863	\$ 22,877	\$ 27,502	\$ 189,843
805.0	\$ 102,601	\$ 36,863	\$ 40,499	\$ 34,560	\$ 214,523
806.0	\$ 102,601	\$ 36,863	\$ 40,499	\$ 34,560	\$ 214,523
807.0	\$ 102,601	\$ 36,863	\$ 42,755	\$ 33,583	\$ 215,802
808.0	\$ 102,601	\$ 36,863	\$ 42,755	\$ 33,583	\$ 215,802
901.0	\$ 35,803	\$ 36,322	\$ 96	\$ 111	\$ 72,332
902.0	\$ 35,803	\$ 36,322	\$ 96	\$ 111	\$ 72,332
903.0	\$ 35,803	\$ 36,322	\$ 96	\$ 111	\$ 72,332
904.0	\$ 35,803	\$ 36,322	\$ 96	\$ 111	\$ 72,332
1001.0	\$ 35,589	\$ 59,153	\$ 96	\$ 111	\$ 94,949
1002.0	\$ 35,589	\$ 59,153	\$ 96	\$ 111	\$ 94,949
1003.0	\$ 35,589	\$ 59,153	\$ 4,929	\$ 111	\$ 99,782
1004.0	\$ -	\$ -	\$ -	\$ -	\$ -
1005.0	\$ 35,589	\$ 59,153	\$ 96	\$ 111	\$ 94,949
1006.0	\$ 35,589	\$ 59,153	\$ 4,929	\$ 111	\$ 99,782
1007.0	\$ 35,589	\$ 59,153	\$ 4,929	\$ 111	\$ 99,782

SCHEDULE "G"

2026 Off-Site Levy Rates (Page 3 of 3)

Legend:

Residential
Commercial/Industrial

Benefiting Area	Transportation Levies	Water Levies	Sanitary Levies	Stormwater Levies	Total
1101.0	\$ 6,000	\$ 45,489	\$ 14,581	\$ 111	\$ 66,181
1102.0	\$ 6,000	\$ 45,489	\$ 14,581	\$ 111	\$ 66,181
1103.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1104.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1105.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1106.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1107.0	\$ 33,952	\$ 45,489	\$ 14,700	\$ 111	\$ 94,252
1108.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1109.0	\$ 33,952	\$ 45,489	\$ 31,009	\$ 111	\$ 110,561
1110.0	\$ 33,952	\$ 45,489	\$ 31,009	\$ 111	\$ 110,561
1111.0	\$ 33,952	\$ 45,489	\$ 9,289	\$ 111	\$ 88,841
1112.0	\$ 9,808	\$ 40,052	\$ 50,474	\$ 111	\$ 100,445
1113.0	\$ 9,808	\$ 40,052	\$ 50,474	\$ 111	\$ 100,445
1201.0	\$ 64,563	\$ 27,216	\$ -	\$ -	\$ 91,779
1202.0	\$ 64,563	\$ 69,745	\$ 31,612	\$ -	\$ 165,920
1203.0	\$ 64,563	\$ 63,937	\$ 14,190	\$ -	\$ 142,690
1204.0	\$ 64,563	\$ 27,216	\$ -	\$ -	\$ 91,779
1205.0	\$ 64,563	\$ 27,216	\$ -	\$ -	\$ 91,779
1301.0	\$ 83,326	\$ 69,745	\$ 31,612	\$ -	\$ 184,683
1302.0	\$ 83,326	\$ 69,745	\$ 31,612	\$ -	\$ 184,683
1303.0	\$ 83,326	\$ 27,216	\$ -	\$ -	\$ 110,542
1304.0	\$ 83,326	\$ 63,937	\$ 14,190	\$ -	\$ 161,453
1401.0	\$ 83,326	\$ 69,745	\$ 31,612	\$ -	\$ 184,683
1402.0	\$ 83,326	\$ 77,714	\$ 19,732	\$ -	\$ 180,772
1403.0	\$ 83,326	\$ 77,714	\$ 19,732	\$ -	\$ 180,772
1404.0	\$ 83,326	\$ 77,714	\$ 19,732	\$ -	\$ 180,772
1405.0	\$ 83,326	\$ 77,714	\$ 19,732	\$ -	\$ 180,772
1501.0	\$ 50,892	\$ 40,052	\$ 97,078	\$ 111	\$ 188,133
1502.0	\$ 50,892	\$ 40,052	\$ 97,078	\$ 111	\$ 188,133
1600.1	\$ 35,589	\$ 59,153	\$ 7,634	\$ 111	\$ 102,487
1600.2	\$ 35,589	\$ 59,153	\$ 17,879	\$ 111	\$ 112,732
1600.3	\$ -	\$ -	\$ -	\$ -	\$ -
1600.4	\$ 60,237	\$ 37,056	\$ 7,634	\$ 111	\$ 105,038
1600.5	\$ 60,237	\$ 37,056	\$ 7,634	\$ 111	\$ 105,038
1600.6	\$ 60,237	\$ 37,056	\$ 7,634	\$ 111	\$ 105,038
1600.7	\$ 90,666	\$ 48,312	\$ 7,634	\$ 111	\$ 146,723