BYLAW #1086-25
The City of Beaumont Off-Site Levy Bylaw

Under the *Municipal Government Act* a Council may by bylaw provide for the imposition of a levy known as an Off-Site Levy in respect of land to be developed or subdivided, and authorize an agreement to be entered into for the payment of the levy;

Council for the City of Beaumont desires to establish an Off-Site Levy for the purposes described in section 648 of the Act;

The City engaged a consultant, Urban Systems, to prepare a report on Off-Site Infrastructure requirements and to establish a fair and equitable method of calculating Off-Site Levies;

The City consulted in good faith with representatives of the Development industry on existing and future Off-Site Infrastructure requirements, the methodology on which to base an Off-Site Levy and the calculation of the levy;

In developing the Off-Site Levy under this Bylaw, the City applied the criteria and principles specified in the Act and the *Off-Site Levies Regulation*; and

Council's intention to consider this Bylaw has been advertised in accordance with the Act.

Therefore, Council enacts:

PART I – DEFINITIONS AND INTERPRETATION

Definitions

1 In this bylaw:

(a) "Act" means the *Municipal Government Act*, RSA 2000, c M-26;

(b) "Bylaw" means this Bylaw, together with all schedules;

(c) "Chief Administrative Officer" means the Chief Administrative Officer of the City or their delegate;

(d) "City" means the municipal corporation of The City of Beaumont;

(e) "Council" means the Council for the City of Beaumont;

(f) "Developable Land" means all land contained within the municipal boundaries of the City:

(i) upon which Development takes place after the date of passing of this Bylaw; or
(ii) for which a Development Agreement is executed on or after the date of passing this Bylaw;

but excludes all Developed Land.

(g) "Developed Land" means all land upon which Development has taken place or for which a Development Agreement has been executed prior to the date of passing of this Bylaw;

(h) "Development" means "development" as defined in the Act;

(i) "Development Agreement" means an agreement between the City and the applicant in relation to Subdivision approval or a Development Permit in accordance with section 650 or 655 of the Act;

(j) "Development Permit" means "development permit" as defined in the Act;

(k) "Growth" shall mean:

(i) the creation of new Lots through Subdivision; and

(ii) the occurrence of Development;

(l) "Lot" means "lot" as defined in the Act;

(m) "Off-Site Infrastructure" means new or expanded:

(i) facilities for the storage, transmission, treatment or supplying of water;

(ii) facilities for the treatment, movement or disposal of sanitary sewage;

(iii) roads required for or impacted by a Subdivision or Development;

(iv) transportation infrastructure required to connect, or to improve the connection of, municipal roads to provincial highways resulting from a Subdivision or Development; and

(v) fire hall facilities; and includes

(vi) land required for or in connection with any of the above categories;

(n) "Off-Site Levy" means the off-site levy or levies established pursuant to this Bylaw;

(o) "Report" means the Off-Site Levy Background Report 2025 prepared for the City by Urban Systems, attached as Schedule "C".

(p) "Subdivision" means "subdivision" as defined in the Act.

Interpretation

2 The following rules apply to interpretation of this bylaw:

(a) headings, titles, and margin notes in this bylaw are for ease of reference only;

(b) gender-specific words, phrases, and references are intended to be gender-neutral, and the singular includes the plural as the context requires;

(c) every provision of this bylaw is independent of all other provisions and if any provision of this bylaw is declared invalid by a Court, all other provisions of this bylaw remain valid and enforceable; and

(d) references to bylaws and enactments in this bylaw include amendments and replacement bylaws and enactments, and regulations and orders thereunder.

PART II – OFF-SITE LEVY

Object of Levy

3 The object of the Off-Site Levy is to pay for all or part of the capital costs of Off-Site Infrastructure required for Growth.

Off-Site Levy Established for Developable Land

4 An Off-Site Levy is established and imposed in respect of Growth on all Developable Land, excluding those portions designated as

(a) Environmental Reserve;

(b) Municipal Reserve;

(c) arterial road right of way; or

(d) public utility lots, if excluded at the discretion of the Chief Administrative Officer.

Off-Site Levy Established for Developed Land

5 An Off-Site Levy is established and may be imposed in respect of Growth on Developed Lands, but only for a category of Off-Site Infrastructure for which an off-site levy has not previously been imposed under this Bylaw or a prior bylaw.

Off-Site Infrastructure

6 For each category of Off-Site Infrastructure, the attached Schedule "A" identifies the anticipated projects required for Growth and the

location, cost estimate and allocation of benefits for each project.

Benefiting Areas

7 For sanitary infrastructure, the Off-Site Levy is calculated and applied based on the specific benefitting area, or Basin, shown on the Sanitary Infrastructure Map in Appendix "A". For all other categories of Off-Site Infrastructure, the levies are calculated and applied on a City-wide basis.

Off-Site Levy Rates

8 Off-Site Levies will be assessed on a per hectare basis using the rates in Schedule "B", that are in effect on the date of the Development Agreement.

Amend for Grant Funding

9 If the City receives grant funding for a specific project listed in Schedule "A", then on the date the grant funding is received,

(a) Schedule A is amended by reducing the project cost by the grant amount, and

(b) Schedule B is amended by reflecting a recalculated levy rate based on the adjusted project cost in Schedule A.

Background Report

10 The Off-Site Levy program, categories of Off-Site Infrastructure and the methodology used to calculate the Off-Site Levy rates are explained in the Report, attached as Schedule "C" and hereby made part of this Bylaw.

Payment of Levies

11 Subject to this Bylaw, a condition will be imposed on a Subdivision approval or Development Permit requiring the applicant to enter a Development Agreement that provides for payment of Off-Site Levies, among other things.

12 A Development Agreement that provides for deferred payment of Off-Site Levies may require security for the deferred payment.

13 Provided the City is satisfied that adequate security is provided for payment of the Off-Site Levies, and unless otherwise agreed in a Development Agreement, Off-site Levies are to be paid as follows:

(a) 50% (fifty percent) shall be paid prior to the endorsement of the Subdivision or in the case of a Development Permit, prior to the execution of the Development Agreement; and

(b) 50% (fifty percent) shall be paid within one year of the first payment.

14 Payment of Off-Site Levies imposed under this Bylaw shall be made in accordance with the terms of the Development Agreement.

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

Accounting

16 All Off-Site Levies collected pursuant to this Bylaw shall be

(a) accounted for in a separate fund for each category of Off-Site Infrastructure; and

(b) expended only for the purpose for which they were collected as permitted under the Act.

Annual Report

17 The Chief Administrative Officer or their delegate will present an annual report to Council on Off-Site Levies received and used during the year, and the balances retained for each category of Off-Site Infrastructure.

PART III – GENERAL

Review

18 The City will review growth projections, Off-Site Infrastructure requirements and costs, Off-Site Levy calculation and rates, and this Bylaw at least once every three years, and will amend this Bylaw as may be needed.

Municipal Discretion

19 Nothing in this Bylaw precludes the City from:

(a) imposing further or different charges or levies, duly enacted by bylaw;

(b) deferring collection of the Off-Site Levy on any portion of Developable Lands on appropriate terms and conditions, including requiring security for payment of such deferred levies;

(c) waiving, reducing or forgiving payment of Off-Site Levies required under this Bylaw to give effect to the principles set out in the Report and in the *Off-Site Levies Regulation*; or

(d) providing credits at the time of assessment or collection of Off-Site Levies or providing repayments to reflect actual costs incurred for required Off-Site Infrastructure that is constructed by a developer.

20 Without restricting any provision of this Bylaw, the Chief Administrative Officer may

(a) enter into Development Agreements on behalf of the City that

provide for the payment of Off-Site Levies; and

(b) delegate any powers, duties or functions under this Bylaw to an employee of the City.

21 Council may from time to time adopt policies to assist or direct the Chief Administrative Officer or their delegate in administering the Off-Site Levy program and this Bylaw.

Transitional

22 Except as otherwise provided in a Development Agreement signed prior to the enactment of this Bylaw, this Bylaw applies to:

(a) any Subdivision where the Development Agreement is executed on or after the date this Bylaw comes into force; and

(b) any Development Permit where the Development Agreement is executed on or after the date this Bylaw comes into force.

23 Any Off-Site Levies payable under a Development Agreement entered into prior to enactment of this Bylaw are confirmed and shall continue to be payable despite the repeal of the previous off-site levy bylaw.

Repeal

24 Bylaw 945-19 and any amendments thereto are repealed.

FIRST READING: August 26, 2025

SECOND READING: August 26, 2025

THIRD READING: August 26, 2025

SIGNED THIS 26 day of August, 2025.

Bill Daneluik
MAYOR

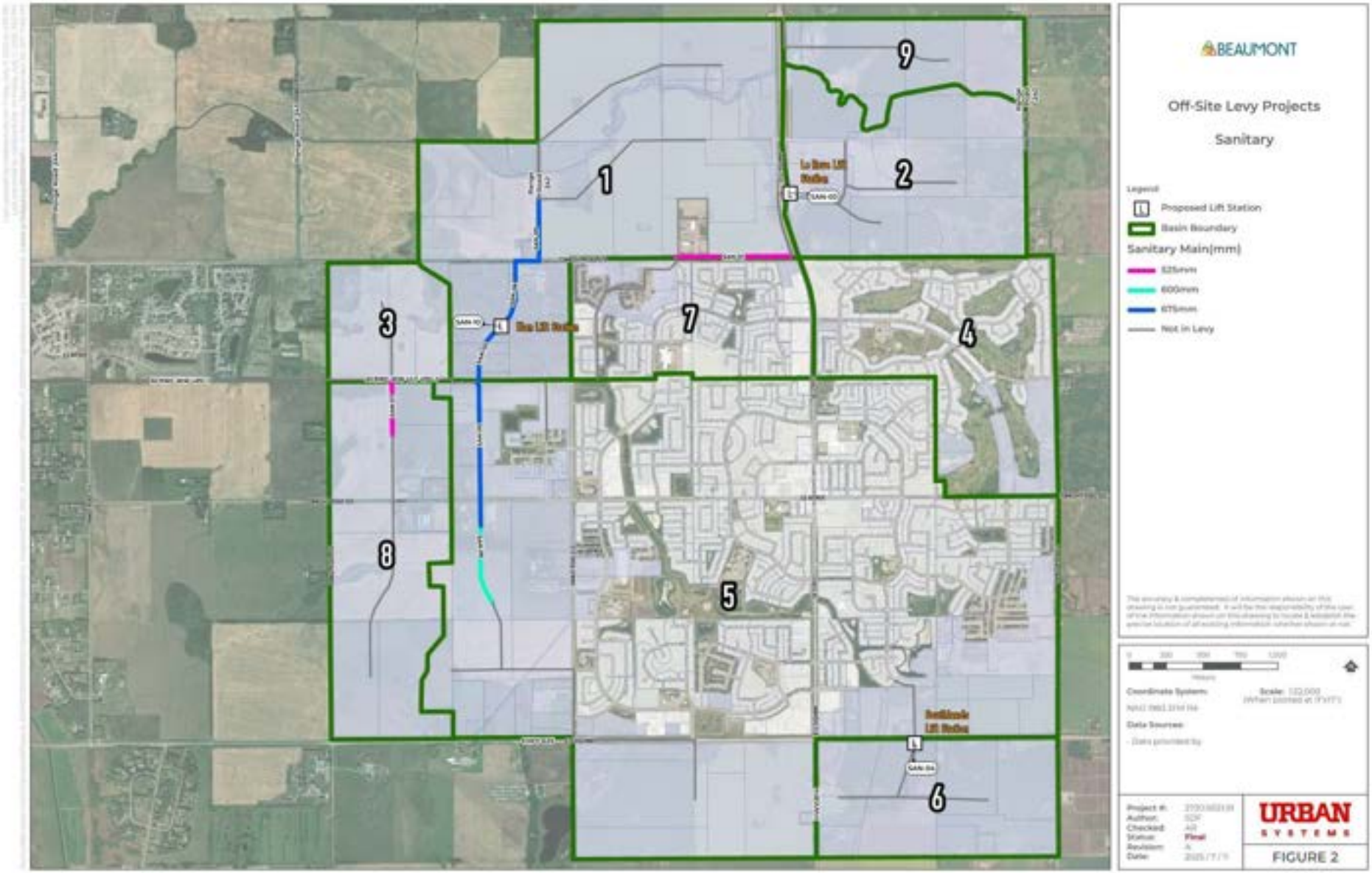
Joanne Dargis
CLERK

SCHEDULE "A"

OFF-SITE INFRASTRUCTURE MAPS, PROJECTS, COST ESTIMATES

AND ALLOCATION OF BENEFITS

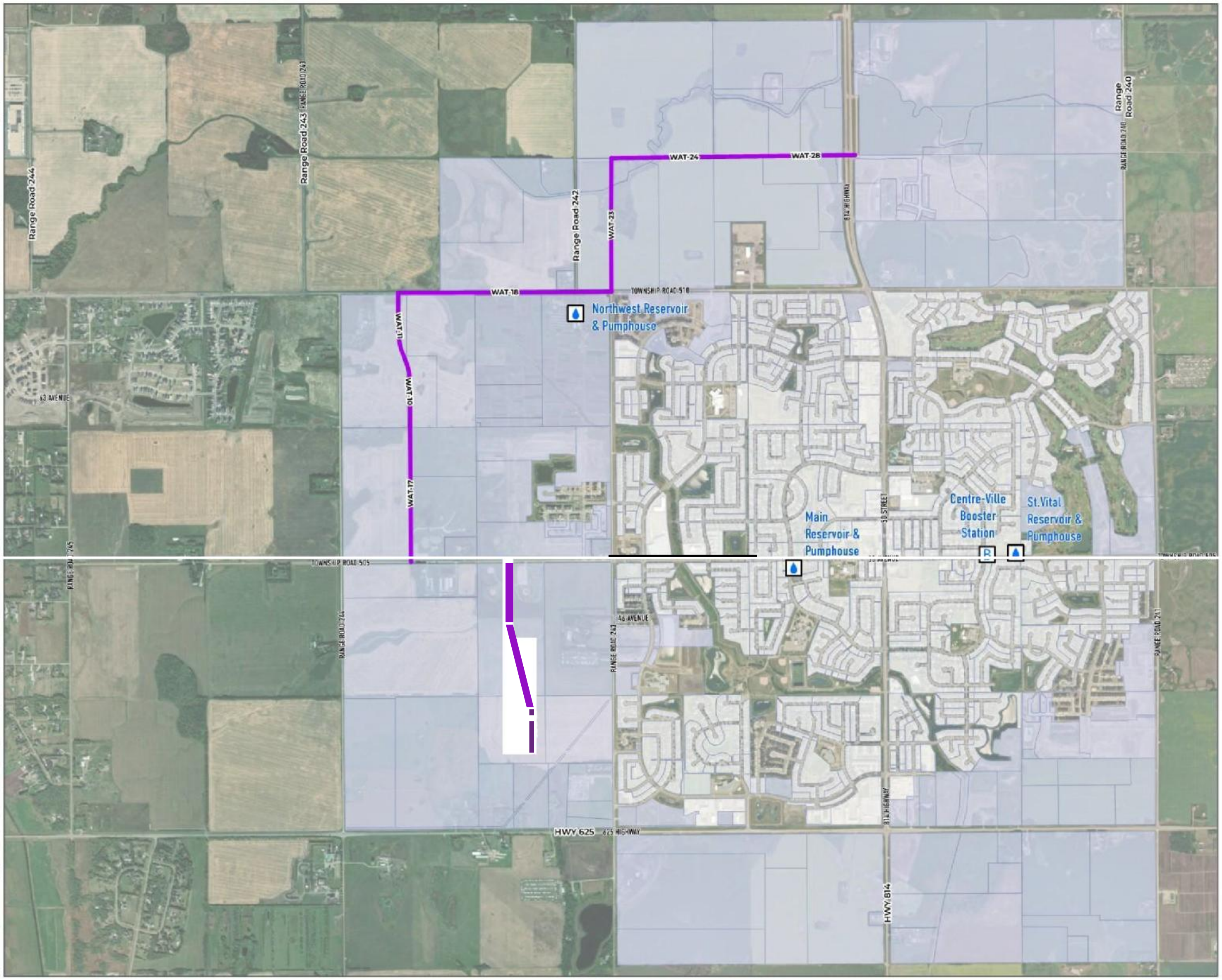
Sanitary Infrastructure – Map



Sanitary Infrastructure – Project List

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Allocation of Benefit to New Development	Benefit to Existing	Assumed Grants ($2025)	Off-Site Levy Recoverable
BASIN 1 – Build-Out (Capacity)								
SAN-02	675mm Sanitary Sewer – Upsizing Portion (Elan LS to SERTS)	2025	2026	$484,914	100%	0%	-	$484,914
SAN-08	675mm Sanitary Sewer – Upsizing Portion (Elan LS to TWP 510)	2041	2042	$502,233	100%	0%	-	$502,233
SAN-09	600mm Sanitary Sewer – Upsizing Portion (TWP 510 into N Annex Lands)	2041	2042	$327,130	100%	0%	-	$327,130
SAN-10	Elan Lift Station – Ultimate	2051	2052	$3,126,030	100%	0%	-	$3,126,030
BASIN 2 – Build-Out (Capacity)								
SAN-01	525mm Sanitary Sewer (along TWP 510 to service Le Reve)	2025	2026	$1,274,557	100%	0%	-	$1,274,557
SAN-03	Le Reve Lift Station – Ultimate Upgrade	2051	2052	$55,620	100%	0%	-	$55,620
BASIN 5 – Build-Out (Capacity)								
SAN-05	675mm Sanitary Sewer – Upsizing Portion (NE Elan: TWP 505 to SERTS)	2030	2031	$803,572	100%	0%	-	$803,572
SAN-06	600mm/675mm Sanitary Sewer – Upsizing Portion (East Elan: South of TWP 505)	2051	2052	$625,302	100%	0%	-	$625,302
BASIN 6 – Build-Out (Capacity)								
SAN-04	Innovation Park Lift Station – Ultimate	2036	2037	$3,076,610	100%	0%	-	$3,076,610
BASIN 8 – Build-Out (Capacity)								
SAN-07	525mm Sanitary Sewer – Upsizing Portion (West Elan: South of SERTS)	2051	2052	$88,289	100%	0%	-	$88,289

Water Distribution Infrastructure – Map



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Off-Site Levy Projects

Water Distribution

L.e-gend

[[] Booster Station

[!] Reservoir

Watermain (mm)

-450

Coordinate System: NAD 1983 3TM 114

Scale: 1:22,000 (When plotted al 71"icT7")

Project#: 2720.0021.0J
Author: SDF
Ch@Cked: AR
St.itus: l"inal
Revision: A
Date: 2025/5/13

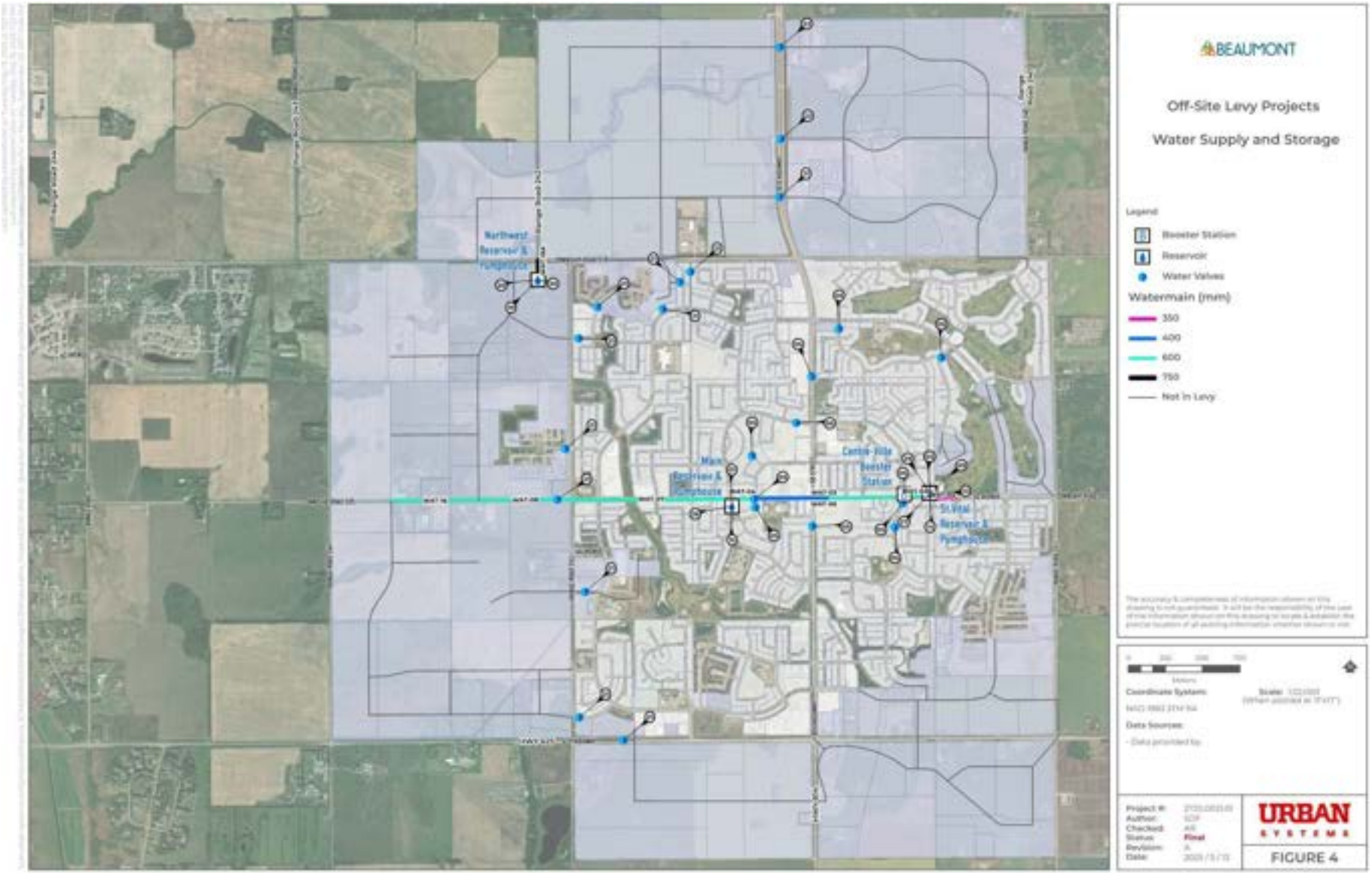
URBAN SYSTEMS

FIGURE3

Water Distribution Infrastructure – Project List

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Benefit to New Development	Benefit to Existing	Benefit to Future Window	Assumed Grants ($2025)	Off-Site Levy Recoverable
DISTRIBUTION (25 Year Revolving Timeframe)									
WAT-10	450mm Watermain - Upsizing Portion - NW Elan	2036	2037	$319,198	100%	0%	0%	-	$319,198
WAT-11	450mm Watermain - Upsizing Portion - NW Elan	2037	2038	$286,125	100%	0%	0%	-	$286,125
WAT-15	450mm Watermain - Upsizing Portion - SE Elan from 50th Ave	2051	2052	$605,554	100%	0%	100%	-	$0
WAT-17	450mm Watermain - Upsizing Portion - NW Elan from 50th Ave	2036	2037	$549,559	100%	0%	0%	-	$549,559
WAT-18	450mm Watermain - Upsizing Portion - TWP 510 connecting NW RPH	2042	2043	$912,523	100%	0%	0%	-	$912,523
WAT-23	450mm Watermain - Upsizing Portion - N Annex Lands from NW RPH	2051	2052	$1,132,192	100%	0%	100%	-	$0
WAT-24	450mm Watermain - Upsizing Portion - N Annex Lands	2051	2052	$199,057	100%	0%	100%	-	$0
WAT-25	450mm Watermain - Upsizing Portion - SE Elan	2051	2052	$253,205	100%	0%	100%	-	$0
WAT-28	450mm Watermain - Upsizing Portion - N Annex Lands	2055	2056	$283,048	100%	0%	100%	-	$0

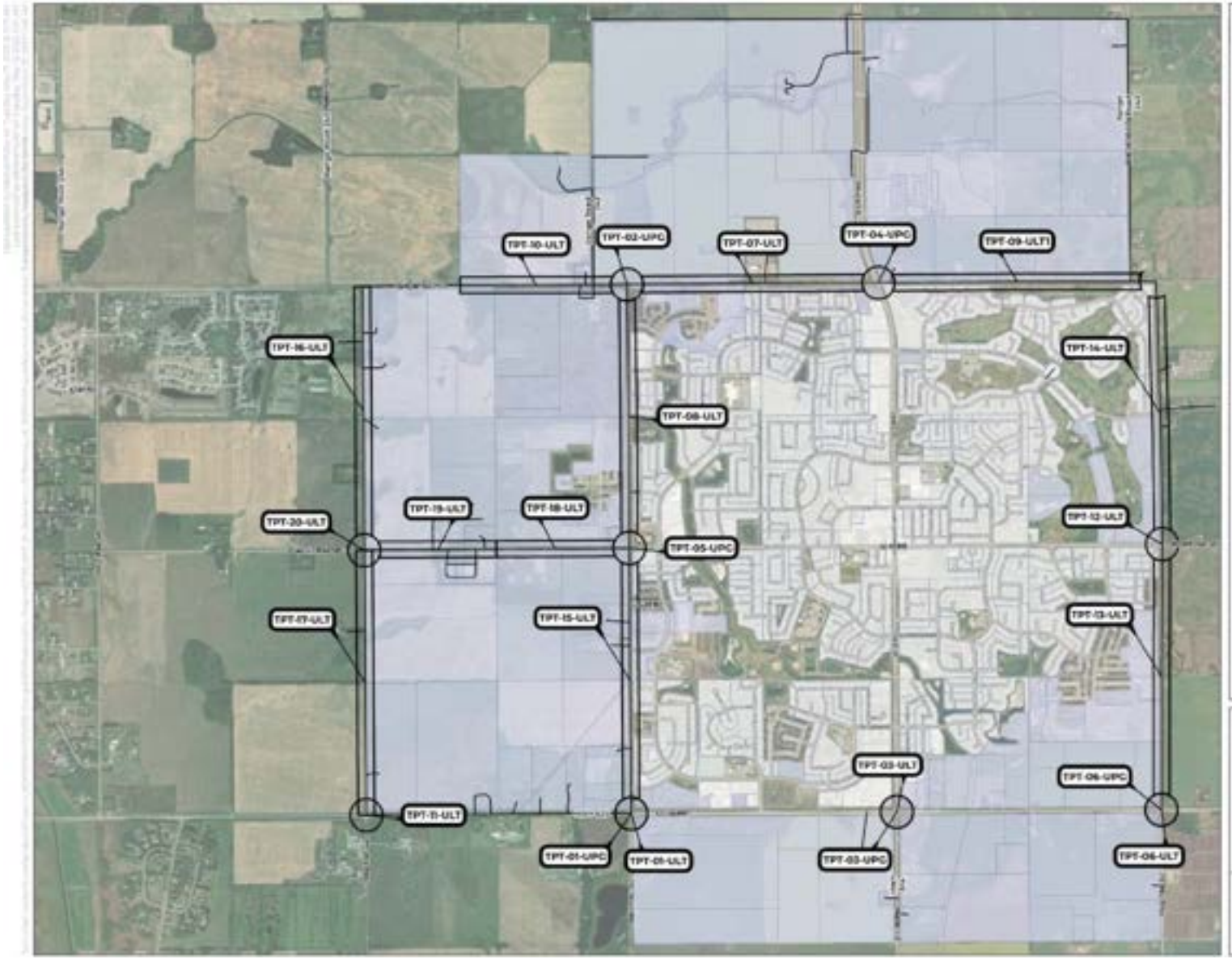
Water Storage and Supply Infrastructure – Map



Water Storage and Supply Infrastructure – Project List

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Benefit to New Development	Benefit to Existing	Assumed Grants ($2025)	Off-Site Levy Recoverable
WATER SUPPLY – Build-Out (Capacity)								
WAT-03	400mm Supply Feed - MPR to SVPR	2025	2026	$5,124,147	74%	26%	-	$3,799,177
WAT-04	600/350mm Supply Feeds - West and East from SVPR	2027	2028	$3,350,004	100%	0%	-	$3,350,004
WAT-06	600mm Watermain - Upgrade - SVRP to MPR	2029	2030	$4,876,427	100%	0%	-	$4,876,427
WAT-07	600mm Watermain - Upgrade - 50th Ave, MRP to RR 243	2031	2032	$4,673,371	100%	0%	-	$4,673,371
WAT-08	600mm Watermain - Upsizing - 50th Ave, West of RR 243	2036	2037	$2,230,081	100%	0%	-	$2,230,081
WAT-16	600mm Watermain - Upsizing - 50th Ave, Central Elan	2036	2037	$726,234	100%	0%	-	$726,234
WAT-18A	750mm Watermain - Supply from NW Reservoir	2043	2044	$384,576	100%	0%	-	$384,576
WAT-20	Supply to NW Reservoir and Pumphouse	2043	2044	$5,800,000	100%	0%	-	$5,800,000
WATER STORAGE - Build-Out (Capacity)								
WAT-01	Main PH Upgrades	2025	2026	$1,203,751	43%	57%	-	$516,960
WAT-02	St.Vital PH Upgrades - New Pumps	2026	2027	$2,213,037	100%	0%	-	$2,213,037
WAT-05	Centre-Ville Booster Station & Isolation Valves	2028	2029	$1,446,007	59%	41%	-	$853,497
WAT-09	St.Vital Reservoir Expansion	2028	2029	$16,000,000	100%	0%	-	$16,000,000
WAT-12	Main PH&R - Pump Upgrades	2037	2038	$1,230,644	100%	0%	-	$1,230,644
WAT-13	St.Vital Reservoir Expansion	2038	2039	$7,691,525	100%	0%	-	$7,691,525
WAT-14	St.Vital Pump Upgrades	2039	2040	$1,230,644	100%	0%	-	$1,230,644
WAT-19	Northwest Reservoir and Pumphouse - Phase 1	2043	2044	$20,563,581	100%	0%	-	$20,563,581
WAT-21	Isolation Valve Installation	2044	2045	$846,068	100%	0%	-	$846,068
WAT-22	Isolation Valve Installation	2051	2052	$153,831	100%	0%	-	$153,831
WAT-26	Main Pump Upgrades	2046	2047	$876,834	100%	0%	-	$876,834
WAT-27	St.Vital Pump Upgrades	2047	2048	$876,834	100%	0%	-	$876,834
WAT-29	St.Vital Reservoir Expansion	2051	2052	$7,691,525	100%	0%	-	$7,691,525
WAT-30	Northwest Reservoir and Pumphouse - Ultimate Build Out	2065	2052	$28,219,940	100%	0%	-	$28,219,940

Transportation Infrastructure – Map



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Off-Site Levy Projects

Transportation

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c:J Road/Intersection Upgrade

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Coordinate System:
NAD 1983 3TM 114

Scale: 1:22,000
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Project#: 2720.0021.0J
Author: MYL
Ch@Cked: AR
St.itus: Final
Revision: A
Date: 2025/5/13

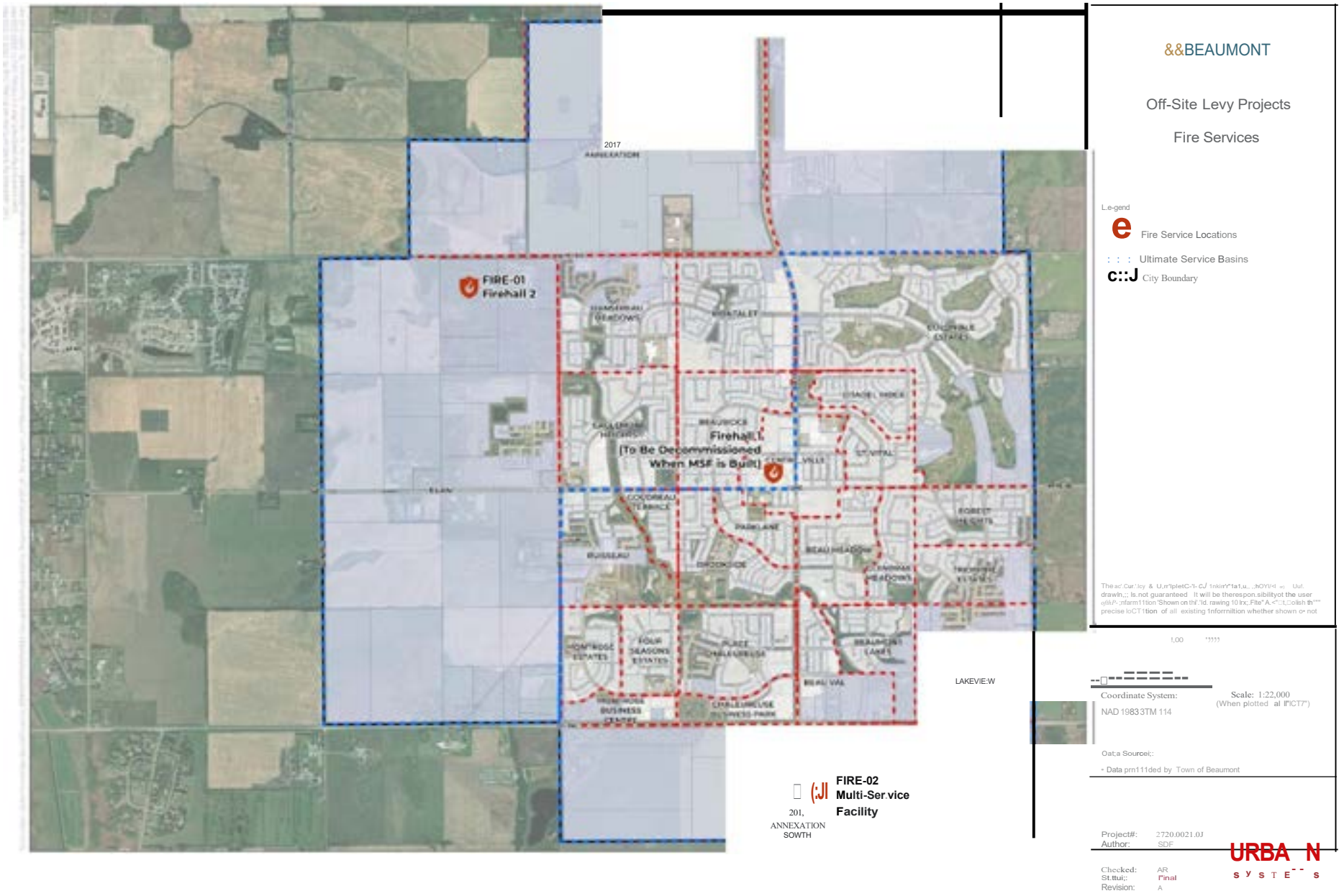
URBAN SYSTEMS

FIGURE 5

Transportation Infrastructure – Project List

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Benefit to New Development	Benefit to Existing	Benefit to Future Window	Assumed Grants ($2025)	Off-Site Levy Recoverable
ARTERIAL CORRIDOR IMPROVEMENTS - 25 Year Revolving Timeframe									
TPT-07-ULT	TWP 510 - 4 lane - RR 243 to 50th St	2051	2052	$12,045,427	100%	0%	100%	-	$0
TPT-08-ULT	RR 243 - 4 lane - TWP 510 to 50th Ave	2032	2033	$11,461,335	100%	0%	0%	-	$11,461,335
TPT-09-ULT	TWP 510 - 4 lane - 50th St to RR 241	2051	2052	$12,342,662	100%	0%	100%	-	$0
TPT-10-ULT	TWP 510 - 4 lane - RR 244 to RR 243	2041	2042	$12,761,254	100%	0%	0%	-	$12,761,254
TPT-13-ULT	RR 241 - 4 lanes - 50 Ave to HWY 625	2043	2044	$11,848,467	100%	0%	0%	-	$11,848,467
TPT-14-ULT	RR 241 - 4 lanes - TWP 510 to 50 Ave	2051	2052	$10,044,150	100%	0%	100%	-	$0
TPT-15-ULT	RR 243 - 4 lane - 50th Ave to HWY 625	2055	2056	$11,472,185	100%	0%	100%	-	$0
TPT-16-ULT	RR 244 - 4 lane - TWP 510 to TWP 505 (50 Ave)	2055	2056	$6,335,300	100%	0%	100%	-	$0
TPT-17-ULT	RR 244 - 4 lane - TWP 505 (50 Ave) to HWY 625	2055	2056	$6,357,000	100%	0%	100%	-	$0
TPT-18-ULT	TWP 505 (50 Ave) - 4 lane - West of RR 243	2041	2042	$8,128,850	100%	0%	0%	-	$8,128,850
TPT-19-ULT	TWP 505 (50 Ave) - 4 lane - East of RR 244	2053	2054	$8,128,850	100%	0%	100%	-	$0
ARTERIAL INTERSECTION IMPROVEMENTS - 25 Year Revolving Timeframe									
TPT-01-UPG	RR 243 and HWY 625	2026	2027	$2,800,000	100%	0%	0%	-	$2,800,000
TPT-02-UPG	RR 243 and TWP 510	2025	2026	$2,660,000	100%	0%	0%	-	$2,660,000
TPT-03-UPG	HWY 625 and 50 Street	2026	2027	$2,800,000	100%	0%	0%	-	$2,800,000
TPT-04-UPG	TWP 510 and 50 Street	2029	2030	$2,900,000	21%	79%	0%	-	$596,040
TPT-05-UPG	RR 243 and 50 Avenue	2032	2033	$2,768,949	100%	0%	0%	-	$2,768,949
TPT-06-UPG	RR 241 and HWY 625	2027	2028	$2,900,000	100%	0%	0%	-	$2,900,000
TPT-11-ULT	RR 244 and HWY 625	2045	2046	$2,900,000	100%	0%	0%	-	$2,900,000
TPT-01-ULT	RR 243 and HWY 625	2045	2046	$2,922,780	100%	0%	0%	-	$2,922,780
TPT-03-ULT	50 Street and HWY 625	2045	2046	$2,922,780	100%	0%	0%	-	$2,922,780
TPT-12-ULT	RR 241 and 50 Avenue	2045	2046	$2,768,949	100%	0%	0%	-	$2,768,949
TPT-06-ULT	RR 241 and HWY 625	2045	2046	$2,922,780	100%	0%	0%	-	$2,922,780
TPT-20-ULT	RR 244 and TWP 505	2055	2056	$2,900,000	100%	0%	100%	-	$0

Fire Services Infrastructure – Map



Oats: 2025/7/11 FIGURE 6

Fire Services Infrastructure – Project List

Project ID	Project Description	Estimated Project Cost ($2025)	Estimated Construction Years	Assumed Grants ($2025)	Benefit to New Development	Benefit to Existing	Off-site Levy Recoverable
FIRE-01	Fire Hall #2 (North Elan)	$15,014,780	2028-2031	$0	78%	22%	$11,711,529
FIRE-02	Multi-Service Facility - Fire Portion (Innovation Park)	$12,526,465	2032-2035	$0	37%	63%	$4,634,792

SCHEDULE "B"

OFF-SITE LEVY RATES

Off-Site Levy Rates for Each Infrastructure Category (per hectare)

Infrastructure Category	2025 Rate	2026 Rate	2027 Rate *
Sanitary			
Basin 1	$15,687	$16,314	$16,967
Basin 2	$10,858	$11,292	$11,744
Basin 3	$0	$0	$0
Basin 4	$0	$0	$0
Basin 5	$1,185	$1,233	$1,282
Basin 6	$27,964	$29,082	$30,245
Basin 7	$0	$0	$0
Basin 8	$738	$767	$798
Basin 9	$0	$0	$0
Water			
Water Distribution	$9,727	$10,116	$10,521
Water Supply & Storage	$111,212	$115,661	$120,287
Transportation			
Arterial Corridor Improvements & Arterial Intersections	$121,443	$126,300	$131,352
Fire			
Fire Services	$19,940	$20,738	$21,568

Total Off-Site Levy Rates (per hectare)

Basin	2025 Total Levy Rate	2026 Total Levy Rate	2027 Total Levy Rate *
Basin 1	$278,009	$289,129	$300,695
Basin 2	$273,180	$284,107	$295,472
Basin 3	$262,322	$272,815	$283,728
Basin 4	$0	$0	$0
Basin 5	$263,507	$274,048	$285,010
Basin 6	$290,285	$301,897	$313,973
Basin 7	$262,322	$272,815	$283,728
Basin 8	$263,060	$273,582	$284,526
Basin 9	$262,322	$272,815	$283,728

***** If this Bylaw is not amended before 2028 to update the Off-Site Levy rates, then starting on January 1, 2028, the 2027 rates will be increased by 2% (two percent) to account for inflation.

SCHEDULE "C"

Off-Site Levy Background Report 2025

August 18, 2025

URBAN SYSTEMS

Off-Site Levy Background Report

Prepared for:

City of Beaumont
5600 – 49 Street
Beaumont, AB
T4X 1A1

Attention: Trevor Moningka, M.Eng., P.Eng., Long Range Engineer

Prepared By:

Urban Systems Ltd.

Suite 200, 10345 - 105 Street NW, Edmonton, AB T5J 1E8 | T: 780.430.4041

File: 2720.0021.01

Table of Contents

Tables

Appendices

1. Introduction

Over the past decade, the City of Beaumont has emerged as one of the fastest-growing cities in the Edmonton Metropolitan Region, experiencing rapid population growth and significant housing and development pressures across multiple growth areas. This expansion has necessitated updates to the City's overall servicing strategy to ensure sustainable infrastructure development. To ensure the long-term vibrancy of the community, the City continues to develop a strategic and proactive approach to growth. The City annexed lands to the north in 2016, further accommodating its burgeoning population and development needs, and is currently working to develop a Comprehensive Growth Framework to support decision-making regarding future growth in the community.

The City's Off-Site Levy (OSL) program enables the collection of levies from new development to ensure growth pays their fair share for infrastructure. The OSL program was last updated in 2019, and since then the City has continued to grow, and refine its understanding of the scale, approach and costs of infrastructure required to service new development going forward.

1.1. Purpose

This Background Report forms part of the Off-Site Levy Bylaw and provides information to support the 2025 update of the City of Beaumont's OSL program and Bylaw, including the approach and methods used to calculate off-site levies in Beaumont.

The intent of the 2025 OSL Bylaw update is to update growth assumptions and associated infrastructure needs, along with reconciling levy reserve balances and financial inputs since the last update.

As part of this update, a working group of development industry representatives including BILD Members and other local developers was continuously engaged to obtain feedback throughout the process. This included several meetings and follow-up communications, alongside City of Beaumont staff. The community at large will be consulted prior to adoption of the 2025 OSL Bylaw through a non-statutory public hearing process.

The Background Report is intended to provide transparency to Council, the development industry and the general public regarding future infrastructure needs along with the levy calculation and contribution requirements from the City and the development industry, ensuring alignment with the *Municipal Government Act (MGA)* and Provincial Off-Site Levies Regulation.

The report is divided into four sections:

1. **Off-Site Levy Guiding Principles**: Articulates the City's objectives related to the advancement of growth-related infrastructure.
2. **Anticipated Growth**: Defines assumptions related to development area needs based on population and pattern of growth and references the studies completed by the City to identify future growth-related infrastructure.
3. **Off-Site Levy Program**: Describes what infrastructure is to be included within the off-site levy program and provides details on project costs, project timing, allocation of benefit and cost recovery methodology.
4. **Levy Calculation**: Articulates cash flow components (inflation, carrying costs, and interest earned) utilized within the off-site levy calculation and provides the resulting off-site levy rates for associated benefiting areas.

2. Guiding Principles

Off-site levies are one tool that can be utilized by municipalities to fund growth-related infrastructure. Off-site levy programs, like other programs utilized by municipalities, should reflect broader objectives of the community. The following Guiding Principles align with the City's strategic plans and serve as a benchmark to evaluate future servicing and financing decisions for growth-related infrastructure.

Financial Sustainability

Balance financial risk to minimize the burden on the Municipality while stimulating sustainable long-term growth.

- Municipalities generally assume financial risks when they undertake capital projects to accommodate new development. This is especially true when long-term borrowing is used to finance capital projects that are required by new development prior to having collected the necessary off-site levies and other funds from developers to pay for these projects. While the City feels that it is important to take measures to support and stimulate growth, to take on all risk for development, assumes too much financial risk for the City. The levy program should be resilient to changing economic conditions, align with the City's overall financial framework and contribute to financially sustainable delivery of growth-related infrastructure.

Fairness & Equity

Ensure equitable allocation of capital project costs between existing users and new development.

- Infrastructure costs should be paid by those that benefit. Where a service provides broad based benefits to the community as a whole, the municipality contributes to the funding of the project. However, where a service provides a benefit only to new development, the costs should be borne by development.

Administrative Efficiency

Ensure a balance between the principle of equity and administrative efficiency.

- If the principle of equity was the only consideration, complex financial management and cost recovery procedures can result. The complexities of delivering an equitable levy program should be balanced with the ability to administer the program efficiently, and cost effectively.

Transparency

Demonstrate accountability through clearly articulated growth-infrastrcuture needs and financial contributions.

- Transparency is essential for ensuring that the calculation, allocation, and utilization of levies are clear and understandable to all stakeholders. The City aims to foster trust and demonstrate accountability, ensuring that developers and residents are well-informed about the financial contributions required for growth-related infrastructure.

3. Anticipated Growth

3.1. Growth Forecast

Growth assumptions are made to understand what infrastructure needs are required to service future growth. These assumptions include population growth within the City and the anticipated location of this growth. Projections for growth are based on the most recent EMRB population forecasts from present to 2050, with an assumed consistent annual growth thereafter. The population growth was converted based on people per unit assumptions utilized in the Utility Master Plan to determine future unit demands. Density targets and a net residential to gross developable area factor (based on ratios in approved ASP areas) were then utilized to determine the anticipated gross developable growth (residential & non-residential).

In addition to this growth, assumed build out of the Innovation Park Industrial lands over the next 25 years was added to establish total annual growth. These growth projections have been utilized within the off-site levy update and are captured in *Table 1* below.

Table 1: Annual Population and Development Area Projections

Year	Population Growth	Residential & Non-Residential Gross Development Area (Ha)	Industrial Gross Development Area (Ha)	Total Gross Development Area (Ha)
2025-2029	4,346	100	23	123
2030-2034	3,860	89	23	112
2035-2039	4,033	93	23	116
2040-2044	4,115	94	23	118
2045-2049	3,927	90	23	113
2050-2090	34,005	781	-	781
Total	**54,285**	**1,246**	**115**	**1,362**

Table 2: Population and Development Area Projections Over a 25 Year Period

Year	Population Growth	Anticipated Gross Development Area (Ha)
2025 - 2049	21,064	580.95

3.2. Growth Pattern

The forecasted growth in conjunction with the location of growth (i.e., growth pattern) determines the City's infrastructure needs to support future growth. A core goal of the City's Municipal Development Plan is to ensure growth occurs in a logical and financially sustainable manner. *Figure 1* displays the anticipated areas of future growth within the City over the next 25 years. These areas have been identified based on approved planned lands, logical servicing sequencing, and input from the development community.

Table 3 provides the assumed distribution of development across the various levy basins over the 25-year development window (2025-2049). This anticipated growth informs the assumed rate of growth and subsequent anticipated levy collections in the financial model calculations.

Basin 4 is anticipated to develop within the next 20 years, and growth rates were based on input from City staff.

Basin 6 (Industrial Lands) is anticipated to develop within the next 25 years, and an average annual growth rate was applied.

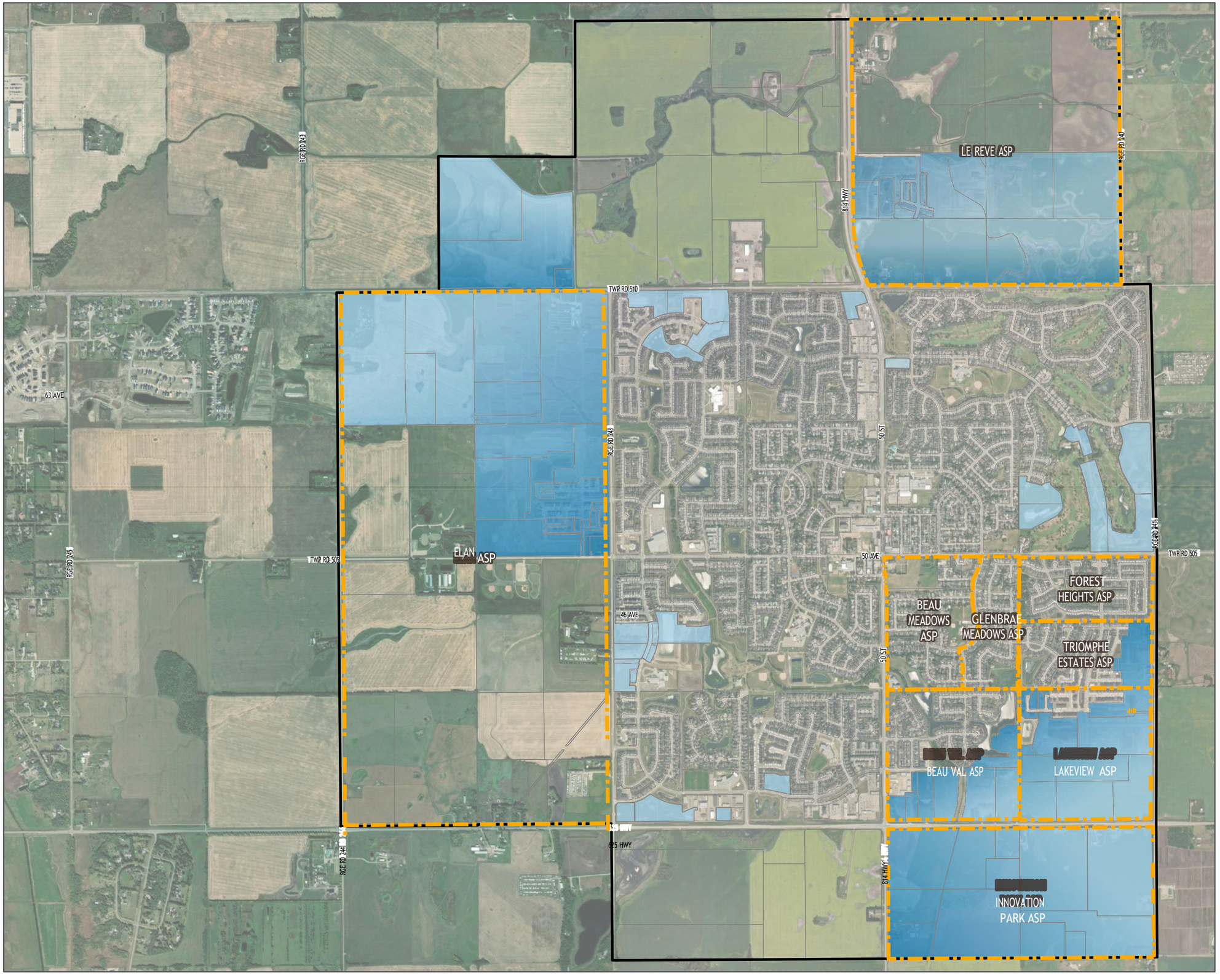
The remaining developable lands for each year were split between Basins 1, 2, 3, 5, 7, 8 and 9 based on anticipated development staging as noted by the City.

Table 3: Anticipated Growth (Gross Development Area in Ha) by Levy Basin

Year	Basin									Total	Total Paying Levies*
	1	2	3	4	5	6	7	8	9		
2025-2029	26	18	-	6	37	23	14	-	-	**123**	**117**
2030-2034	17	19	17	11	24	23	2	-	-	**112**	**101**
2035-2039	18	22	21	5	26	23	-	-	-	**116**	**111**
2040-2044	19	23	21	3	27	23	-	-	-	**118**	**114**
2045-2049	24	28	4	1	33	23	-	-	-	**113**	**113**
2050-2090	234	48	-	-	242	-	-	177	80	**781**	**781**
Total	**339**	**158**	**64**	**25**	**388**	**115**	**16**	**115**	**115**	**1,362**	**1,336**

* It should be noted that a separate agreement is in place for the lands within Basin 4, and as such off-site levies are not assessed on this basin.

See *Figure 1* for basin boundaries.



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Growth Areas

Legend

- Approved Planned Areas (ASPs, NSPs)
- Anticipated 25 year Growth
- City Boundary

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 250 500 750

Meters

Coordinate System: NAD 1983 3TM 114

Scale: 1:22,000 (When plotted at 11"x17")

Data Sources:

- Data provided by

Project #:	2720.0021.01
Author:	SDF
Checked:	AR
Status:	**Final**
Revision:	A
Date:	2025 / 5 / 13

URBAN SYSTEMS

FIGURE 1

3.3. Determination of Infrastructure Needs

The following studies, plans and technical documents outline various growth-related infrastructure and servicing strategies based on projected and anticipated growth. The infrastructure required to service future growth identified in these reports informs the infrastructure included in the City's Off-Site Levy (OSL) off-site levy program. Notably since the last OSL update, the City updated the Utility and Stormwater Management Master Plan (UMP). The rate of growth used in developing the UMP is more rapid than the growth needs outlined above. Timing for the projects identified in the below plans and studies have been updated to reflect the assumed growth timing.

Table 4: Infrastructure Master Plans/Studies

Water **Supply, Treatment, and Distribution**
• Utility and Stormwater Management Master Plan (UMP), August 2023
Sanitary Collection
• Utility and Stormwater Management Master Plan, August 2023
Transportation
Arterial Corridor Improvement Projects: • Township Road 510 Preliminary Design Report (Range Road 241 to Range Road 244), June 2022 • Transportation Master Plan, 2020 • Range Road 241 Improvements (Secondary Highway 625 to Township Road 510), December 2015 • Range Road 243 Improvements (Secondary Highway 625 to Township Road 510), December 2015 • City of Beaumont 2025 Approved Budget: 2025-2029 Financial and Capital Plans, December 2024
Arterial Intersection Upgrades: • Elan 2 NSP Traffic Impact Assessment, May 2024 • Innovation Park ASP Transportation Impact Assessment, June 2024 • Revised Final Transportation Impact Assessment Le Reve Commercial Development, December 2022 • Township Road 510 Preliminary Design Report (Range Road 241 to Range Road 244), June 2022 • Traffic Impact Assessment Lakeview Area Structure Plan Update, September 2019 • Elan Neighbourhood One Transportation Impact Assessment, June 2018 • City of Beaumont 2025 Approved Budget: 2025-2029 Financial and Capital Plans, December 2024
Fire Services
• City of Beaumont 2025 Approved Budget: 2025-2029 Financial and Capital Plans, December 2024 • Protective Services Long-Term Plan, October 2024

Infrastructure needs for future development are well outlined in the above documents. Even so, many things can influence the City's ability to predict, with certainty, the future cost and methods of infrastructure servicing to service new development. Factors such as construction cost inflation, the order of development, technology, and environmental factors and requirements can influence the cost and shape of the infrastructure required to support growth. Fairness in the off-site levy is best achieved through keeping the necessary assessments of future infrastructure needs current.

4. Off-Site Levy Program

Off-site levies (OSLs) are primarily utilized as a funding tool for major off-site growth-related infrastructure and offer an effective mechanism to ensure costs are shared equitably with those that benefit. Infrastructure included, allocation of benefit, and the approach to cost recovery are key components of any OSL program. The method to determine these key components can vary across infrastructure categories and communities based on a community's context and broader objectives.

The methodology for determining off-site levies is based on a structured approach designed to ensure cost recovery for growth-related municipal infrastructure. This process involves analyzing projected growth, identifying necessary infrastructure projects, and developing a financial model aligned with the City's long-term development strategy. The diagram below shows the levy program.

The assessment of infrastructure needs considers servicing requirements, sequencing efficiency, and the City's financial capacity. The allocation of costs accounts for benefits to existing residents, and differentiates between projects that provide City-wide benefits and those that are site-specific.

4.1. Infrastructure Included

Infrastructure that can be considered for inclusion in an OSL program is guided by the *Municipal Government Act*. The City has included major off-site infrastructure related to water, sanitary, transportation, and fire services projects within their program. Actual infrastructure included in each infrastructure category is captured below in **Section 5.0**.

4.2. Allocation of Benefit

Allocation of benefit refers to the proportionate distribution of infrastructure costs to those that benefit from the infrastructure. Allocation of benefit can occur between existing development and new development, between multiple new developments and even contemplate multi-jurisdictional allocation, depending on the infrastructure. In determining the allocation of benefit to existing development or users of the infrastructure, several factors are considered, including capacity, compliance (i.e., upgrades to meet regulatory requirements), and condition (i.e., asset renewal of an existing system, and/or improved levels of service). In the case of replacements and upgrades, if the existing infrastructure is new, relative to its design life, the City may not consider the project as providing a benefit to existing users as the infrastructure would not need to be rehabilitated for several years in the future.

In general, for water and wastewater infrastructure, allocation of benefit is determined based on the portion of the capacity of the upgrade that is required to serve existing development and the portion of capacity allocated to growth.

For transportation and fire services projects, the benefit allocation can be challenging, as capacity allocations are more difficult to determine. It is anticipated as new development occurs, the level of service of existing roads and intersections will decline. As improvements to the transportation network are implemented (e.g., road widening, upgraded intersection controls, etc.) the level of service for existing users of the transportation network is expected to marginally improve for a period of time and then diminish again as growth persists.

For fire services projects, allocation is based on the ratio of existing to new development area serviced by each facility in the ultimate build out scenarios.

4.3. Recovery Approach

When determining how infrastructure costs included in the OSL program will be recovered (i.e., paid back) from those that benefit there are generally two pieces that require consideration: 1) the application of the levy (i.e., City-wide or to specific area); and 2) timing of recovery.

4.3.1. City-Wide Vs Area Specific

Cost recovery of off-site levy infrastructure projects can be calculated and applied on a city-wide basis or on a specific benefitting area or catchment basis. The decision to apply levies by either of these methods depends on the infrastructure projects and whether the benefit of the projects can be definitively allocated to a specific area.

For the purposes of the current levy calculations, a **City-wide** levy collection method has been selected for all types of water, transportation and fire services infrastructure as it provides the most equitable approach, offers increased funding flexibility to support orderly and timely construction of projects and provides a consistent levy for the development industry. The benefiting area is considered the City boundary.

The levy for sanitary infrastructure is calculated on an **area-specific** basis. The City is divided into basins for sanitary collection. These basins are demarcated based on anticipated areas of benefit for the specific infrastructure, in alignment with the sanitary servicing outlined in the Utility Master Plan (UMP).

4.3.2. Build-Out (Capacity) Vs. Revolving

Generally, off-site levies are determined under one of two cost recovery program methodologies: a capacity-based program or a revolving program.

The **Build-Out (Capacity-Based)** approach considers all land is potentially available for development and the total infrastructure required to support full build-out. Under this model, costs are distributed based on the ultimate capacity or infrastructure needed to accommodate future growth. This approach is best suited for well-defined build-out areas where a limited number of projects are necessary to provide essential services. One of the key advantages of this method is its predictability. Since it considers all required projects required to service an area, developers and municipal planners can anticipate long-term costs with more certainty. However, this approach may require significant upfront

funding, as infrastructure must often be built in advance of full development. Depending on the speed of growth and benefiting area, it can also be a significant period of time to recover these upfront costs. As such, financing costs and carrying capacity should be considerations to ensure the long-term financial sustainability of the program.

The **Revolving Timeframe** approach considers development within a set number of years and includes only those projects that are anticipated to start within that timeframe. Rather than planning for full build-out from the beginning, the Revolving Timeframe allows for periodic reassessments and adjustments based on changing development trends. The intent of this approach is to provide greater adaptability and to help minimize fluctuations in levies over time. It is particularly useful when many projects are planned over a long horizon and where development patterns may shift. By spreading costs across a revolving window, municipalities can ensure that infrastructure funding aligns more closely with actual growth, reducing the financial burden on early-stage developers. For Beaumont's levy calculations, a 25-year revolving program is used, as this typically matches the long-term infrastructure planning horizon for the City.

For the current levy calculations, the approach for each infrastructure type is indicated in *Table 5*.

Table 5: Summary of Cost Recovery Method by Infrastructure Type

	Area		Timeframe	
Infrastructure Type	City-Wide	Area Specific	Build-Out (Capacity)	Revolving Timeframe
Sanitary Collection Projects		✓	✓	
Water Distribution Projects	✓			✓
Water Supply & Storage Projects	✓		✓	
Transportation Projects	✓			✓
Fire Services Projects	✓		✓	

4.4. Project Costs

4.4.1. Contingencies

Estimated costs for projects are based on the technical studies and documents referenced in **Section 3.3**. Project costs were inflated from the time of original estimate to 2025 dollars, and the following principles were applied as it pertains to contingencies:

- Engineering and Design Fees were estimated at 15% of base capital costs, unless more detailed and up to date information on engineering and design costs was available.
- Contingency was applied based on the Class of project cost estimate, as follows:

Table 6: Contingency Assumptions

Class of Estimate	Percentage Applied
Class A	10%
Class B	20%
Class C	25%
Class D/E	30%

4.4.2. Grants

The City may receive project specific and/or discretionary grants that may be utilized to help fund off-site levy projects. Application of all project specific grants within the off-site levy program will be applied to the total project costs. Both the City and developers will share the benefit of these grants based upon the allocation of benefit of the project. Of note, discretionary grant funding provided to the City such as through the Local Government Fiscal Framework or otherwise are part of the City's funds and may be applied to the City's portion of off-site levy project costs, at the City's discretion. At the time of this update, the City has not identified any secured grants for the off-site infrastructure projects included in the levy program.

4.5. Application of Levy to Lands

The land area to be charged levies includes all lands within the development area, excluding Environmental Reserve, Municipal Reserve, and Arterial Road Right-of-Way (the area of land required to provide additional road right-of-way for divided rural arterial roads, above the width of a major residential collector; based on City standards this is 31.0 m). Basin 4 is also excluded from the application of the levies.

Of note, the Leblanc Canal runs through several future development areas, and is currently defined as PUL (public utility lot). PUL lands are normally required as part of servicing future development, and included in the land area charged a levy. However in Beaumont's context, the Leblanc Canal functions more similar to an environmental feature that cannot be moved or developed otherwise, and is pre-existing. As such, PUL lands for the Leblanc Canal only will be excluded from levy charge calculations for developments.

This total area to be charged levies is termed the Gross Developable Area, as referred to in **Section 3.0** above, and is used in estimating levy collections in the financial model.

5. Infrastructure Categories

5.1. Sanitary Projects

Based on the nature of the City's wastewater system and in accordance with the Utility Master Plan (UMP), sanitary collection trunks extend from new developments and flow to lift stations which then pump the effluent to the South East Regional Trunk Sewer South (SERTS) pipeline that moves the effluent out of the City.

Infrastructure Included

- **Lift Stations:** The ultimate design of lift stations that service new growth areas. All three anticipated lift stations in Beaumont service catchments solely consisting of new development areas. Developers are anticipated to build the majority of this infrastructure in stages as developments come online and trigger incremental upgrades to the lift stations. As such, interim lift station costs are not included in the levy, as they are considered part of development. However, moving forward, proportionate elements of interim lift station infrastructure that meet the ultimate design criteria are included (i.e. building, wet wells).
- **Sanitary Collection Extensions:** For the purposes of the off-site levy, regional trunks are defined as those with a diameter greater than or equal to 525mm based on the City's network assessment. The upsizing portion of regional trunks (the incremental cost to increase the pipe size beyond 300mm as per the UMP) is included in the levy and are allocated to specific basins. Sanitary collection extensions less than 525mm in diameter are excluded from the off-site levy program as they are anticipated to mostly be delivered by the development community as growth progresses, and will serve fewer developments compared to the larger diameter mains. It is acknowledged sanitary collection extensions between 300mm and 525mm in many cases will be oversizing required by the developer; these infrastructure contributions will be addressed outside of the off-site levy program.

Allocation of Benefit

All projects included within the levy are new additions to the network that only provide benefit to new development. As these projects consist of brand-new infrastructure to add additional capacity for growth, 100% of the benefit is allocated to growth for all sanitary projects.

Recovery Approach

Site Specific

Benefit for the identified sanitary projects is delineated on a catchment (i.e., basin) basis. All sanitary projects are site-specific and provide a direct benefit to growth within the basin.

Build-Out (Capacity)

The basins have been adjusted based on the updated sanitary servicing outlined in the UMP. *Table 7* below shows the previous levy basins in comparison to the new ones outlined, and *Figure 2* shows the updated basin boundaries. The total remaining benefiting hectares to contribute to the area-specific projects is outlined in *Table 3*, above.

Table 7: Sanitary Basin Adjustments

2019 Off-Site Levy Sanitary Basins	2025 Off-Site Levy Sanitary Basins
Basin 1	Basin 1
	Basin 2
	Basin 3
	Basin 7
	Basin 9
Basin 2	Basin 5
	Basin 8
Basin 3	Basin 5
Basin 4	Basin 4
Basin 5	Basin 6

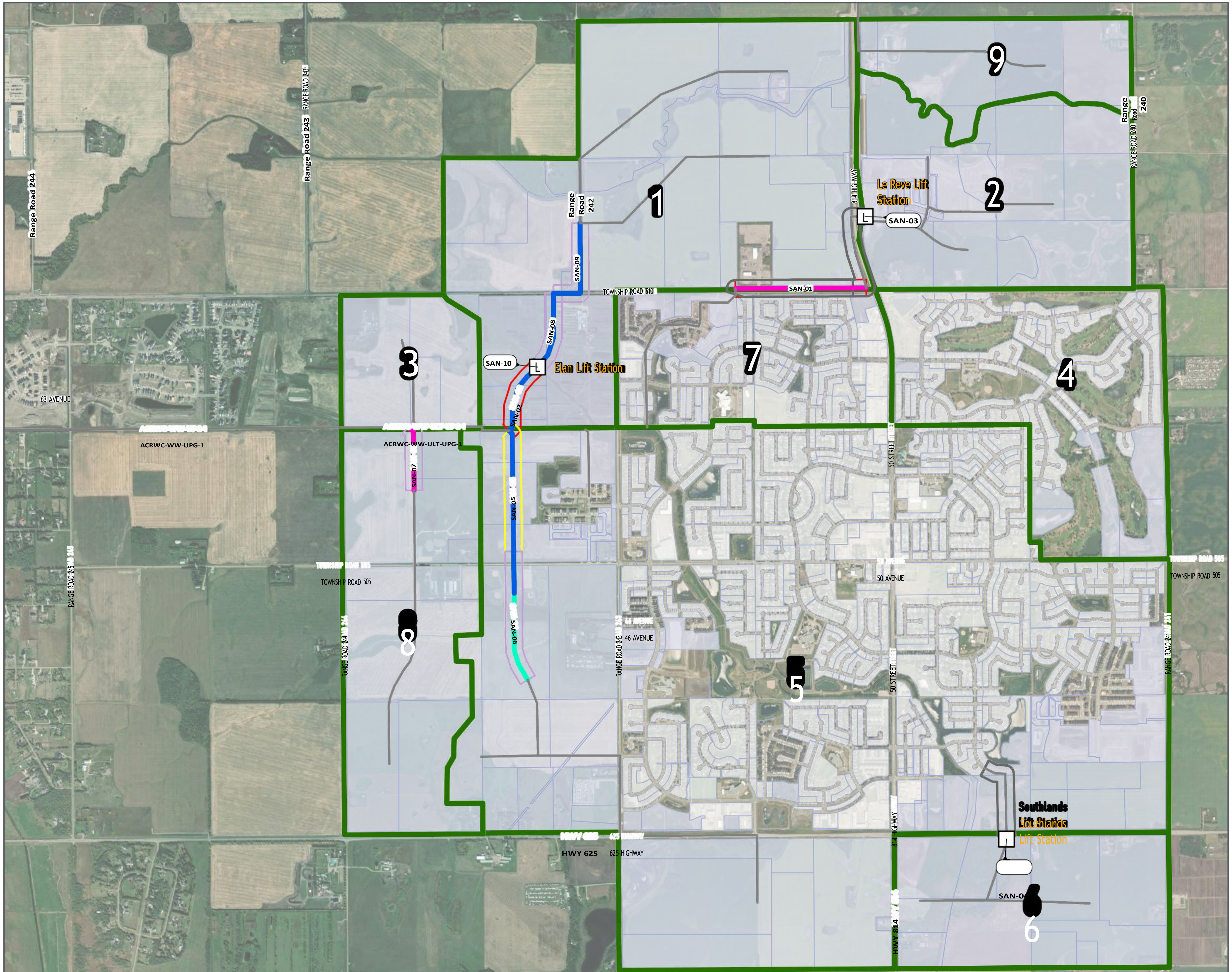
As the sanitary collection infrastructure required to service the full build-out of growth in each catchment is well understood, and is required to be constructed in advance of future development occurring, a Build-Out (Capacity) approach to cost recovery has been applied.

Grants

There are no grants assumed for sanitary projects.

Table 8: Summary of Sanitary Collection Projects

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Class Estimate	Allocation of Benefit to New Development	Benefit to Existing	Assumed Grants ($2025)	Off-Site Levy Recoverable
BASIN 1 – Build-Out (Capacity)									
SAN-02	675mm Sanitary Sewer – Upsizing Portion (Elan LS to SERTS)	2025	2026	$484,914	Class C	100%	0%	-	$484,914
SAN-08	675mm Sanitary Sewer – Upsizing Portion (Elan LS to TWP 510)	2041	2042	$502,233	Class D/E	100%	0%	-	$502,233
SAN-09	600mm Sanitary Sewer – Upsizing Portion (TWP 510 into N Annex Lands)	2041	2042	$327,130	Class D/E	100%	0%	-	$327,130
SAN-10	Elan Lift Station – Ultimate	2051	2052	$3,126,030	Class D/E	100%	0%	-	$3,126,030
BASIN 2 – Build-Out (Capacity)									
SAN-01	525mm Sanitary Sewer (along TWP 510 to service Le Reve)	2025	2026	$1,274,557	Actual Costs	100%	0%	-	$1,274,557
SAN-03	Le Reve Lift Station – Ultimate Upgrade	2051	2052	$55,620	Class B	100%	0%	-	$55,620
BASIN 5 – Build-Out (Capacity)									
SAN-05	675mm Sanitary Sewer – Upsizing Portion (NE Elan: TWP 505 to SERTS)	2030	2031	$803,572	Class D/E	100%	0%	-	$803,572
SAN-06	600mm/675mm Sanitary Sewer – Upsizing Portion (East Elan: South of TWP 505)	2051	2052	$625,302	Class D/E	100%	0%	-	$625,302
BASIN 6 – Build-Out (Capacity)									
SAN-04	Innovation Park Lift Station – Ultimate	2036	2037	$3,076,610	Class D/E	100%	0%	-	$3,076,610
BASIN 8 – Build-Out (Capacity)									
SAN-07	525mm Sanitary Sewer – Upsizing Portion (West Elan: South of SERTS)	2051	2052	$88,289	Class D/E	100%	0%	-	$88,289



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Off-Site Levy Projects

Sanitary

Legend

- L Proposed Lift Station
- Basin Boundary

Sanitary Main(mm)

- 525mm
- 600mm
- 675mm
- Not in Levy

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 250 500 750 1,000
Meters

Coordinate System: NAD 1983 3TM 114

Scale: 1:22,000 (When plotted at 11"x17")

Data Sources:

- Data provided by

Project #: 2720.0021.01
Author: SDF
Checked: AR
Status: Final
Revision: A
Date: 2025 / 7 / 11

URBAN SYSTEMS

FIGURE 2

5.2. Water Projects

5.2.1. Water Distribution

Infrastructure Included

The current water distribution system is an interlinked network of pipes that together provides necessary water pressure, fire flow distribution and water flow to deliver water to users and fill all water storage reservoirs in the City.

Many municipalities determine a certain size of main within a development that would be the developer's sole responsibility to construct. Any pipe size installed above this base diameter is considered oversizing. Based on the work completed through the UMP and the City's General Development Standards, water distribution lines 300mm or less are generally required to service local developments. Lines greater than 300mm provide a distribution function that feeds the overall system, or more than one development. As such, water mains 300mm or less are considered developer constructed projects and not included in the off-site levy. Any pipes that are not dedicated supply lines that require oversizing are included within the levy. The incremental cost associated with increasing the pipe size greater than 300mm diameter is considered required to supply water beyond an individual development, and thus has been included in the off-site levy for new development.

Allocation of Benefit

All projects included within the levy are new infrastructure added to the network that only provide benefit to new development. These projects will add additional capacity for growth, and as such, are allocated 100% to growth.

Recovery Approach

City-Wide

Projects related to water distribution benefit the broader system due to its looped nature and planned evolution of pressure zones and servicing strategy over time. All improvements will continue to be allocated City-wide.

Revolving Timeframe

As the water distribution network will be built out in tandem with developing growth areas, the exact progression and timing will vary with actual growth. As such, a revolving timeframe of 25 years is being utilized for water distribution projects.

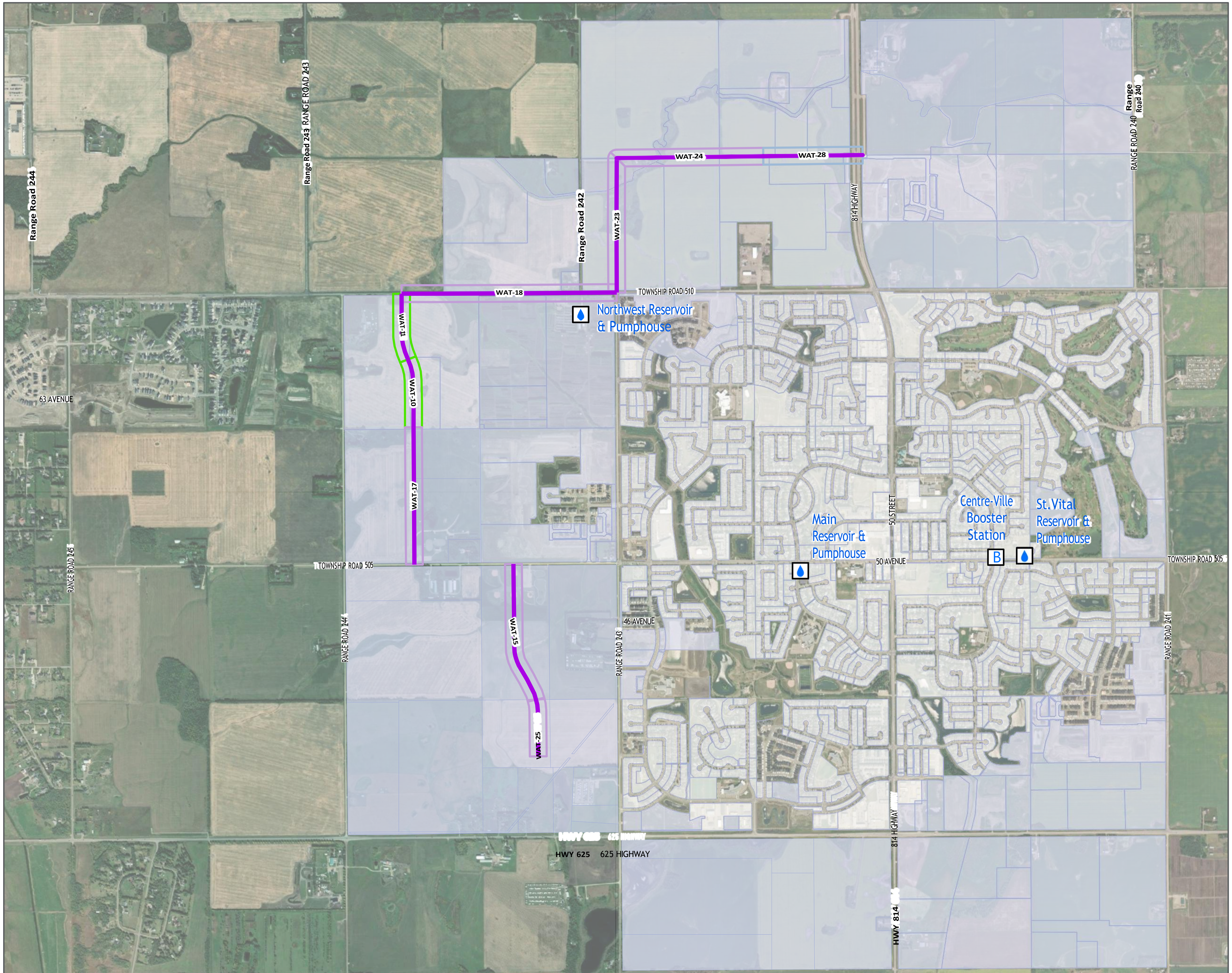
Grants

There are no grants assumed for water distribution projects.

Table 9: Summary of Water Distribution Projects

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Class Estimate	Benefit to New Development	Benefit to Existing	Benefit to Future Window	Assumed Grants ($2025)	Off-Site Levy Recoverable
DISTRIBUTION (25 Year Revolving Timeframe)										
WAT-10	450mm Watermain - Upsizing Portion - NW Elan	2036	2037	$319,198	Class D/E	100%	0%	-	-	$319,198
WAT-11	450mm Watermain - Upsizing Portion - NW Elan	2037	2038	$286,125	Class D/E	100%	0%	-	-	$286,125
WAT-15	450mm Watermain - Upsizing Portion - SE Elan from 50th Ave	2051	2052	$605,554	Class D/E	100%	0%	100%	-	$0
WAT-17	450mm Watermain - Upsizing Portion - NW Elan from 50th Ave	2036	2037	$549,559	Class D/E	100%	0%	-	-	$549,559
WAT-18	450mm Watermain - Upsizing Portion - TWP 510 connecting NW RPH	2042	2043	$912,523	Class D/E	100%	0%	-	-	$912,523
WAT-23	450mm Watermain - Upsizing Portion - N Annex Lands from NW RPH	2051	2052	$1,132,192	Class D/E	100%	0%	100%	-	$0
WAT-24	450mm Watermain - Upsizing Portion - N Annex Lands	2051	2052	$199,057	Class D/E	100%	0%	100%	-	$0
WAT-25	450mm Watermain - Upsizing Portion - SE Elan	2051	2052	$253,205	Class D/E	100%	0%	100%	-	$0
WAT-28	450mm Watermain - Upsizing Portion - N Annex Lands	2055	2056	$283,048	Class D/E	100%	0%	100%	-	$0

Note: Projects highlighted grey are not within the 25-year revolving window, and as such, are not included in the current levy.



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Off-Site Levy Projects

Water Distribution

Legend

B **Booster Station**

Reservoir

Watermain (mm)

450

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0 250 500 750

Meters

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Data Sources:

- Data provided by

Project #:	2720.0021.01
Author:	SDF
Checked:	AR
Status:	Final
Revision:	A
Date:	2025 / 5 / 13

URBAN SYSTEMS

FIGURE 3

5.2.2. Water Supply & Storage

Infrastructure Included

Major water supply lines that directly feed reservoirs or provide dedicated supply to growth areas from existing reservoirs are included within this infrastructure category. Based on the City's context, water supply projects generally include pipe diameters greater than 600mm. The full scope of these projects has been included in the levy, as these projects would not be built to service individual developments and instead benefit the broader network (compared to the upsizing approach used for water distribution mains). The exception is for the supply lines along 50th Ave (projects WAT-8 and WAT-16) that extend to service new development; only the upsizing portion beyond 300mm for these two projects has been included as the initial phases are anticipated to service individual development areas and are expected developer contributions.

For storage, the City has also included the full cost of all future reservoirs, pumphouse projects and booster stations within the levy to support future development.

Allocation of Benefit

When a water supply project provides capacity and/or improved supply to existing development, that portion of the project is allocated as benefit to the existing City-at-large. The required water supply projects in the levy, except for one, are solely required to support new development and, thus allocation of benefit is 100% to new development.

- Project WAT-03 (400mm supply from Main Pumphouse to St. Vital Pumphouse) provides benefit to existing development as it allows for redundant supply to the St. Vital Pumphouse so that both facilities can service the main pressure zone. The calculation approach to determine the benefit allocation between new and existing development was based on land areas of existing development versus future development within the main pressure zone at full build-out of the City. See **Appendix A** for calculation detail.

Due to the layout of the City's water systems and the work done in the UMP, the storage and facility upgrades required serve several development areas around the City, and are triggered by new development. As such it can be said that any project costs for additions of reservoirs or pumps required for new development are to be allocated 100% to new growth. However, there are two projects where there is noted benefit to the existing development and allocation has been calculated accordingly.

- WAT-01 Main Pumphouse Upgrades: A portion of the project costs are attributed to renewal of existing assets, primarily related to pump replacements and electrical

upgrades. In this instance, the rehabilitation cost of the project was calculated, and remaining costs have been allocated to benefit growth. See **Appendix A** for details.

- WAT-05 Centre-Ville Booster Station: Currently, there are areas in the City of Beaumont operating outside of the City's acceptable pressure range of 350-550 kPa. Some areas experiencing low pressure issues, primarily in Centre-Ville, while high pressures are being seen in the west and north of the City and within new development areas (Elan and NW Annexation Lands). The construction of this booster station would result in the creation of a new pressure zone that will resolve the issues in Centre-Ville and in the north and west development areas. A calculation based on land area serviced in the proposed new pressure zones was done to understand the allocation of benefit to existing areas versus new development areas. See **Appendix A** for calculation detail.

Recovery Approach

City-Wide

Projects related to water supply and storage benefit the entire system due to its looped nature and planned evolution of pressure zones and servicing strategy over time. As the City develops, it intends to establish two new pressure zones (Northwest Pressure Zone and Centre-Ville Pressure Zone) in addition to the Main Pressure Zone that currently exists. As development comes online and the new pressure zones are introduced, progression of the servicing strategy results in water storage projects benefiting various areas across the City. All improvements will continue to be allocated City-wide.

Build-Out (Capacity)

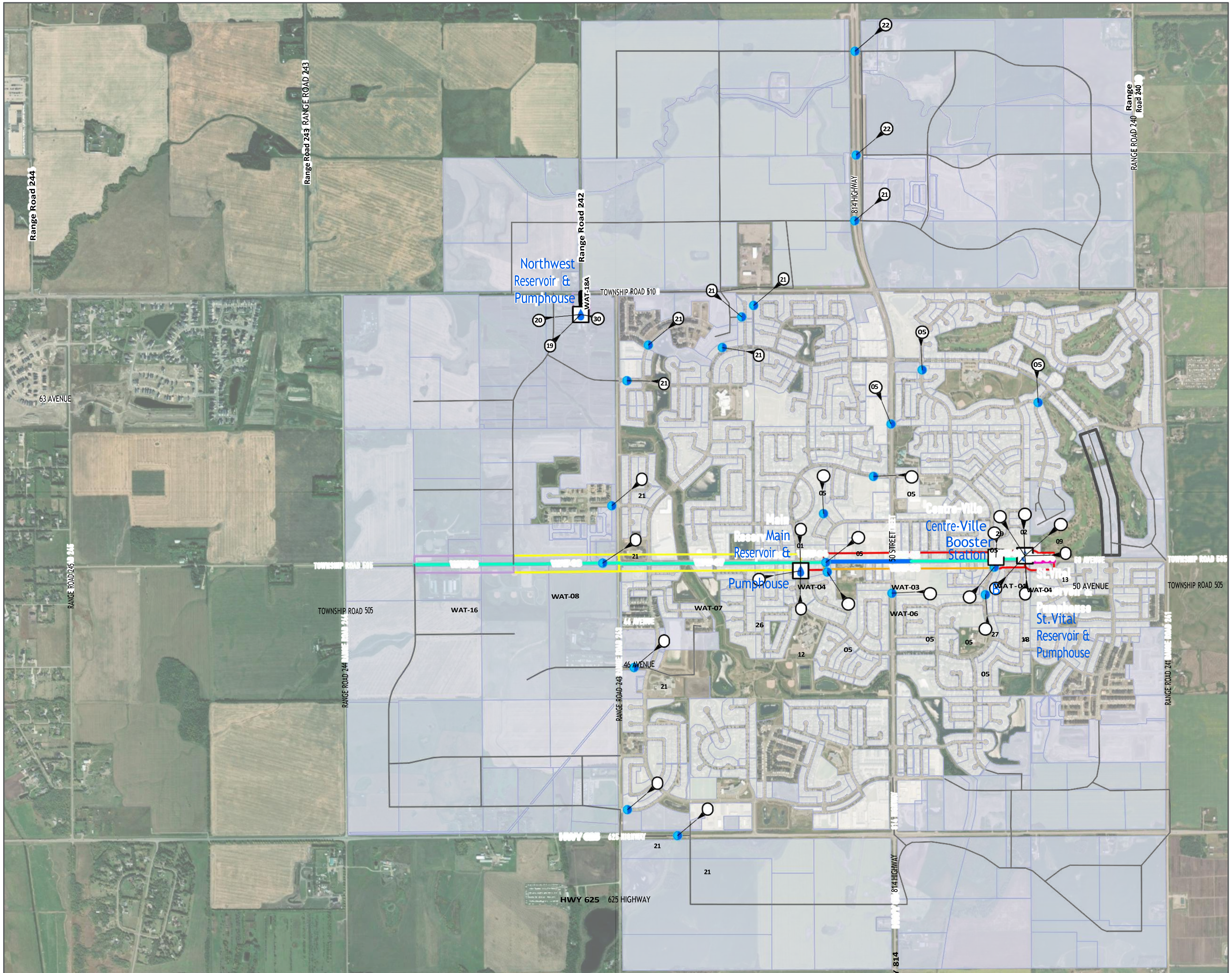
The water supply and storage projects in the City's UMP are limited in number, well understood, and clearly communicate the progression of water supply requirements over time, and incremental staging and ultimate storage volumes required for build-out of the City. The planned Northwest Reservoir and Pumphouse will be a new facility with substantial cost, with a sizable portion of that cost being required beyond 25 years. Most of the projects included will be required upfront, with future development beyond 25 years benefiting from the infrastructure. Recovering with full build-out in mind versus a revolving timeframe helps to avoid large fluctuations in levy rates as the reservoir and future upgrades are included in the levy from the outset, and is considered the most equitable recovery approach.

Grants

At this time no grants have been received for water supply or storage projects. The City has recently submitted a project specific grant for the St. Vital Reservoir Expansion (WAT-09) from the Canada Housing and Infrastructure Fund (CHIF). The project specific grant would be 50% of the total project costs if successful. Given there are no guarantees of receiving a grant for this project, total project costs have been assumed. The outcomes of the grant application will be reflected in the next levy update.

Table 10: Summary of Water Supply and Storage Projects

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Class Estimate	Benefit to New Development	Benefit to Existing	Assumed Grants ($2025)	Off-Site Levy Recoverable
WATER SUPPLY – Build-Out (Capacity)									
WAT-03	400mm Supply Feed - MPR to SVPR	2025	2026	$5,124,147	Class C	74%	26%	-	$3,799,177
WAT-04	600/350mm Supply Feeds - West and East from SVPR	2027	2028	$3,350,004	Class C	100%	0%	-	$3,350,004
WAT-06	600mm Watermain - Upgrade - SVRP to MPR	2029	2030	$4,876,427	Class D/E	100%	0%	-	$4,876,427
WAT-07	600mm Watermain - Upgrade - 50th Ave, MRP to RR 243	2031	2032	$4,673,371	Class D/E	100%	0%	-	$4,673,371
WAT-08	600mm Watermain - Upsizing - 50th Ave, West of RR 243	2036	2037	$2,230,081	Class D/E	100%	0%	-	$2,230,081
WAT-16	600mm Watermain - Upsizing - 50th Ave, Central Elan	2036	2037	$726,234	Class D/E	100%	0%	-	$726,234
WAT-18A	750mm Watermain - Supply from NW Reservoir	2043	2044	$384,576	Class D/E	100%	0%	-	$384,576
WAT-20	Supply to NW Reservoir and Pumphouse	2043	2044	$5,800,000	Class D/E	100%	0%	-	$5,800,000
WATER STORAGE - Build-Out (Capacity)									
WAT-01	Main PH Upgrades	2025	2026	$1,203,751	Class A	43%	57%	-	$516,960
WAT-02	St.Vital PH Upgrades - New Pumps	2026	2027	$2,213,037	Class C	100%	0%	-	$2,213,037
WAT-05	Centre-Ville Booster Station & Isolation Valves	2028	2029	$1,446,007	Class D/E	59%	41%	-	$853,497
WAT-09	St.Vital Reservoir Expansion	2028	2029	$16,000,000	Class D/E	100%	0%	-	$16,000,000
WAT-12	Main PH&R - Pump Upgrades	2037	2038	$1,230,644	Class D/E	100%	0%	-	$1,230,644
WAT-13	St.Vital Reservoir Expansion	2038	2039	$7,691,525	Class D/E	100%	0%	-	$7,691,525
WAT-14	St.Vital Pump Upgrades	2039	2040	$1,230,644	Class D/E	100%	0%	-	$1,230,644
WAT-19	Northwest Reservoir and Pumphouse - Phase 1	2043	2044	$20,563,581	Class C	100%	0%	-	$20,563,581
WAT-21	Isolation Valve Installation	2044	2045	$846,068	Class D/E	100%	0%	-	$846,068
WAT-22	Isolation Valve Installation	2051	2052	$153,831	Class D/E	100%	0%	-	$153,831
WAT-26	Main Pump Upgrades	2046	2047	$876,834	Class D/E	100%	0%	-	$876,834
WAT-27	St.Vital Pump Upgrades	2047	2048	$876,834	Class D/E	100%	0%	-	$876,834
WAT-29	St.Vital Reservoir Expansion	2051	2052	$7,691,525	Class D/E	100%	0%	-	$7,691,525
WAT-30	Northwest Reservoir and Pumphouse - Ultimate Build Out	2062	2063	$28,219,940	Class C	100%	0%	-	$28,219,940



BEAUMONT

Off-Site Levy Projects

Water Supply and Storage

Legend

- Booster Station
- Reservoir
- Water Valves

Watermain (mm)

- 350
- 400
- 600
- 750
- Not in Levy

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 250 500 750
Meters

Coordinate System:

NAD 1983 3TM 114

Scale: 1:22,000
(When plotted at 11"x17")

Data Sources:

- Data provided by

Project #: 2720.0021.01
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URBAN SYSTEMS

5.3. Transportation Projects

Generally, it is difficult to isolate specific development areas that benefit from transportation infrastructure. Lower classification roads are intended to provide access to properties while higher classification roads are intended to move traffic through development areas. Higher classification roads provide more regional or City-wide benefit than lower classification roads.

Infrastructure Included

Major Residential Collector roadways are typically recognized as the highest classification of roadway that is the responsibility of the local developer as their function is to provide access to properties (direct benefit to adjacent properties). As such, the funding and construction of Major Residential Collectors is the requirement of local or boundary developers and is not included in the off-site levy. Developers and existing development are required to contribute to roads abutting their developments (boundary roads), ensuring that those adjacent to developing areas share the responsibility for necessary infrastructure improvements.

For example, for an upgrade of an existing road to a Major Residential Collector standard which is abutted by existing development on one side and new development on the other; the City would contribute proportionally to cover the benefit provided to existing development. This could be accomplished using a variety of mechanisms through the development agreement, or otherwise.

Beyond this, Divided Arterials, arterial-to-arterial intersections and arterial-to-highway intersections are typically recognized as the classification of roadway that provide benefit both to the local/boundary developer but are also seen to have a regional benefit. As such, the following infrastructure has been included:

- Arterial Corridor Improvements (Upsizing)
  Given the regional nature of arterial corridors, capacity improvements to bring a Major Residential Collector to a Divided Arterial standard provides benefit to the overall transportation network. The upsizing of arterials from a Major Residential Collector standard to a Rural or Urban Divided Arterial is included in the off-site levy. These projects involve the construction of additional lanes and associated required right-of-way, as defined in the City of Beaumont's Engineering and Design Standards. This upgrade typically consists of adding the final two lanes (including but not limited to grading, storm, road structure and paving, curb and gutter, etc.). Note the urbanization of corridors such as the addition of pathways on both sides would be contributions from adjacent

developers and not considered part of the off-site levy project. Upsizing projects often also require the acquisition of extra land to meet the ultimate standard for Divided Arterial Roads. The difference in right-of-way widths between a Divided Rural Arterial and a Major Residential Collector as outlined in the City's Engineering and Design Standards was used to estimate the additional land required to accommodate the ultimate cross-section. A linear meter land cost rate was established using recent land costs provided by the City and applied to the overall project cost, and is included in the levy program.

- Arterial Intersections
  Intersection improvements are necessary to ensure that these intersections align with the enhanced arterial standard, facilitating smoother traffic flow and greater capacity. The upsizing portion of arterial-to-arterial and arterial-to-highway intersections are included within the levy.

Allocation of Benefit

The expansion of corridors and intersection geometry from Major Residential Collectors to Divided Arterials is solely a capacity improvement to accommodate future growth, and as such, is 100% allocated to growth. In other terms, without growth, no capacity improvements to the existing transportation network would be required. One exception is TPT-04-UPG, which notes a benefit allocation to existing; calculation details can be found in **Appendix A**.

Finally, some of the transportation projects along roads that straddle the City boundary (for example RR 241 and RR 244) should explore contributions from regional partners. Neighbouring areas are also planning for and experiencing growth that would benefit from these road upgrades, and as such recovery of provided benefit should be sought in future updates.

Recovery Approach

City-Wide

Corridor and intersection oversizing to a Divided Arterial standard provides benefit to the overall transportation system in the City; as such, all projects are allocated City-Wide.

Revolving Timeframe

There are currently several transportation projects identified in the next 25-year window; the rate and pattern of new development will ultimately dictate the precise timing of these projects. Due to the number of projects within this infrastructure category and the potential variations in project timing as growth progresses, a revolving timeframe of 25 years has been applied.

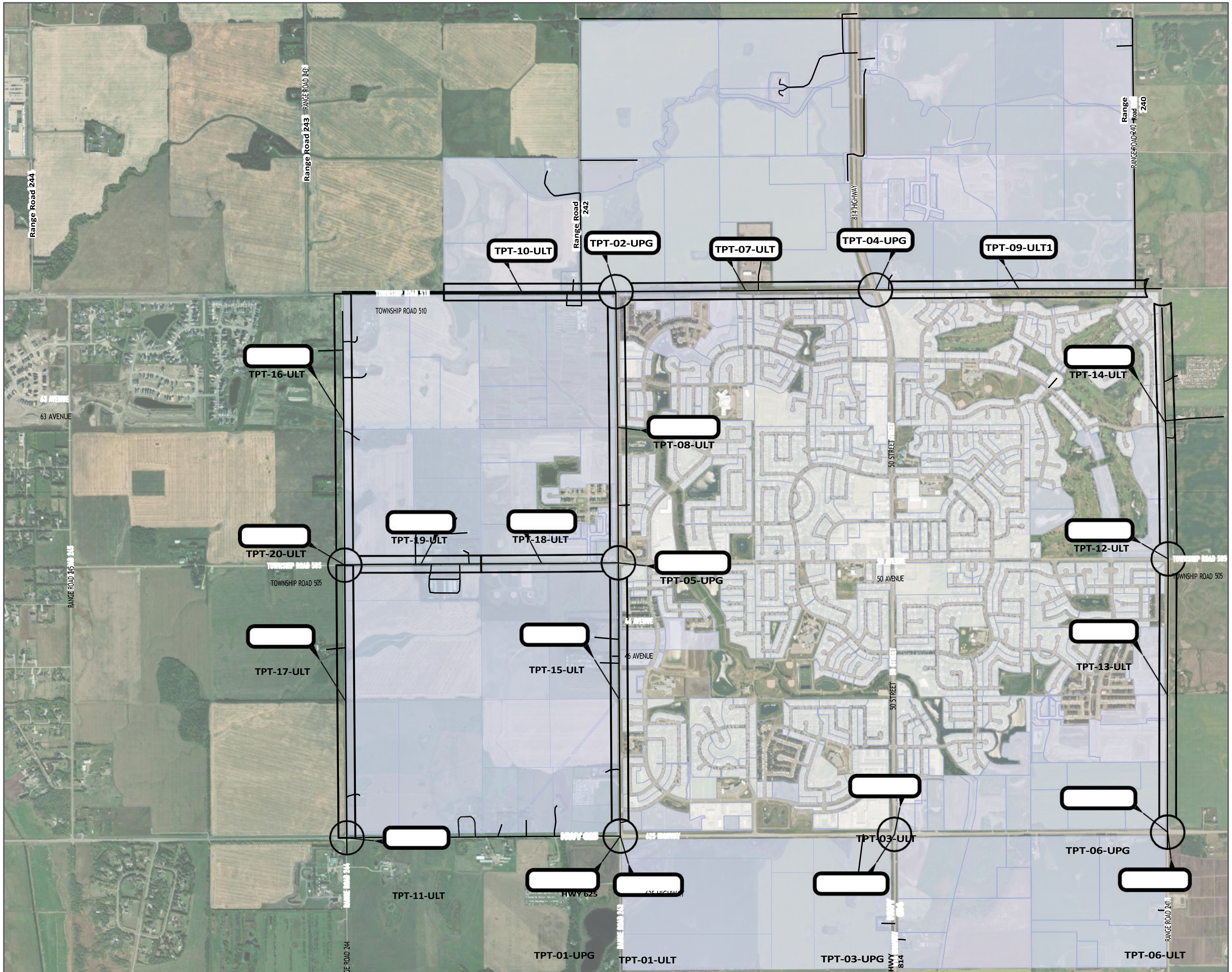
Grants

No grants have been assumed for transportation projects.

Table 11: Summary of Transportation Projects

Project ID	Project Description	Estimated Start Year	Estimated End Year	Estimated Project Cost ($2025)	Class Estimate	Benefit to New Development	Benefit to Existing	Benefit to Future Window	Assumed Grants ($2025)	Off-Site Levy Recoverable
ARTERIAL CORRIDOR IMPROVEMENTS - 25 Year Revolving Timeframe										
TPT-07-ULT	TWP 510 - 4 lane - RR 243 to 50th St	2051	2052	$12,045,427	Class D/E	100%	0%	100%	-	$0
TPT-08-ULT	RR 243 - 4 lane - TWP 510 to 50th Ave	2032	2033	$11,461,335	Class D/E	100%	0%	-	-	$11,461,335
TPT-09-ULT	TWP 510 - 4 lane - 50th St to RR 241	2051	2052	$12,342,662	Class D/E	100%	0%	100%	-	$0
TPT-10-ULT	TWP 510 - 4 lane - RR 244 to RR 243	2041	2042	$12,761,254	Class D/E	100%	0%	-	-	$12,761,254
TPT-13-ULT	RR 241 - 4 lanes - 50 Ave to HWY 625	2043	2044	$11,848,467	Class D/E	100%	0%	-	-	$11,848,467
TPT-14-ULT	RR 241 - 4 lanes - TWP 510 to 50 Ave	2051	2052	$10,044,150	Class D/E	100%	0%	100%	-	$0
TPT-15-ULT	RR 243 - 4 lane - 50th Ave to HWY 625	2055	2056	$11,472,185	Class D/E	100%	0%	100%	-	$0
TPT-16-ULT	RR 244 - 4 lane - TWP 510 to TWP 505 (50 Ave)	2055	2056	$6,335,300	Class D/E	100%	0%	100%	-	$0
TPT-17-ULT	RR 244 - 4 lane - TWP 505 (50 Ave) to HWY 625	2055	2056	$6,357,000	Class D/E	100%	0%	100%	-	$0
TPT-18-ULT	TWP 505 (50 Ave) - 4 lane - West of RR 243	2041	2042	$8,128,850	Class D/E	100%	0%	-	-	$8,128,850
TPT-19-ULT	TWP 505 (50 Ave) - 4 lane - East of RR 244	2053	2054	$8,128,850	Class D/E	100%	0%	100%	-	$0
ARTERIAL INTERSECTION IMPROVEMENTS - 25 Year Revolving Timeframe										
TPT-01-UPG	RR 243 and HWY 625	2026	2027	$2,800,000	Class C	100%	0%	-	-	$2,800,000
TPT-02-UPG	RR 243 and TWP 510	2025	2026	$2,660,000	Class C	100%	0%	-	-	$2,660,000
TPT-03-UPG	HWY 625 and 50 Street	2026	2027	$2,800,000	Class C	100%	0%	-	-	$2,800,000
TPT-04-UPG	TWP 510 and 50 Street	2029	2030	$2,900,000	Class D/E	21%	79%	-	-	$596,040
TPT-05-UPG	RR 243 and 50 Avenue	2032	2033	$2,768,949	Class D/E	100%	0%	-	-	$2,768,949
TPT-06-UPG	RR 241 and HWY 625	2027	2028	$2,900,000	Class D/E	100%	0%	-	-	$2,900,000
TPT-11-ULT	RR 244 and HWY 625	2045	2046	$2,900,000	Class D/E	100%	0%	-	-	$2,900,000
TPT-01-ULT	RR 243 and HWY 625	2045	2046	$2,922,780	Class D/E	100%	0%	-	-	$2,922,780
TPT-03-ULT	50 Street and HWY 625	2045	2046	$2,922,780	Class D/E	100%	0%	-	-	$2,922,780
TPT-12-ULT	RR 241 and 50 Avenue	2045	2046	$2,768,949	Class D/E	100%	0%	-	-	$2,768,949
TPT-06-ULT	RR 241 and HWY 625	2045	2046	$2,922,780	Class D/E	100%	0%	-	-	$2,922,780
TPT-20-ULT	RR 244 and TWP 505	2055	2056	$2,900,000	Class D/E	100%	0%	100%	-	$0

Note: Projects highlighted grey are not within the 25-year revolving window, and as such, are not included in the current levy.



BEAUMONT

Off-Site Levy Projects

Transportation

Legend

Road/Intersection Upgrade

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 250 500 750

Meters

Coordinate System:

NAD 1983 3TM 114

Scale: 1:22,000
(When plotted at 11"x17")

Data Sources:

- Data provided by

Project #: 2720.0021.01
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URBAN SYSTEMS

5.4. Fire Services

Infrastructure Included

The costs associated with new firehall facilities and the required land are included. At this time, expenses for fire apparatus are not included. Additionally, only the portion of costs related to the fire services within the Multi-Service Facility are included.

Allocation of Benefit

The allocation is determined on a project-by-project basis, with a designated percentage assigned to growth. This benefit assigned to growth is based on the proportion of future growth area compared to existing development within the ultimate service basin (see *Figure 6*). Both fire services projects will ultimately provide benefit to existing and future development areas. As such, this approach reflects ultimate benefit allocation for each facility. See calculation in **Appendix A**.

Recovery Approach

City-Wide

The fire services projects in the levy are allocated City-wide. Improvements made at full build-out will benefit the entire City.

Build-Out (Capacity)

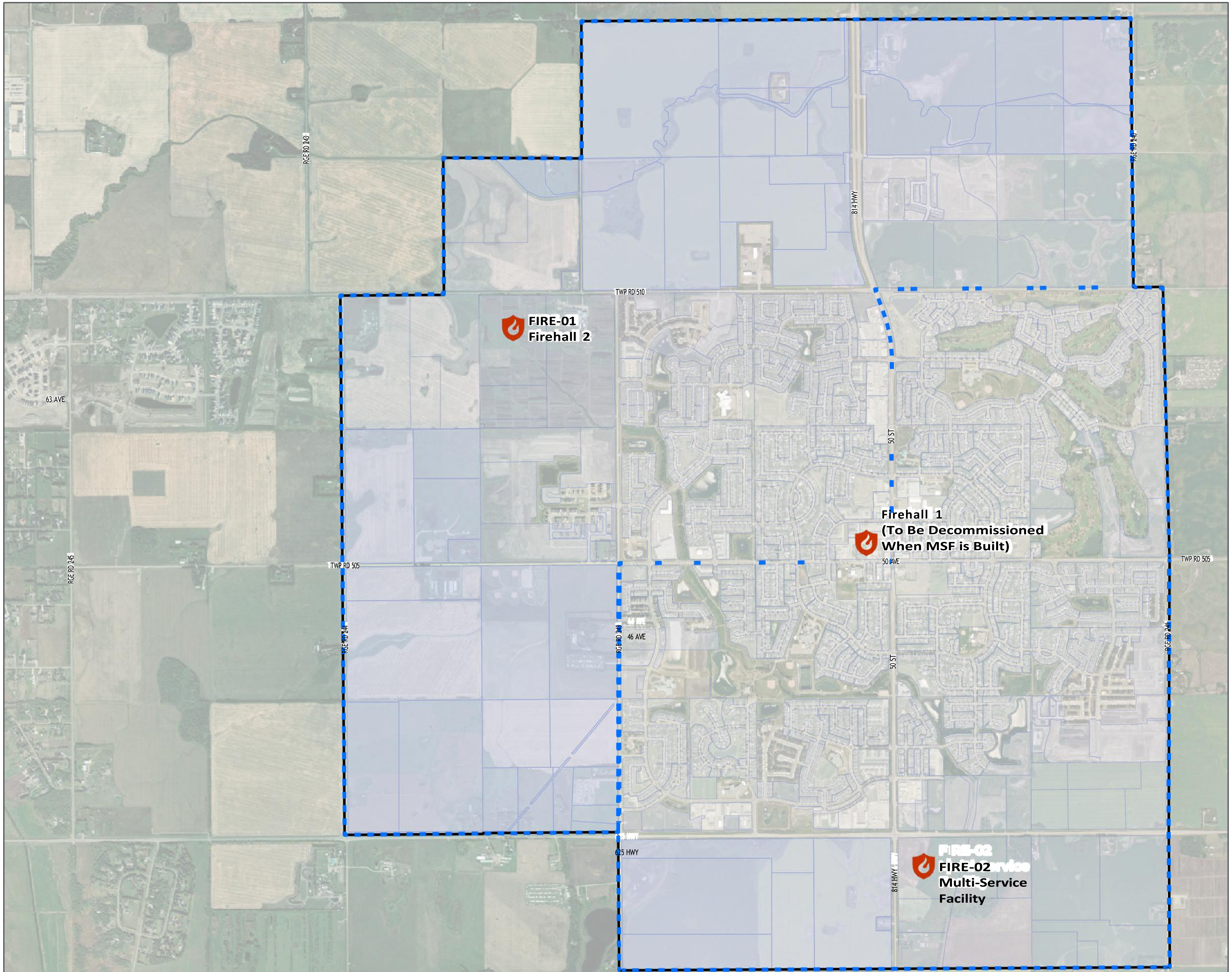
Cost recovery for growth-related expenses is based on the ultimate City build-out. The improvements required for the City's full buildout are well-defined and breaking these into incremental improvements would be challenging, as it would be difficult to determine which areas benefit and which do not. As such, the capacity (buildout) approach has been utilized.

Grants

No grants have been assumed for fire services projects.

Table 12: Summary of Projects – Fire Services

Project ID	Project Description	Estimated Project Cost ($2025)	Class Estimate	Estimated Construction Years	Assumed Grants ($2025)	Benefit to New Development	Benefit to Existing	Off-Site Levy Recoverable
FIRE-01	Fire Hall #2 (North Elan)	$15,014,780	Class C	2028-2031	$0	78%	22%	$11,711,529
FIRE-02	Multi-Service Facility - Fire Portion (Innovation Park)	$12,526,465	Class C	2032-2035	$0	37%	63%	$4,634,792



BEAUMONT

Off-Site Levy Projects

Fire Services

Legend

- Fire Service Locations
- Ultimate Service Basins
- City Boundary

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0 250 500 750
Meters

Coordinate System: NAD 1983 3TM 114

Scale: 1:22,000 (When plotted at 11"x17")

Data Sources:

- Data provided by Town of Beaumont

Project #:	2720.0021.01
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URBAN SYSTEMS

FIGURE 06

6. Levy Calculation

The off-site levy calculation is based on a cash flow projection that incorporates assumptions for levy collections, project expenditures, interest rate returns, borrowing costs and inflation to determine levy rates. All costs are then allocated across the determined benefiting area. This cash flow approach ensures full cost recovery to support fairness and equity of the levy rates over time. Calculation of the off-site levy charges is based on four key components and can be simplified as follows:

Anticipated growth (hectares of development) and project expenditures (costs and timing) are captured in **Sections 3.0 and 5.0** of this report. The overview of the remaining components that are a part of the calculation are discussed in this section.

6.1. Levy Fund Balances

To properly account for previous levy collections and levy project costs incurred to-date, off-site levy fund balances are brought forward into the levy calculation model. This ensures that funds collected to-date contribute to future projects, while any deficits observed are fully recovered by the City as levies are collected.

In Beaumont's context no deferred or carry-forward revenue is expected in the levy accounts. However, the City has advanced debentures for water supply and storage projects in the past. As such, the levy update accounts for the remaining principal and interest payments in the appropriate accounts. Below is a summary of the future debenture payments on existing debt and anticipated project repayments that are included in the levy calculation.

Table 13: Debenture Payments on Existing Debt and Project Repayments

Fund	Debenture or Project	Payment Amount	Timing
Water Distribution	2009 Water Programs Draw 1	$ 37,833.72	2025 – 2029
	2009 Water Programs Draw 2	$ 15,278.06 $ 7,639.03	2025 – 2029 2030
	400mm Watermain (prior OSL Project 12)	$1,909,718.65	2026
Water Storage & Supply	2009 Reservoir Phase 2 Draw 1	$ 72,120.16	2025 – 2030
	2009 Reservoir Phase 2 Draw 2	$ 55,431.60	2025 – 2030

The status of each of the infrastructure category fund balances as of December 24, 2024 is displayed in *Table 14* below. Note, fire services is a new levy, and as such, is starting with a fund balance of zero.

Table 14: Levy Fund Balances

Infrastructure Category	Fund Balance (December 31, 2024)
Sanitary	$ 1,471,696.45
Water	- $ 1,920,033.13
Transportation	$ 4,729,867.33
Fire Services	$ 0.00

6.2. Financial Model Inputs

Financial model inputs include interest earned, carrying costs and inflation. When a projected positive fund balance occurs, interest earned is applied to the positive balance. Conversely, when a fund balance is negative (e.g., the City front-ends infrastructure prior to collecting enough funds to cover the project costs) a borrowing cost is applied to the negative balance.

An annual inflation rate is applied to future project costs and to levy collections separately. The following are the assumptions used in the model and are based on current and historical trends:

Table 15: Financial Model Inputs

Input	Percentage
Interest Earned on Positive Fund Balances	2.0%
Debt Cost on Negative Fund Balances	4.4%
Inflation Rate	4% for the first 2 years, 2% thereafter

6.3. Payment Timing

The financial model for determining levies must also account for the timing of off-site levy payments. The City is shifting to a two-year payment schedule, with the initial 50% of off-site levy payments due prior to subdivision endorsement or release of a development permit, and the second payment of the remaining 50% due one year thereafter.

6.4. Off-Site Levy Updates

The off-site levies will be periodically reviewed and updated. This ensures the City is meeting their obligations as laid out in the *MGA*. Minor updates include updates to fund balances, interest and borrowing costs, project costs, received grants, and timing updates. Major off-site levy Bylaw updates are the result of a significant shift in methodology or substantial changes to anticipated project lists. Periodic updates will occur to ensure levy information remains current and to help ensure fairness and equity. Off-Site Levy Bylaw updates may occur to all infrastructure types or to only one infrastructure type at a time.

6.5. Cash Flow Snapshot

Future account balances capture all anticipated revenues, expenditures for project costs after accounting for annual inflation, interest earned, and carrying costs from January 1, 2025 onward. The duration of the calculation is based on the specific recovery methodology discussed in **Section 6.0**. The below tables provide a snapshot of the anticipated cash flows, summary tables for each infrastructure category are provided in **Appendix B**.

Table 16: Sanitary Accounts

	Basin 1	Basin 2	Basin 5	Basin 6	Basin 8
Starting Balance (Jan 1, 2025)	$211,399	$211,399	$1,048,898	$0	$0
Future Project Costs	$6,928,002	$1,394,054	$1,952,936	$3,863,632	$149,222
Future Anticipated Interest Earned	$225,238	$0	$329,847	$182,646	$0
Future Anticipated Borrowing Costs	$5,156,832	$1,868,623	$389,857	$608,337	$192,875
Total Amount to be Recovered	$11,648,196	$3,051,278	$964,047	$4,289,322	$342,097
Anticipated Levy Revenue	*$11,648,196*	*$3,051,278*	*$964,047*	*$4,289,322*	*$342,097*

Table 17: Water Accounts

	Distribution	Supply & Storage
Starting Account Balance (Jan 1, 2025)	- $640,011	- $1,280,022
Future Project Costs	$2,748,026	$171,133,335
Debenture Payments on Existing Debt	$2,182,917	$765,311
Future Anticipated Interest Earned	$0	$0
Future Anticipated Borrowing Costs	$1,612,588	$134,602,289
Total Amount to be Recovered	$7,183,542	$307,780,956
Anticipated Levy Revenue	*$7,183,542*	*$307,780,956*

Table 18: Transportation Upgrades

Transportation Upgrades	
Starting Account Balance (Jan 1, 2025)	$ 4,729,867
Future Project Costs	$96,814,824
Future Anticipated Interest Earned	$4,219,427
Future Anticipated Borrowing Costs	$1,823,599
Total Amount to be Recovered	$89,689,130
Anticipated Levy Revenue	*$89,689,130*

Table 19: Fire Services

Fire Services	
Starting Account Balance (Jan 1, 2025)	$0
Future Project Costs	$18,291,992
Future Anticipated Interest Earned	$46,939
Future Anticipated Borrowing Costs	$36,940,297
Total Amount to be Recovered	$55,185,351
Anticipated Levy Revenue	*$55,185,351*

6.6. Summary of Off-Site Levy Rates

The following levy calculations are based on assumptions provided in this report. The levies will be effective as of the passing of the Bylaw.

Table 20: Summary of Off-Site Levy Rates

Infrastructure Category	Off-Site Levy 2025	Off-Site Levy 2026	Off-Site Levy 2027
Sanitary			
Basin 1	$15,687	$16,314	$16,967
Basin 2	$10,858	$11,292	$11,744
Basin 3	$0	$0	$0
Basin 4	$0	$0	$0
Basin 5	$1,185	$1,233	$1,282
Basin 6	$27,964	$29,082	$30,245
Basin 7	$0	$0	$0
Basin 8	$738	$767	$798
Basin 9	$0	$0	$0
Water			
Water Distribution	$9,727	$10,116	$10,521
Water Supply & Storage	$111,212	$115,661	$120,287
Transportation			
Arterial Corridor Improvements & Arterial Intersections	$121,443	$126,300	$131,352
Fire			
Fire Services	$19,940	$20,738	$21,568

Table 21: Off-Site Levy Totals for 2025, 2026, & 2027

Already Basin	2025 Levy Total	2026 Levy Total	2027 Levy Total
Basin 1	$278,009	$289,129	$300,695
Basin 2	$273,180	$284,107	$295,472
Basin 3	$262,322	$272,815	$283,728
Basin 4	-	-	-
Basin 5	$263,507	$274,048	$285,010
Basin 6	$290,285	$301,897	$313,973
Basin 7	$262,322	$272,815	$283,728
Basin 8	$263,060	$273,582	$284,526
Basin 9	$262,322	$272,815	$283,728

APPENDIX A: BENEFIT ALLOCATION CALCULATIONS

PROJECT BENEFIT ALLOCATIONS - SUMMARIZED

Background

To provide additional information and ensure the calculation of Beaumont's off-site levies are transparent for the development community and all stakeholders, this memorandum provides a description of the allocation calculations for each of the off-site levy infrastructure projects that are not attributed 100% to new development.

Allocation of Benefit Calculations

Water Supply

WAT-03 400mm Supply Feed - MPR to SVPR

This project includes the installation of a supply feed from the Main Pumphouse and Reservoir to the St. Vital Pumphouse and Reservoir (SVPR). This project is required to provide a dedicated supply to the SVPR so it can also be used a primary pumpstation to service growth. This will also allow operational changes such that both pumphouses will be able to serve the main pressure zone and support ultimate build-out of the community.

The calculation approach to determine the benefit to new versus existing development is based on the ratio of gross developable land area of existing development to new development, at full buildout. Per Table 1 in the Background Report, there are approximately 475 hectares of existing development, with 1362 hectares anticipated to be developed at full build-out. Applying a proportional allocation methodology, it is determined that 74% of this project will benefit new development.

Benefit to Growth:

- **1362 ha / (475 ha + 1362 ha) = 74%**

Water Storage

WAT-01 Main Pumphouse Upgrades

In conversations with the City of Beaumont on the scope of work defined for the Main Pumphouse Upgrades project (WAT-01 in the Off-Site Levy Program) scheduled for 2025, the following information was shared:

- 70% of electrical upgrades are to renew old infrastructure. The remaining 30% is to accommodate the larger pumps being installed to support growth.

- Two of the five pumps are overly due for replacement based on their age (asset renewal), whereas the remaining three pumps are operating well but require upsizing due to the growth of the water system.

The following cost breakdown was provided by the City for Project WAT-01.

WAT-01 Project Component	Cost	
Electrical Upgrades Scope		
Electrical Upgrade Construction Cost Estimate	$	429,330.00
Consulting Fees[1]	$	228,500.00
IVIS Locates PO	$	22,321.00
IVIS CCTV PO	$	4,150.00
Sub-Total	**$**	**684,301.00**
Pump Upgrades Scope		
Pump Upgrade Construction Cost Estimate	$	494,450.00
Additional Consulting Tender Support and Construction Services[1]	$	25,000.00
Sub-Total	**$**	**519,450.00**
Total Project Cost	**$**	**1,203,751.00**

[1] Since engineering fees are already captured under the project costs above, no engineering fees have been applied in the OSL Model.

The following shows the calculation for the benefit to new development:

Electrical Upgrades Scope

- 30% x $684,301 = $205,290.30

Pump Replacement Scope

- 3/5 x $519,450 = $311,670.00

Total

- $205,290.30 + $311,670.00 = $516,960.30

Benefit to Growth:

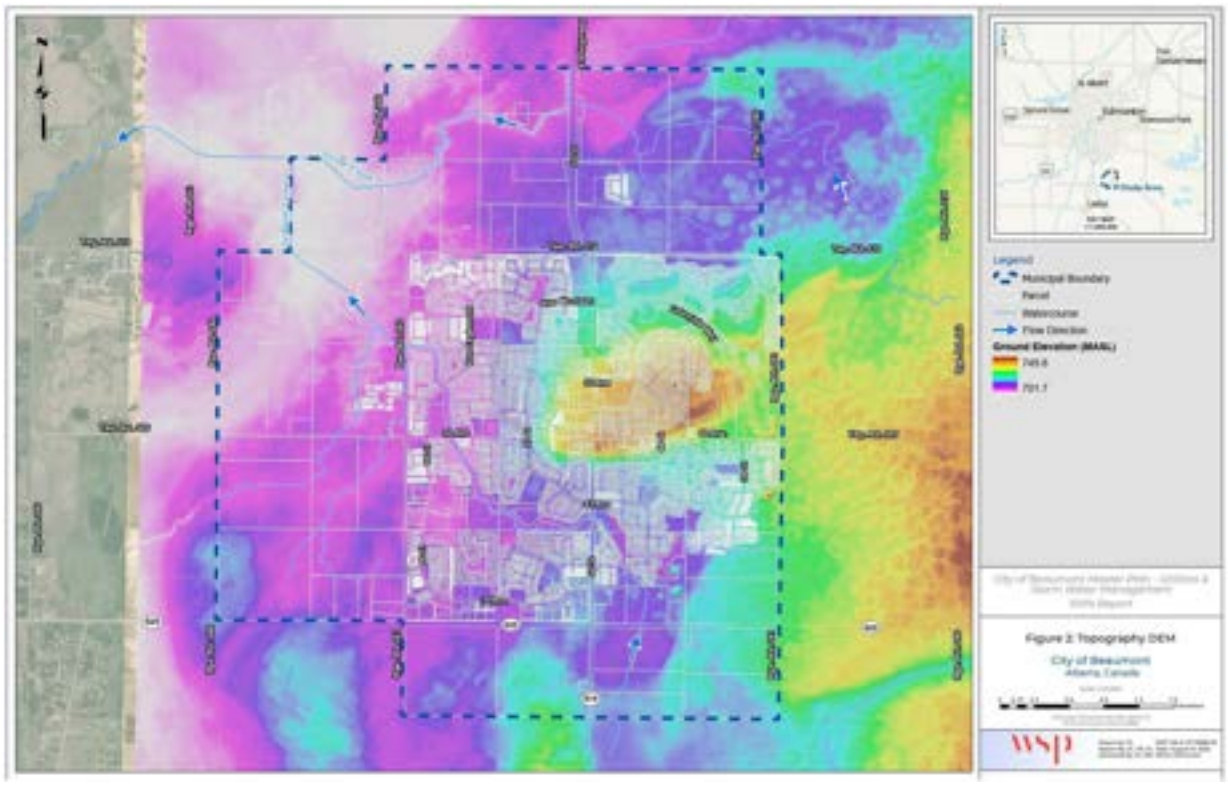
- **$516,960.30 / $1,203,751.00 = 43%**

Therefore, allocation of benefit to growth for Project WAT-01 is **43%**. This is the value used in the OSL Model.

WAT-05 Centre-Ville Booster Station & Isolation Valves

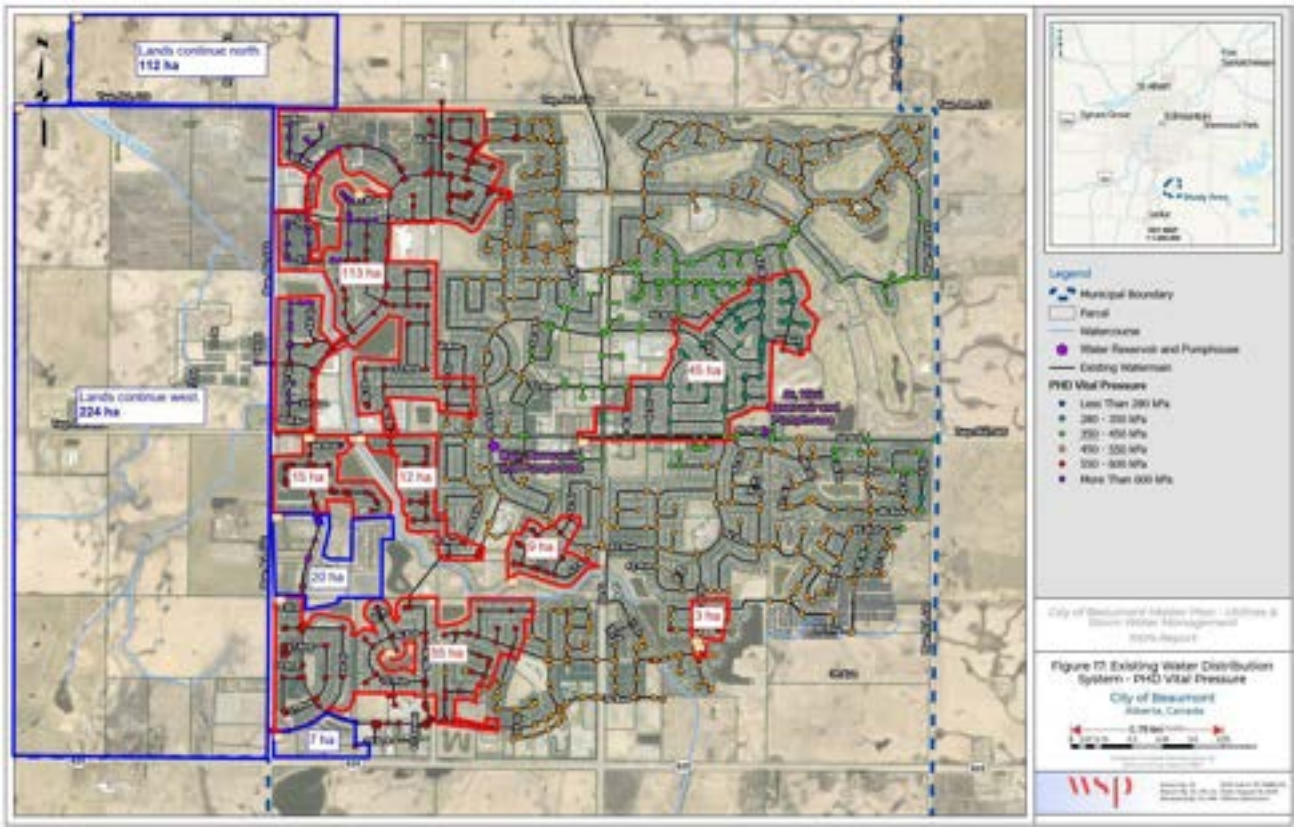
Per the 2023 Utility and Stormwater Management Master Plan (UMP), the City of Beaumont's acceptable pressure range is 350-550 kPa. In discussions with the City, they have confirmed the construction of the booster station will introduce a new pressure zone and increase the pressure in Centre-Ville, benefiting the existing development in that area. However, the introduction of this booster station also directly impacts existing and new development areas in Beaumont that currently have water pressures over 550kPa. The City currently adjusts the pressure to be higher in the overall system so that Centre-Ville has adequate pressure, but with the installation of this new booster station and isolation valves, overall operating pressures can be lowered so that the existing and new development areas currently experiencing high pressures will be within an acceptable range. This alleviates the need to install PRVs or find another solution to deal with the high-pressure issues in existing and new development areas, meaning there is a benefit to these neighbourhoods and new development areas in constructing the Centre-Ville booster station. The existing neighbourhoods experiencing high-water pressure are west of 57 Street before RR 243.

As for new development areas, the Elan development area and quarter sections in the northwest would also experience higher water pressures without the construction of the Centre-Ville Booster Station, based on the elevation matching or being lower than the existing residential areas experiencing high water pressure issues. See Figure 2 below from the UMP.



2023 Utility and Stormwater Management Master Plan – Figure 2: Topography DEM

The existing residential areas benefiting from the Centre-Ville Booster Station project were identified and are highlighted in red on the map below. The new development areas benefiting from the Centre-Ville Booster Station (primarily consisting of the west and northwest development lands) were also identified and are highlighted in blue. Land areas were calculated for each See the markups of Figure 17 of the UMP below to see the total amount of hectares of each area highlighted.



2023 Utility and Stormwater Management Master Plan – Figure 2: Topography DEM

From the figure above, the following table summarizes the areas and calculation for the benefit to growth of the Centre-Ville booster station.

Existing Development Benefiting	252 ha	Measured developed land area according to pressure map in UMP.
Growth Areas Benefiting	363 ha	Elan ASP land use statistics were utilized to get the net residential area. For the 1.5 quarter sections in the NW of the City, the conversion factor of net residential density to gross density of 48% from the growth calculations was used.
Total Area Benefiting from Project	615 ha	

Benefit to Growth

- **363 ha / 615 ha = 59%**

Based on the philosophy applied, a **59%** proportion of benefit to growth was applied for the Centre-Ville booster station project as part of the City's OSL update.

Transportation

TPT-04-UPG Township 510 & 50 Street Arterial Intersection Upgrade

This project comprises interim upgrades to the intersection, focused on enhancing turning movements and addressing safety-related deficiencies. It is expected that these safety improvements and turning movements will also provide benefit to future development in the City.

Based on the completed growth forecasts, approximately 123 hectares of new development are anticipated by 2030, in comparison to approximately 475 hectares of existing development when the project is initiated in 2029. Applying a proportional allocation methodology, it is determined that 21% of the project benefit should be attributed to new development.

Benefit to Growth

- **123 ha / (475 ha + 123 ha) = 21%**

Fire Services

Projects FIRE-01 and FIRE-02

Benefit for each project is based on the ultimate service basins, as defined by the City. The percentage was determined based on the proportion of total new growth area in each ultimate service basin, compared to existing development. Using total land area was deemed most appropriate (versus population or gross development area of existing versus new), as the fire stations will ultimately provide services to all land areas, even if not a developed residential area (e.g. parks and open spaces, etc.).

It should be noted the levy is applied using a City-Wide recovery approach; the service basins have only been used in the calculation of benefit to growth for each project.

Project	Total Basin Area (ha)	Total Growth in Service Basin (ha)	% Benefit to New Growth
FIRE-01	1375	1075	**78%**
FIRE-02	1054	388	**37%**

APPENDIX B: CASH FLOW SUMMARIES

Sanitary Basin 1

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 15,687 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 RF Interest Accural - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ 211,399	$ 242,457		5.67	$ 15,687	$ 44,448	$ 13,390	$ 268	$ -	$ 13,657
2026	$ 13,657	$ 252,155		6.60	$ 16,314	$ 98,261	$ (140,237)	$ -	$ (6,170)	$ (146,407)
2027	$ (146,407)	$ -		3.77	$ 16,967	$ 85,793	$ (60,614)	$ -	$ (2,667)	$ (63,281)
2028	$ (63,281)	$ -		5.14	$ 17,306	$ 76,487	$ 13,205	$ 264	$ -	$ 13,469
2029	$ 13,469	$ -		5.03	$ 17,652	$ 88,933	$ 102,402	$ 2,048	$ -	$ 104,450
2030	$ 104,450	$ -		5.32	$ 18,005	$ 92,329	$ 196,779	$ 3,936	$ -	$ 200,715
2031	$ 200,715	$ -		3.22	$ 18,366	$ 77,489	$ 278,204	$ 5,564	$ -	$ 283,768
2032	$ 283,768	$ -		2.77	$ 18,733	$ 55,521	$ 339,289	$ 6,786	$ -	$ 346,074
2033	$ 346,074	$ -		2.86	$ 19,108	$ 53,266	$ 399,341	$ 7,987	$ -	$ 407,328
2034	$ 407,328	$ -		2.78	$ 19,490	$ 54,434	$ 461,761	$ 9,235	$ -	$ 470,996
2035	$ 470,996	$ -		3.04	$ 19,879	$ 57,302	$ 528,298	$ 10,566	$ -	$ 538,864
2036	$ 538,864	$ -		3.83	$ 20,277	$ 69,037	$ 607,901	$ 12,158	$ -	$ 620,059
2037	$ 620,059	$ -		3.85	$ 20,683	$ 78,642	$ 698,701	$ 13,974	$ -	$ 712,675
2038	$ 712,675	$ -		3.76	$ 21,096	$ 79,436	$ 792,111	$ 15,842	$ -	$ 807,953
2039	$ 807,953	$ -		3.95	$ 21,518	$ 82,164	$ 890,117	$ 17,802	$ -	$ 907,919
2040	$ 907,919	$ -		4.13	$ 21,949	$ 87,862	$ 995,781	$ 19,916	$ -	$ 1,015,697
2041	$ 1,015,697	$ 569,269		4.49	$ 22,388	$ 95,609	$ 542,037	$ 10,841	$ -	$ 552,878
2042	$ 552,878	$ 580,654		4.07	$ 22,835	$ 96,741	$ 68,965	$ 1,379	$ -	$ 70,344
2043	$ 70,344	$ -		3.44	$ 23,292	$ 86,513	$ 156,857	$ 3,137	$ -	$ 159,994
2044	$ 159,994	$ -		3.32	$ 23,758	$ 79,448	$ 239,442	$ 4,789	$ -	$ 244,231
2045	$ 244,231	$ -		3.40	$ 24,233	$ 80,621	$ 324,852	$ 6,497	$ -	$ 331,349
2046	$ 331,349	$ -		5.01	$ 24,718	$ 103,096	$ 434,445	$ 8,689	$ -	$ 443,134
2047	$ 443,134	$ -		5.17	$ 25,212	$ 126,987	$ 570,121	$ 11,402	$ -	$ 581,524
2048	$ 581,524	$ -		5.03	$ 25,716	$ 129,802	$ 711,326	$ 14,227	$ -	$ 725,552
2049	$ 725,552	$ -		5.12	$ 26,231	$ 131,871	$ 857,423	$ 17,148	$ -	$ 874,571
2050	$ 874,571	$ -		7.28	$ 26,755	$ 164,602	$ 1,039,173	$ 20,783	$ -	$ 1,059,957
2051	$ 1,059,957	$ 2,615,578		5.76	$ 27,290	$ 176,030	$ (1,379,591)	$ -	$ (60,702)	$ (1,440,293)
2052	$ (1,440,293)	$ 2,667,889		5.76	$ 27,836	$ 158,798	$ (3,949,384)	$ -	$ (173,773)	$ (4,123,157)
2053	$ (4,123,157)	$ -		5.76	$ 28,393	$ 161,974	$ (3,961,183)	$ -	$ (174,292)	$ (4,135,475)
2054	$ (4,135,475)	$ -		5.76	$ 28,961	$ 165,213	$ (3,970,262)	$ -	$ (174,692)	$ (4,144,954)
2055	$ (4,144,954)	$ -		5.76	$ 29,540	$ 168,518	$ (3,976,436)	$ -	$ (174,963)	$ (4,151,399)
2056	$ (4,151,399)	$ -		5.76	$ 30,131	$ 171,888	$ (3,979,511)	$ -	$ (175,098)	$ (4,154,610)
2057	$ (4,154,610)	$ -		5.76	$ 30,733	$ 175,326	$ (3,979,284)	$ -	$ (175,089)	$ (4,154,373)
2058	$ (4,154,373)	$ -		5.76	$ 31,348	$ 178,832	$ (3,975,541)	$ -	$ (174,924)	$ (4,150,464)
2059	$ (4,150,464)	$ -		5.76	$ 31,975	$ 182,409	$ (3,968,056)	$ -	$ (174,594)	$ (4,142,650)
2060	$ (4,142,650)	$ -		5.76	$ 32,614	$ 186,057	$ (3,956,593)	$ -	$ (174,090)	$ (4,130,683)
2061	$ (4,130,683)	$ -		5.76	$ 33,267	$ 189,778	$ (3,940,905)	$ -	$ (173,400)	$ (4,114,305)
2062	$ (4,114,305)	$ -		5.76	$ 33,932	$ 193,574	$ (3,920,731)	$ -	$ (172,512)	$ (4,093,243)
2063	$ (4,093,243)	$ -		5.76	$ 34,611	$ 197,445	$ (3,895,798)	$ -	$ (171,415)	$ (4,067,213)
2064	$ (4,067,213)	$ -		5.76	$ 35,303	$ 201,394	$ (3,865,819)	$ -	$ (170,096)	$ (4,035,915)
2065	$ (4,035,915)	$ -		5.76	$ 36,009	$ 205,422	$ (3,830,494)	$ -	$ (168,542)	$ (3,999,035)
2066	$ (3,999,035)	$ -		5.76	$ 36,729	$ 209,530	$ (3,789,505)	$ -	$ (166,738)	$ (3,956,243)
2067	$ (3,956,243)	$ -		5.76	$ 37,464	$ 213,721	$ (3,742,522)	$ -	$ (164,671)	$ (3,907,193)
2068	$ (3,907,193)	$ -		5.76	$ 38,213	$ 217,995	$ (3,689,198)	$ -	$ (162,325)	$ (3,851,522)
2069	$ (3,851,522)	$ -		5.76	$ 38,977	$ 222,355	$ (3,629,167)	$ -	$ (159,683)	$ (3,788,851)
2070	$ (3,788,851)	$ -		5.76	$ 39,757	$ 226,802	$ (3,562,048)	$ -	$ (156,730)	$ (3,718,778)
2071	$ (3,718,778)	$ -		5.76	$ 40,552	$ 231,338	$ (3,487,440)	$ -	$ (153,447)	$ (3,640,887)
2072	$ (3,640,887)	$ -		5.76	$ 41,363	$ 235,965	$ (3,404,922)	$ -	$ (149,817)	$ (3,554,739)
2073	$ (3,554,739)	$ -		5.76	$ 42,190	$ 240,685	$ (3,314,054)	$ -	$ (145,818)	$ (3,459,872)
2074	$ (3,459,872)	$ -		5.76	$ 43,034	$ 245,498	$ (3,214,374)	$ -	$ (141,432)	$ (3,355,807)
2075	$ (3,355,807)	$ -		5.76	$ 43,895	$ 250,408	$ (3,105,398)	$ -	$ (136,638)	$ (3,242,036)

Sanitary Basin 1

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 15,687 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 RF Interest Accural - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2076	$ (3,242,036)	$ -		5.76	$ 44,773	$ 255,416	$ (2,986,620)	$ -	$ (131,411)	$ (3,118,031)
2077	$ (3,118,031)	$ -		5.76	$ 45,668	$ 260,525	$ (2,857,506)	$ -	$ (125,730)	$ (2,983,237)
2078	$ (2,983,237)	$ -		5.76	$ 46,581	$ 265,735	$ (2,717,501)	$ -	$ (119,570)	$ (2,837,072)
2079	$ (2,837,072)	$ -		5.76	$ 47,513	$ 271,050	$ (2,566,022)	$ -	$ (112,905)	$ (2,678,927)
2080	$ (2,678,927)	$ -		5.76	$ 48,463	$ 276,471	$ (2,402,456)	$ -	$ (105,708)	$ (2,508,164)
2081	$ (2,508,164)	$ -		5.76	$ 49,433	$ 282,000	$ (2,226,164)	$ -	$ (97,951)	$ (2,324,115)
2082	$ (2,324,115)	$ -		5.76	$ 50,421	$ 287,640	$ (2,036,474)	$ -	$ (89,605)	$ (2,126,079)
2083	$ (2,126,079)	$ -		5.76	$ 51,430	$ 293,393	$ (1,832,686)	$ -	$ (80,638)	$ (1,913,324)
2084	$ (1,913,324)	$ -		5.76	$ 52,458	$ 299,261	$ (1,614,064)	$ -	$ (71,019)	$ (1,685,082)
2085	$ (1,685,082)	$ -		5.76	$ 53,507	$ 305,246	$ (1,379,836)	$ -	$ (60,713)	$ (1,440,549)
2086	$ (1,440,549)	$ -		5.76	$ 54,577	$ 311,351	$ (1,129,198)	$ -	$ (49,685)	$ (1,178,883)
2087	$ (1,178,883)	$ -		5.76	$ 55,669	$ 317,578	$ (861,305)	$ -	$ (37,897)	$ (899,202)
2088	$ (899,202)	$ -		5.76	$ 56,782	$ 323,930	$ (575,272)	$ -	$ (25,312)	$ (600,584)
2089	$ (600,584)	$ -		5.76	$ 57,918	$ 330,408	$ (270,176)	$ -	$ (11,888)	$ (282,064)
2090	$ (282,064)	$ -		1.99	$ 59,076	$ 225,692	$ (56,372)	$ -	$ (2,480)	$ (58,852)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 6,928,002	$ 11,648,196	$ 225,238	$ (5,156,832)

Sanitary Basin 2

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 10,858 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ 211,399	$ 637,278		3.36	$ 10,858	$ 18,237	$ (407,642)	$ -	$ (17,936)	$ (425,578)
2026	$ (425,578)	$ 662,770		4.47	$ 11,292	$ 43,490	$ (1,044,858)	$ -	$ (45,974)	$ (1,090,832)
2027	$ (1,090,832)	$ -		1.09	$ 11,744	$ 31,645	$ (1,059,187)	$ -	$ (46,604)	$ (1,105,791)
2028	$ (1,105,791)	$ -		4.46	$ 11,979	$ 33,082	$ (1,072,709)	$ -	$ (47,199)	$ (1,119,909)
2029	$ (1,119,909)	$ -		4.32	$ 12,219	$ 53,108	$ (1,066,801)	$ -	$ (46,939)	$ (1,113,740)
2030	$ (1,113,740)	$ -		4.67	$ 12,463	$ 55,510	$ (1,058,230)	$ -	$ (46,562)	$ (1,104,792)
2031	$ (1,104,792)	$ -		3.86	$ 12,712	$ 53,601	$ (1,051,191)	$ -	$ (46,252)	$ (1,097,443)
2032	$ (1,097,443)	$ -		3.31	$ 12,966	$ 45,994	$ (1,051,449)	$ -	$ (46,264)	$ (1,097,713)
2033	$ (1,097,713)	$ -		3.42	$ 13,226	$ 44,127	$ (1,053,586)	$ -	$ (46,358)	$ (1,099,944)
2034	$ (1,099,944)	$ -		3.33	$ 13,490	$ 45,093	$ (1,054,851)	$ -	$ (46,413)	$ (1,101,264)
2035	$ (1,101,264)	$ -		3.64	$ 13,760	$ 47,470	$ (1,053,795)	$ -	$ (46,367)	$ (1,100,162)
2036	$ (1,100,162)	$ -		4.58	$ 14,035	$ 57,191	$ (1,042,971)	$ -	$ (45,891)	$ (1,088,861)
2037	$ (1,088,861)	$ -		4.61	$ 14,316	$ 65,148	$ (1,023,713)	$ -	$ (45,043)	$ (1,068,757)
2038	$ (1,068,757)	$ -		4.50	$ 14,602	$ 65,806	$ (1,002,951)	$ -	$ (44,130)	$ (1,047,081)
2039	$ (1,047,081)	$ -		4.73	$ 14,894	$ 68,065	$ (979,016)	$ -	$ (43,077)	$ (1,022,092)
2040	$ (1,022,092)	$ -		4.94	$ 15,192	$ 72,786	$ (949,306)	$ -	$ (41,769)	$ (991,076)
2041	$ (991,076)	$ -		5.38	$ 15,496	$ 79,203	$ (911,873)	$ -	$ (40,122)	$ (951,995)
2042	$ (951,995)	$ -		4.87	$ 15,806	$ 80,142	$ (871,853)	$ -	$ (38,362)	$ (910,215)
2043	$ (910,215)	$ -		4.12	$ 16,122	$ 71,669	$ (838,546)	$ -	$ (36,896)	$ (875,442)
2044	$ (875,442)	$ -		3.97	$ 16,445	$ 65,816	$ (809,627)	$ -	$ (35,624)	$ (845,250)
2045	$ (845,250)	$ -		4.07	$ 16,773	$ 66,788	$ (778,463)	$ -	$ (34,252)	$ (812,715)
2046	$ (812,715)	$ -		5.99	$ 17,109	$ 85,406	$ (727,309)	$ -	$ (32,002)	$ (759,311)
2047	$ (759,311)	$ -		6.18	$ 17,451	$ 105,198	$ (654,113)	$ -	$ (28,781)	$ (682,894)
2048	$ (682,894)	$ -		6.02	$ 17,800	$ 107,529	$ (575,365)	$ -	$ (25,316)	$ (600,681)
2049	$ (600,681)	$ -		6.13	$ 18,156	$ 109,243	$ (491,437)	$ -	$ (21,623)	$ (513,061)
2050	$ (513,061)	$ -		0.99	$ 18,519	$ 64,813	$ (448,247)	$ -	$ (19,723)	$ (467,970)
2051	$ (467,970)	$ 46,538		1.06	$ 18,890	$ 19,122	$ (495,386)	$ -	$ (21,797)	$ (517,183)
2052	$ (517,183)	$ 47,469		1.06	$ 19,267	$ 20,128	$ (544,523)	$ -	$ (23,959)	$ (568,482)
2053	$ (568,482)	$ -		1.06	$ 19,653	$ 20,531	$ (547,952)	$ -	$ (24,110)	$ (572,061)
2054	$ (572,061)	$ -		1.06	$ 20,046	$ 20,942	$ (551,120)	$ -	$ (24,249)	$ (575,369)
2055	$ (575,369)	$ -		1.06	$ 20,447	$ 21,360	$ (554,009)	$ -	$ (24,376)	$ (578,385)
2056	$ (578,385)	$ -		1.06	$ 20,856	$ 21,788	$ (556,598)	$ -	$ (24,490)	$ (581,088)
2057	$ (581,088)	$ -		1.06	$ 21,273	$ 22,223	$ (558,864)	$ -	$ (24,590)	$ (583,454)
2058	$ (583,454)	$ -		1.06	$ 21,698	$ 22,668	$ (560,787)	$ -	$ (24,675)	$ (585,461)
2059	$ (585,461)	$ -		1.06	$ 22,132	$ 23,121	$ (562,340)	$ -	$ (24,743)	$ (587,083)
2060	$ (587,083)	$ -		1.06	$ 22,575	$ 23,584	$ (563,499)	$ -	$ (24,794)	$ (588,293)
2061	$ (588,293)	$ -		1.06	$ 23,026	$ 24,055	$ (564,238)	$ -	$ (24,826)	$ (589,065)
2062	$ (589,065)	$ -		1.06	$ 23,487	$ 24,536	$ (564,528)	$ -	$ (24,839)	$ (589,368)
2063	$ (589,368)	$ -		1.06	$ 23,957	$ 25,027	$ (564,340)	$ -	$ (24,831)	$ (589,171)
2064	$ (589,171)	$ -		1.06	$ 24,436	$ 25,528	$ (563,644)	$ -	$ (24,800)	$ (588,444)
2065	$ (588,444)	$ -		1.06	$ 24,924	$ 26,038	$ (562,406)	$ -	$ (24,746)	$ (587,152)
2066	$ (587,152)	$ -		1.06	$ 25,423	$ 26,559	$ (560,593)	$ -	$ (24,666)	$ (585,259)
2067	$ (585,259)	$ -		1.06	$ 25,931	$ 27,090	$ (558,169)	$ -	$ (24,559)	$ (582,728)
2068	$ (582,728)	$ -		1.06	$ 26,450	$ 27,632	$ (555,096)	$ -	$ (24,424)	$ (579,521)
2069	$ (579,521)	$ -		1.06	$ 26,979	$ 28,185	$ (551,336)	$ -	$ (24,259)	$ (575,595)
2070	$ (575,595)	$ -		1.06	$ 27,519	$ 28,748	$ (546,846)	$ -	$ (24,061)	$ (570,908)
2071	$ (570,908)	$ -		1.06	$ 28,069	$ 29,323	$ (541,584)	$ -	$ (23,830)	$ (565,414)
2072	$ (565,414)	$ -		1.06	$ 28,630	$ 29,910	$ (535,505)	$ -	$ (23,562)	$ (559,067)
2073	$ (559,067)	$ -		1.06	$ 29,203	$ 30,508	$ (528,559)	$ -	$ (23,257)	$ (551,815)
2074	$ (551,815)	$ -		1.06	$ 29,787	$ 31,118	$ (520,697)	$ -	$ (22,911)	$ (543,608)
2075	$ (543,608)	$ -		1.06	$ 30,383	$ 31,740	$ (511,868)	$ -	$ (22,522)	$ (534,390)

Sanitary Basin 2

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 10,858 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2076	$ (534,390)	$ -		1.06	$ 30,990	$ 32,375	$ (502,015)	$ -	$ (22,089)	$ (524,103)
2077	$ (524,103)	$ -		1.06	$ 31,610	$ 33,023	$ (491,080)	$ -	$ (21,608)	$ (512,688)
2078	$ (512,688)	$ -		1.06	$ 32,242	$ 33,683	$ (479,005)	$ -	$ (21,076)	$ (500,081)
2079	$ (500,081)	$ -		1.06	$ 32,887	$ 34,357	$ (465,724)	$ -	$ (20,492)	$ (486,216)
2080	$ (486,216)	$ -		1.06	$ 33,545	$ 35,044	$ (451,172)	$ -	$ (19,852)	$ (471,024)
2081	$ (471,024)	$ -		1.06	$ 34,216	$ 35,745	$ (435,279)	$ -	$ (19,152)	$ (454,431)
2082	$ (454,431)	$ -		1.06	$ 34,900	$ 36,460	$ (417,971)	$ -	$ (18,391)	$ (436,362)
2083	$ (436,362)	$ -		1.06	$ 35,598	$ 37,189	$ (399,173)	$ -	$ (17,564)	$ (416,737)
2084	$ (416,737)	$ -		1.06	$ 36,310	$ 37,933	$ (378,804)	$ -	$ (16,667)	$ (395,471)
2085	$ (395,471)	$ -		1.06	$ 37,036	$ 38,691	$ (356,780)	$ -	$ (15,698)	$ (372,478)
2086	$ (372,478)	$ -		1.06	$ 37,777	$ 39,465	$ (333,013)	$ -	$ (14,653)	$ (347,666)
2087	$ (347,666)	$ -		1.06	$ 38,533	$ 40,255	$ (307,411)	$ -	$ (13,526)	$ (320,937)
2088	$ (320,937)	$ -		1.06	$ 39,303	$ 41,060	$ (279,878)	$ -	$ (12,315)	$ (292,192)
2089	$ (292,192)	$ -		1.06	$ 40,089	$ 41,881	$ (250,312)	$ -	$ (11,014)	$ (261,325)
2090	$ (261,325)	$ -		6.00	$ 40,891	$ 143,822	$ (117,504)	$ -	$ (5,170)	$ (122,674)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 1,394,054	$ 3,051,278	$ -	$ (1,868,623)

Sanitary Basin 5

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 1,185 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ 1,048,898	$ -		7.90	$ 1,185	$ 4,684	$ 1,053,583	$ 21,072	$ -	$ 1,074,654
2026	$ 1,074,654	$ -		9.20	$ 1,233	$ 10,356	$ 1,085,010	$ 21,700	$ -	$ 1,106,711
2027	$ 1,106,711	$ -		5.26	$ 1,282	$ 9,042	$ 1,115,753	$ 22,315	$ -	$ 1,138,068
2028	$ 1,138,068	$ -		7.17	$ 1,308	$ 8,061	$ 1,146,129	$ 22,923	$ -	$ 1,169,051
2029	$ 1,169,051	$ -		7.02	$ 1,334	$ 9,373	$ 1,178,424	$ 23,568	$ -	$ 1,201,993
2030	$ 1,201,993	$ 443,604		7.42	$ 1,361	$ 9,731	$ 768,119	$ 15,362	$ -	$ 783,482
2031	$ 783,482	$ 452,476		4.49	$ 1,388	$ 8,167	$ 339,172	$ 6,783	$ -	$ 345,956
2032	$ 345,956	$ -		3.86	$ 1,416	$ 5,852	$ 351,807	$ 7,036	$ -	$ 358,844
2033	$ 358,844	$ -		3.99	$ 1,444	$ 5,614	$ 364,457	$ 7,289	$ -	$ 371,747
2034	$ 371,747	$ -		3.88	$ 1,473	$ 5,737	$ 377,484	$ 7,550	$ -	$ 385,033
2035	$ 385,033	$ -		4.24	$ 1,502	$ 6,039	$ 391,072	$ 7,821	$ -	$ 398,894
2036	$ 398,894	$ -		5.34	$ 1,532	$ 7,276	$ 406,170	$ 8,123	$ -	$ 414,293
2037	$ 414,293	$ -		5.37	$ 1,563	$ 8,288	$ 422,582	$ 8,452	$ -	$ 431,033
2038	$ 431,033	$ -		5.24	$ 1,594	$ 8,372	$ 439,405	$ 8,788	$ -	$ 448,194
2039	$ 448,194	$ -		5.51	$ 1,626	$ 8,660	$ 456,853	$ 9,137	$ -	$ 465,990
2040	$ 465,990	$ -		5.76	$ 1,659	$ 9,260	$ 475,250	$ 9,505	$ -	$ 484,755
2041	$ 484,755	$ -		6.26	$ 1,692	$ 10,077	$ 494,832	$ 9,897	$ -	$ 504,728
2042	$ 504,728	$ -		5.68	$ 1,726	$ 10,196	$ 514,924	$ 10,298	$ -	$ 525,223
2043	$ 525,223	$ -		4.80	$ 1,760	$ 9,118	$ 534,341	$ 10,687	$ -	$ 545,028
2044	$ 545,028	$ -		4.63	$ 1,795	$ 8,373	$ 553,401	$ 11,068	$ -	$ 564,469
2045	$ 564,469	$ -		4.75	$ 1,831	$ 8,497	$ 572,966	$ 11,459	$ -	$ 584,425
2046	$ 584,425	$ -		6.98	$ 1,868	$ 10,866	$ 595,291	$ 11,906	$ -	$ 607,197
2047	$ 607,197	$ -		7.20	$ 1,905	$ 13,384	$ 620,580	$ 12,412	$ -	$ 632,992
2048	$ 632,992	$ -		7.02	$ 1,943	$ 13,680	$ 646,672	$ 12,933	$ -	$ 659,606
2049	$ 659,606	$ -		7.14	$ 1,982	$ 13,898	$ 673,504	$ 13,470	$ -	$ 686,974
2050	$ 686,974	$ -		9.71	$ 2,022	$ 16,896	$ 703,870	$ 14,077	$ -	$ 717,947
2051	$ 717,947	$ 523,196		5.95	$ 2,062	$ 15,945	$ 210,697	$ 4,214	$ -	$ 214,911
2052	$ 214,911	$ 533,660		5.95	$ 2,103	$ 12,383	$ (306,366)	$ -	$ (13,480)	$ (319,846)
2053	$ (319,846)	$ -		5.95	$ 2,145	$ 12,631	$ (307,215)	$ -	$ (13,517)	$ (320,732)
2054	$ (320,732)	$ -		5.95	$ 2,188	$ 12,884	$ (307,848)	$ -	$ (13,545)	$ (321,394)
2055	$ (321,394)	$ -		5.95	$ 2,232	$ 13,141	$ (308,252)	$ -	$ (13,563)	$ (321,815)
2056	$ (321,815)	$ -		5.95	$ 2,277	$ 13,404	$ (308,411)	$ -	$ (13,570)	$ (321,981)
2057	$ (321,981)	$ -		5.95	$ 2,322	$ 13,672	$ (308,309)	$ -	$ (13,566)	$ (321,875)
2058	$ (321,875)	$ -		5.95	$ 2,369	$ 13,946	$ (307,929)	$ -	$ (13,549)	$ (321,478)
2059	$ (321,478)	$ -		5.95	$ 2,416	$ 14,225	$ (307,253)	$ -	$ (13,519)	$ (320,772)
2060	$ (320,772)	$ -		5.95	$ 2,464	$ 14,509	$ (306,263)	$ -	$ (13,476)	$ (319,739)
2061	$ (319,739)	$ -		5.95	$ 2,514	$ 14,799	$ (304,940)	$ -	$ (13,417)	$ (318,357)
2062	$ (318,357)	$ -		5.95	$ 2,564	$ 15,095	$ (303,262)	$ -	$ (13,344)	$ (316,605)
2063	$ (316,605)	$ -		5.95	$ 2,615	$ 15,397	$ (301,208)	$ -	$ (13,253)	$ (314,461)
2064	$ (314,461)	$ -		5.95	$ 2,668	$ 15,705	$ (298,756)	$ -	$ (13,145)	$ (311,901)
2065	$ (311,901)	$ -		5.95	$ 2,721	$ 16,019	$ (295,882)	$ -	$ (13,019)	$ (308,901)
2066	$ (308,901)	$ -		5.95	$ 2,775	$ 16,340	$ (292,561)	$ -	$ (12,873)	$ (305,434)
2067	$ (305,434)	$ -		5.95	$ 2,831	$ 16,666	$ (288,767)	$ -	$ (12,706)	$ (301,473)
2068	$ (301,473)	$ -		5.95	$ 2,887	$ 17,000	$ (284,473)	$ -	$ (12,517)	$ (296,990)
2069	$ (296,990)	$ -		5.95	$ 2,945	$ 17,340	$ (279,651)	$ -	$ (12,305)	$ (291,955)
2070	$ (291,955)	$ -		5.95	$ 3,004	$ 17,687	$ (274,269)	$ -	$ (12,068)	$ (286,336)
2071	$ (286,336)	$ -		5.95	$ 3,064	$ 18,040	$ (268,296)	$ -	$ (11,805)	$ (280,101)
2072	$ (280,101)	$ -		5.95	$ 3,126	$ 18,401	$ (261,700)	$ -	$ (11,515)	$ (273,215)
2073	$ (273,215)	$ -		5.95	$ 3,188	$ 18,769	$ (254,446)	$ -	$ (11,196)	$ (265,642)
2074	$ (265,642)	$ -		5.95	$ 3,252	$ 19,144	$ (246,497)	$ -	$ (10,846)	$ (257,343)
2075	$ (257,343)	$ -		5.95	$ 3,317	$ 19,527	$ (237,816)	$ -	$ (10,464)	$ (248,279)

Sanitary Basin 5

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 1,185 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2076	$ (248,279)	$ -		5.95	$ 3,383	$ 19,918	$ (228,362)	$ -	$ (10,048)	$ (238,409)
2077	$ (238,409)	$ -		5.95	$ 3,451	$ 20,316	$ (218,093)	$ -	$ (9,596)	$ (227,689)
2078	$ (227,689)	$ -		5.95	$ 3,520	$ 20,723	$ (206,967)	$ -	$ (9,107)	$ (216,073)
2079	$ (216,073)	$ -		5.95	$ 3,590	$ 21,137	$ (194,936)	$ -	$ (8,577)	$ (203,513)
2080	$ (203,513)	$ -		5.95	$ 3,662	$ 21,560	$ (181,954)	$ -	$ (8,006)	$ (189,960)
2081	$ (189,960)	$ -		5.95	$ 3,735	$ 21,991	$ (167,969)	$ -	$ (7,391)	$ (175,359)
2082	$ (175,359)	$ -		5.95	$ 3,810	$ 22,431	$ (152,928)	$ -	$ (6,729)	$ (159,657)
2083	$ (159,657)	$ -		5.95	$ 3,886	$ 22,879	$ (136,778)	$ -	$ (6,018)	$ (142,796)
2084	$ (142,796)	$ -		5.95	$ 3,964	$ 23,337	$ (119,459)	$ -	$ (5,256)	$ (124,715)
2085	$ (124,715)	$ -		5.95	$ 4,043	$ 23,804	$ (100,912)	$ -	$ (4,440)	$ (105,352)
2086	$ (105,352)	$ -		5.95	$ 4,124	$ 24,280	$ (81,072)	$ -	$ (3,567)	$ (84,639)
2087	$ (84,639)	$ -		5.95	$ 4,207	$ 24,765	$ (59,874)	$ -	$ (2,634)	$ (62,508)
2088	$ (62,508)	$ -		5.95	$ 4,291	$ 25,261	$ (37,247)	$ -	$ (1,639)	$ (38,886)
2089	$ (38,886)	$ -		5.95	$ 4,376	$ 25,766	$ (13,120)	$ -	$ (577)	$ (13,698)
2090	$ (13,698)	$ -		0.16	$ 4,464	$ 13,361	$ (336)	$ -	$ (15)	$ (351)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 1,952,936	$ 964,047	$ 329,847	$ (389,857)

Sanitary Basin 6

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 27,964 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ -	$ -		4.61	$ 27,964	$ 64,523	$ 64,523	$ 1,290	$ -	$ 65,813
2026	$ 65,813	$ -		4.61	$ 29,082	$ 131,627	$ 197,440	$ 3,949	$ -	$ 201,389
2027	$ 201,389	$ -		4.61	$ 30,245	$ 136,892	$ 338,281	$ 6,766	$ -	$ 345,047
2028	$ 345,047	$ -		4.61	$ 30,850	$ 140,972	$ 486,019	$ 9,720	$ -	$ 495,739
2029	$ 495,739	$ -		4.61	$ 31,467	$ 143,791	$ 639,530	$ 12,791	$ -	$ 652,321
2030	$ 652,321	$ -		4.61	$ 32,097	$ 146,667	$ 798,988	$ 15,980	$ -	$ 814,968
2031	$ 814,968	$ -		4.61	$ 32,739	$ 149,601	$ 964,568	$ 19,291	$ -	$ 983,860
2032	$ 983,860	$ -		4.61	$ 33,393	$ 152,593	$ 1,136,452	$ 22,729	$ -	$ 1,159,181
2033	$ 1,159,181	$ -		4.61	$ 34,061	$ 155,644	$ 1,314,826	$ 26,297	$ -	$ 1,341,122
2034	$ 1,341,122	$ -		4.61	$ 34,742	$ 158,757	$ 1,499,880	$ 29,998	$ -	$ 1,529,877
2035	$ 1,529,877	$ -		4.61	$ 35,437	$ 161,932	$ 1,691,810	$ 33,836	$ -	$ 1,725,646
2036	$ 1,725,646	$ 1,912,689		4.61	$ 36,146	$ 165,171	$ (21,872)	$ -	$ (962)	$ (22,835)
2037	$ (22,835)	$ 1,950,943		4.61	$ 36,869	$ 168,474	$ (1,805,303)	$ -	$ (79,433)	$ (1,884,736)
2038	$ (1,884,736)	$ -		4.61	$ 37,606	$ 171,844	$ (1,712,892)	$ -	$ (75,367)	$ (1,788,259)
2039	$ (1,788,259)	$ -		4.61	$ 38,358	$ 175,281	$ (1,612,979)	$ -	$ (70,971)	$ (1,683,950)
2040	$ (1,683,950)	$ -		4.61	$ 39,126	$ 178,786	$ (1,505,163)	$ -	$ (66,227)	$ (1,571,390)
2041	$ (1,571,390)	$ -		4.61	$ 39,908	$ 182,362	$ (1,389,028)	$ -	$ (61,117)	$ (1,450,145)
2042	$ (1,450,145)	$ -		4.61	$ 40,706	$ 186,009	$ (1,264,136)	$ -	$ (55,622)	$ (1,319,758)
2043	$ (1,319,758)	$ -		4.61	$ 41,520	$ 189,730	$ (1,130,028)	$ -	$ (49,721)	$ (1,179,750)
2044	$ (1,179,750)	$ -		4.61	$ 42,351	$ 193,524	$ (986,225)	$ -	$ (43,394)	$ (1,029,619)
2045	$ (1,029,619)	$ -		4.61	$ 43,198	$ 197,395	$ (832,225)	$ -	$ (36,618)	$ (868,842)
2046	$ (868,842)	$ -		4.61	$ 44,062	$ 201,343	$ (667,500)	$ -	$ (29,370)	$ (696,870)
2047	$ (696,870)	$ -		4.61	$ 44,943	$ 205,369	$ (491,500)	$ -	$ (21,626)	$ (513,126)
2048	$ (513,126)	$ -		4.61	$ 45,842	$ 209,477	$ (303,650)	$ -	$ (13,361)	$ (317,010)
2049	$ (317,010)	$ -		4.61	$ 46,759	$ 213,666	$ (103,344)	$ -	$ (4,547)	$ (107,891)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 3,863,632	$ 4,289,322	$ 182,646	$ (608,337)

Sanitary Basin 8

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 738 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ -	$ -		0.00	$ 738	$ -	$ -	$ -	$ -	$ -
2026	$ -	$ -		0.00	$ 767	$ -	$ -	$ -	$ -	$ -
2027	$ -	$ -		0.00	$ 798	$ -	$ -	$ -	$ -	$ -
2028	$ -	$ -		0.00	$ 814	$ -	$ -	$ -	$ -	$ -
2029	$ -	$ -		0.00	$ 830	$ -	$ -	$ -	$ -	$ -
2030	$ -	$ -		0.00	$ 847	$ -	$ -	$ -	$ -	$ -
2031	$ -	$ -		0.00	$ 864	$ -	$ -	$ -	$ -	$ -
2032	$ -	$ -		0.00	$ 881	$ -	$ -	$ -	$ -	$ -
2033	$ -	$ -		0.00	$ 899	$ -	$ -	$ -	$ -	$ -
2034	$ -	$ -		0.00	$ 917	$ -	$ -	$ -	$ -	$ -
2035	$ -	$ -		0.00	$ 935	$ -	$ -	$ -	$ -	$ -
2036	$ -	$ -		0.00	$ 954	$ -	$ -	$ -	$ -	$ -
2037	$ -	$ -		0.00	$ 973	$ -	$ -	$ -	$ -	$ -
2038	$ -	$ -		0.00	$ 992	$ -	$ -	$ -	$ -	$ -
2039	$ -	$ -		0.00	$ 1,012	$ -	$ -	$ -	$ -	$ -
2040	$ -	$ -		0.00	$ 1,032	$ -	$ -	$ -	$ -	$ -
2041	$ -	$ -		0.00	$ 1,053	$ -	$ -	$ -	$ -	$ -
2042	$ -	$ -		0.00	$ 1,074	$ -	$ -	$ -	$ -	$ -
2043	$ -	$ -		0.00	$ 1,095	$ -	$ -	$ -	$ -	$ -
2044	$ -	$ -		0.00	$ 1,117	$ -	$ -	$ -	$ -	$ -
2045	$ -	$ -		0.00	$ 1,140	$ -	$ -	$ -	$ -	$ -
2046	$ -	$ -		0.00	$ 1,162	$ -	$ -	$ -	$ -	$ -
2047	$ -	$ -		0.00	$ 1,186	$ -	$ -	$ -	$ -	$ -
2048	$ -	$ -		0.00	$ 1,209	$ -	$ -	$ -	$ -	$ -
2049	$ -	$ -		0.00	$ 1,234	$ -	$ -	$ -	$ -	$ -
2050	$ -	$ -		0.00	$ 1,258	$ -	$ -	$ -	$ -	$ -
2051	$ -	$ 73,872		4.41	$ 1,283	$ 2,832	$ (71,040)	$ -	$ (3,126)	$ (74,166)
2052	$ (74,166)	$ 75,350		4.41	$ 1,309	$ 5,720	$ (143,796)	$ -	$ (6,327)	$ (150,123)
2053	$ (150,123)	$ -		4.41	$ 1,335	$ 5,835	$ (144,288)	$ -	$ (6,349)	$ (150,637)
2054	$ (150,637)	$ -		4.41	$ 1,362	$ 5,951	$ (144,685)	$ -	$ (6,366)	$ (151,051)
2055	$ (151,051)	$ -		4.41	$ 1,389	$ 6,070	$ (144,981)	$ -	$ (6,379)	$ (151,360)
2056	$ (151,360)	$ -		4.41	$ 1,417	$ 6,192	$ (145,168)	$ -	$ (6,387)	$ (151,556)
2057	$ (151,556)	$ -		4.41	$ 1,445	$ 6,316	$ (145,240)	$ -	$ (6,391)	$ (151,631)
2058	$ (151,631)	$ -		4.41	$ 1,474	$ 6,442	$ (145,189)	$ -	$ (6,388)	$ (151,577)
2059	$ (151,577)	$ -		4.41	$ 1,504	$ 6,571	$ (145,006)	$ -	$ (6,380)	$ (151,386)
2060	$ (151,386)	$ -		4.41	$ 1,534	$ 6,702	$ (144,684)	$ -	$ (6,366)	$ (151,050)
2061	$ (151,050)	$ -		4.41	$ 1,565	$ 6,836	$ (144,214)	$ -	$ (6,345)	$ (150,559)
2062	$ (150,559)	$ -		4.41	$ 1,596	$ 6,973	$ (143,586)	$ -	$ (6,318)	$ (149,904)
2063	$ (149,904)	$ -		4.41	$ 1,628	$ 7,112	$ (142,792)	$ -	$ (6,283)	$ (149,074)
2064	$ (149,074)	$ -		4.41	$ 1,660	$ 7,255	$ (141,820)	$ -	$ (6,240)	$ (148,060)
2065	$ (148,060)	$ -		4.41	$ 1,694	$ 7,400	$ (140,660)	$ -	$ (6,189)	$ (146,849)
2066	$ (146,849)	$ -		4.41	$ 1,727	$ 7,548	$ (139,301)	$ -	$ (6,129)	$ (145,430)
2067	$ (145,430)	$ -		4.41	$ 1,762	$ 7,699	$ (137,732)	$ -	$ (6,060)	$ (143,792)
2068	$ (143,792)	$ -		4.41	$ 1,797	$ 7,853	$ (135,939)	$ -	$ (5,981)	$ (141,920)
2069	$ (141,920)	$ -		4.41	$ 1,833	$ 8,010	$ (133,910)	$ -	$ (5,892)	$ (139,803)
2070	$ (139,803)	$ -		4.41	$ 1,870	$ 8,170	$ (131,633)	$ -	$ (5,792)	$ (137,424)
2071	$ (137,424)	$ -		4.41	$ 1,907	$ 8,333	$ (129,091)	$ -	$ (5,680)	$ (134,771)
2072	$ (134,771)	$ -		4.41	$ 1,945	$ 8,500	$ (126,271)	$ -	$ (5,556)	$ (131,827)
2073	$ (131,827)	$ -		4.41	$ 1,984	$ 8,670	$ (123,157)	$ -	$ (5,419)	$ (128,576)
2074	$ (128,576)	$ -		4.41	$ 2,024	$ 8,843	$ (119,732)	$ -	$ (5,268)	$ (125,000)
2075	$ (125,000)	$ -		4.41	$ 2,064	$ 9,020	$ (115,980)	$ -	$ (5,103)	$ (121,083)

Sanitary Basin 8

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 738 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2076	$ (121,083)	$ -		4.41	$ 2,106	$ 9,201	$ (111,882)	$ -	$ (4,923)	$ (116,805)
2077	$ (116,805)	$ -		4.41	$ 2,148	$ 9,385	$ (107,420)	$ -	$ (4,727)	$ (112,147)
2078	$ (112,147)	$ -		4.41	$ 2,191	$ 9,572	$ (102,575)	$ -	$ (4,513)	$ (107,088)
2079	$ (107,088)	$ -		4.41	$ 2,235	$ 9,764	$ (97,324)	$ -	$ (4,282)	$ (101,606)
2080	$ (101,606)	$ -		4.41	$ 2,279	$ 9,959	$ (91,647)	$ -	$ (4,032)	$ (95,679)
2081	$ (95,679)	$ -		4.41	$ 2,325	$ 10,158	$ (85,521)	$ -	$ (3,763)	$ (89,284)
2082	$ (89,284)	$ -		4.41	$ 2,371	$ 10,362	$ (78,922)	$ -	$ (3,473)	$ (82,395)
2083	$ (82,395)	$ -		4.41	$ 2,419	$ 10,569	$ (71,826)	$ -	$ (3,160)	$ (74,987)
2084	$ (74,987)	$ -		4.41	$ 2,467	$ 10,780	$ (64,206)	$ -	$ (2,825)	$ (67,032)
2085	$ (67,032)	$ -		4.41	$ 2,516	$ 10,996	$ (56,036)	$ -	$ (2,466)	$ (58,501)
2086	$ (58,501)	$ -		4.41	$ 2,567	$ 11,216	$ (47,286)	$ -	$ (2,081)	$ (49,366)
2087	$ (49,366)	$ -		4.41	$ 2,618	$ 11,440	$ (37,926)	$ -	$ (1,669)	$ (39,595)
2088	$ (39,595)	$ -		4.41	$ 2,670	$ 11,669	$ (27,926)	$ -	$ (1,229)	$ (29,155)
2089	$ (29,155)	$ -		4.41	$ 2,724	$ 11,902	$ (17,253)	$ -	$ (759)	$ (18,012)
2090	$ (18,012)	$ -		4.41	$ 2,778	$ 12,140	$ (5,872)	$ -	$ (258)	$ (6,130)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 149,222	$ 342,097	$ 0	$ (192,875)

Water Distribution

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 9,727 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 RF Interest Accural - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ (640,011)	$ -	$ 53,111.78	24.97	$ 9,727	$ 121,428	$ (571,695)	$ -	$ (25,155)	$ (596,849)
2026	$ (596,849)	$ -	$ 1,962,830.43	28.31	$ 10,116	$ 264,613	$ (2,295,067)	$ -	$ (100,983)	$ (2,396,050)
2027	$ (2,396,050)	$ -	$ 53,111.78	18.15	$ 10,521	$ 238,677	$ (2,210,484)	$ -	$ (97,261)	$ (2,307,745)
2028	$ (2,307,745)	$ -	$ 53,111.78	23.09	$ 10,731	$ 219,371	$ (2,141,486)	$ -	$ (94,225)	$ (2,235,711)
2029	$ (2,235,711)	$ -	$ 53,111.78	22.69	$ 10,946	$ 248,070	$ (2,040,753)	$ -	$ (89,793)	$ (2,130,547)
2030	$ (2,130,547)	$ -	$ 7,639.03	23.73	$ 11,164	$ 256,633	$ (1,881,553)	$ -	$ (82,788)	$ (1,964,341)
2031	$ (1,964,341)	$ -	$ -	20.44	$ 11,388	$ 248,843	$ (1,715,499)	$ -	$ (75,482)	$ (1,790,980)
2032	$ (1,790,980)	$ -	$ -	18.82	$ 11,615	$ 225,683	$ (1,565,298)	$ -	$ (68,873)	$ (1,634,171)
2033	$ (1,634,171)	$ -	$ -	19.15	$ 11,848	$ 222,703	$ (1,411,468)	$ -	$ (62,105)	$ (1,473,572)
2034	$ (1,473,572)	$ -	$ -	18.86	$ 12,085	$ 227,383	$ (1,246,189)	$ -	$ (54,832)	$ (1,301,021)
2035	$ (1,301,021)	$ -	$ -	19.78	$ 12,326	$ 235,894	$ (1,065,127)	$ -	$ (46,866)	$ (1,111,992)
2036	$ (1,111,992)	$ 540,096	$ -	22.63	$ 12,573	$ 264,194	$ (1,387,894)	$ -	$ (61,067)	$ (1,448,961)
2037	$ (1,448,961)	$ 732,335	$ -	22.70	$ 12,824	$ 287,793	$ (1,893,503)	$ -	$ (83,314)	$ (1,976,817)
2038	$ (1,976,817)	$ 185,066	$ -	22.37	$ 13,081	$ 291,815	$ (1,870,068)	$ -	$ (82,283)	$ (1,952,351)
2039	$ (1,952,351)	$ -	$ -	23.07	$ 13,343	$ 300,188	$ (1,652,164)	$ -	$ (72,695)	$ (1,724,859)
2040	$ (1,724,859)	$ -	$ -	23.71	$ 13,609	$ 315,222	$ (1,409,637)	$ -	$ (62,024)	$ (1,471,661)
2041	$ (1,471,661)	$ -	$ -	25.00	$ 13,882	$ 334,865	$ (1,136,796)	$ -	$ (50,019)	$ (1,186,815)
2042	$ (1,186,815)	$ 638,876	$ -	23.49	$ 14,159	$ 339,826	$ (1,485,865)	$ -	$ (65,378)	$ (1,551,243)
2043	$ (1,551,243)	$ 651,653	$ -	21.22	$ 14,442	$ 319,536	$ (1,883,360)	$ -	$ (82,868)	$ (1,966,228)
2044	$ (1,966,228)	$ -	$ -	20.78	$ 14,731	$ 306,339	$ (1,659,889)	$ -	$ (73,035)	$ (1,732,924)
2045	$ (1,732,924)	$ -	$ -	21.09	$ 15,026	$ 311,540	$ (1,421,384)	$ -	$ (62,541)	$ (1,483,925)
2046	$ (1,483,925)	$ -	$ -	22.60	$ 15,326	$ 331,610	$ (1,152,315)	$ -	$ (50,702)	$ (1,203,017)
2047	$ (1,203,017)	$ -	$ -	23.17	$ 15,633	$ 354,237	$ (848,780)	$ -	$ (37,346)	$ (886,126)
2048	$ (886,126)	$ -	$ -	22.68	$ 15,946	$ 361,933	$ (524,193)	$ -	$ (23,065)	$ (547,258)
2049	$ (547,258)	$ -	$ -	23.01	$ 16,264	$ 367,997	$ (179,260)	$ -	$ (7,887)	$ (187,148)

Project Costs		Levy Collections	Interest Earned	Borrowing Costs
$ 2,748,026	$ 2,182,917	$ 7,183,542	$ 0	$ (1,612,588)

Water Storage and Supply

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 111,212 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ (1,280,022)	$ 2,158,069	$ 127,551.76	24.97	$ 111,212	$ 1,388,360	$ (2,177,283)	$ -	$ (95,800)	$ (2,273,083)
2026	$ (2,273,083)	$ 3,395,171	$ 127,551.76	28.31	$ 115,661	$ 3,025,474	$ (2,770,332)	$ -	$ (121,895)	$ (2,892,226)
2027	$ (2,892,226)	$ 3,008,493	$ 127,551.76	18.15	$ 120,287	$ 2,728,935	$ (3,299,336)	$ -	$ (145,171)	$ (3,444,506)
2028	$ (3,444,506)	$ 10,720,058	$ 127,551.76	23.09	$ 122,693	$ 2,508,199	$ (11,783,918)	$ -	$ (518,492)	$ (12,302,410)
2029	$ (12,302,410)	$ 11,760,584	$ 127,551.76	22.69	$ 125,147	$ 2,836,324	$ (21,354,222)	$ -	$ (939,586)	$ (22,293,808)
2030	$ (22,293,808)	$ 2,691,985	$ 127,551.76	23.73	$ 127,650	$ 2,934,231	$ (22,179,113)	$ -	$ (975,881)	$ (23,154,994)
2031	$ (23,154,994)	$ 2,631,487	$ -	20.44	$ 130,203	$ 2,845,164	$ (22,941,317)	$ -	$ (1,009,418)	$ (23,950,735)
2032	$ (23,950,735)	$ 2,684,117	$ -	18.82	$ 132,807	$ 2,580,364	$ (24,054,488)	$ -	$ (1,058,397)	$ (25,112,886)
2033	$ (25,112,886)	$ -	$ -	19.15	$ 135,463	$ 2,546,291	$ (22,566,595)	$ -	$ (992,930)	$ (23,559,525)
2034	$ (23,559,525)	$ -	$ -	18.86	$ 138,172	$ 2,599,808	$ (20,959,717)	$ -	$ (922,228)	$ (21,881,945)
2035	$ (21,881,945)	$ -	$ -	19.78	$ 140,935	$ 2,697,119	$ (19,184,827)	$ -	$ (844,132)	$ (20,028,959)
2036	$ (20,028,959)	$ 1,837,903	$ -	22.63	$ 143,754	$ 3,020,687	$ (18,846,174)	$ -	$ (829,232)	$ (19,675,406)
2037	$ (19,675,406)	$ 2,655,038	$ -	22.70	$ 146,629	$ 3,290,505	$ (19,039,939)	$ -	$ (837,757)	$ (19,877,696)
2038	$ (19,877,696)	$ 5,770,888	$ -	22.37	$ 149,562	$ 3,336,493	$ (22,312,091)	$ -	$ (981,732)	$ (23,293,823)
2039	$ (23,293,823)	$ 5,886,306	$ -	23.07	$ 152,553	$ 3,432,220	$ (25,747,910)	$ -	$ (1,132,908)	$ (26,880,818)
2040	$ (26,880,818)	$ 828,142	$ -	23.71	$ 155,604	$ 3,604,112	$ (24,104,848)	$ -	$ (1,060,613)	$ (25,165,461)
2041	$ (25,165,461)	$ -	$ -	25.00	$ 158,716	$ 3,828,709	$ (21,336,753)	$ -	$ (938,817)	$ (22,275,570)
2042	$ (22,275,570)	$ -	$ -	23.49	$ 161,890	$ 3,885,432	$ (18,390,138)	$ -	$ (809,166)	$ (19,199,304)
2043	$ (19,199,304)	$ 19,101,477	$ -	21.22	$ 165,128	$ 3,653,440	$ (34,647,342)	$ -	$ (1,524,483)	$ (36,171,825)
2044	$ (36,171,825)	$ 20,099,787	$ -	20.78	$ 168,431	$ 3,502,554	$ (52,769,058)	$ -	$ (2,321,839)	$ (55,090,897)
2045	$ (55,090,897)	$ 628,606	$ -	21.09	$ 171,799	$ 3,562,017	$ (52,157,486)	$ -	$ (2,294,929)	$ (54,452,416)
2046	$ (54,452,416)	$ 664,494	$ -	22.60	$ 175,235	$ 3,791,489	$ (51,325,420)	$ -	$ (2,258,318)	$ (53,583,738)
2047	$ (53,583,738)	$ 1,355,567	$ -	23.17	$ 178,740	$ 4,050,193	$ (50,889,113)	$ -	$ (2,239,121)	$ (53,128,234)
2048	$ (53,128,234)	$ 691,339	$ -	22.68	$ 182,315	$ 4,138,190	$ (49,681,383)	$ -	$ (2,185,981)	$ (51,867,364)
2049	$ (51,867,364)	$ -	$ -	23.01	$ 185,961	$ 4,207,529	$ (47,659,835)	$ -	$ (2,097,033)	$ (49,756,867)
2050	$ (49,756,867)	$ -	$ -	17.98	$ 189,680	$ 3,845,059	$ (45,911,808)	$ -	$ (2,020,120)	$ (47,931,928)
2051	$ (47,931,928)	$ 6,564,280	$ -	19.18	$ 193,474	$ 3,560,927	$ (50,935,281)	$ -	$ (2,241,152)	$ (53,176,433)
2052	$ (53,176,433)	$ 6,695,566	$ -	19.18	$ 197,344	$ 3,748,390	$ (56,123,609)	$ -	$ (2,469,439)	$ (58,593,047)
2053	$ (58,593,047)	$ -	$ -	19.18	$ 201,290	$ 3,823,358	$ (54,769,690)	$ -	$ (2,409,866)	$ (57,179,556)
2054	$ (57,179,556)	$ -	$ -	19.18	$ 205,316	$ 3,899,825	$ (53,279,731)	$ -	$ (2,344,308)	$ (55,624,039)
2055	$ (55,624,039)	$ -	$ -	19.18	$ 209,423	$ 3,977,821	$ (51,646,218)	$ -	$ (2,272,434)	$ (53,918,652)
2056	$ (53,918,652)	$ -	$ -	19.18	$ 213,611	$ 4,057,378	$ (49,861,274)	$ -	$ (2,193,896)	$ (52,055,170)
2057	$ (52,055,170)	$ -	$ -	19.18	$ 217,883	$ 4,138,525	$ (47,916,644)	$ -	$ (2,108,332)	$ (50,024,977)
2058	$ (50,024,977)	$ -	$ -	19.18	$ 222,241	$ 4,221,296	$ (45,803,681)	$ -	$ (2,015,362)	$ (47,819,043)
2059	$ (47,819,043)	$ -	$ -	19.18	$ 226,686	$ 4,305,722	$ (43,513,321)	$ -	$ (1,914,586)	$ (45,427,907)
2060	$ (45,427,907)	$ -	$ -	19.18	$ 231,219	$ 4,391,836	$ (41,036,071)	$ -	$ (1,805,587)	$ (42,841,658)
2061	$ (42,841,658)	$ -	$ -	19.18	$ 235,844	$ 4,479,673	$ (38,361,985)	$ -	$ (1,687,927)	$ (40,049,912)
2062	$ (40,049,912)	$ 29,358,404	$ -	19.18	$ 240,561	$ 4,569,266	$ (64,839,050)	$ -	$ (2,852,918)	$ (67,691,968)
2063	$ (67,691,968)	$ 29,945,572	$ -	19.18	$ 245,372	$ 4,660,652	$ (92,976,889)	$ -	$ (4,090,983)	$ (97,067,872)
2064	$ (97,067,872)	$ -	$ -	19.18	$ 250,279	$ 4,753,865	$ (92,314,007)	$ -	$ (4,061,816)	$ (96,375,824)
2065	$ (96,375,824)	$ -	$ -	19.18	$ 255,285	$ 4,848,942	$ (91,526,881)	$ -	$ (4,027,183)	$ (95,554,064)
2066	$ (95,554,064)	$ -	$ -	19.18	$ 260,391	$ 4,945,921	$ (90,608,143)	$ -	$ (3,986,758)	$ (94,594,902)
2067	$ (94,594,902)	$ -	$ -	19.18	$ 265,598	$ 5,044,839	$ (89,550,062)	$ -	$ (3,940,203)	$ (93,490,265)
2068	$ (93,490,265)	$ -	$ -	19.18	$ 270,910	$ 5,145,736	$ (88,344,529)	$ -	$ (3,887,159)	$ (92,231,688)
2069	$ (92,231,688)	$ -	$ -	19.18	$ 276,329	$ 5,248,651	$ (86,983,037)	$ -	$ (3,827,254)	$ (90,810,291)
2070	$ (90,810,291)	$ -	$ -	19.18	$ 281,855	$ 5,353,624	$ (85,456,667)	$ -	$ (3,760,093)	$ (89,216,760)
2071	$ (89,216,760)	$ -	$ -	19.18	$ 287,492	$ 5,460,696	$ (83,756,064)	$ -	$ (3,685,267)	$ (87,441,331)
2072	$ (87,441,331)	$ -	$ -	19.18	$ 293,242	$ 5,569,910	$ (81,871,421)	$ -	$ (3,602,343)	$ (85,473,763)
2073	$ (85,473,763)	$ -	$ -	19.18	$ 299,107	$ 5,681,308	$ (79,792,455)	$ -	$ (3,510,868)	$ (83,303,323)
2074	$ (83,303,323)	$ -	$ -	19.18	$ 305,089	$ 5,794,935	$ (77,508,388)	$ -	$ (3,410,369)	$ (80,918,757)

Water Storage and Supply

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 111,212 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2075	$ (80,918,757)	$ -	$ -	19.18	$ 311,191	$ 5,910,833	$ (75,007,924)	$ -	$ (3,300,349)	$ (78,308,272)
2076	$ (78,308,272)	$ -	$ -	19.18	$ 317,415	$ 6,029,050	$ (72,279,222)	$ -	$ (3,180,286)	$ (75,459,508)
2077	$ (75,459,508)	$ -	$ -	19.18	$ 323,763	$ 6,149,631	$ (69,309,877)	$ -	$ (3,049,635)	$ (72,359,512)
2078	$ (72,359,512)	$ -	$ -	19.18	$ 330,238	$ 6,272,624	$ (66,086,888)	$ -	$ (2,907,823)	$ (68,994,711)
2079	$ (68,994,711)	$ -	$ -	19.18	$ 336,843	$ 6,398,076	$ (62,596,635)	$ -	$ (2,754,252)	$ (65,350,887)
2080	$ (65,350,887)	$ -	$ -	19.18	$ 343,580	$ 6,526,038	$ (58,824,849)	$ -	$ (2,588,293)	$ (61,413,143)
2081	$ (61,413,143)	$ -	$ -	19.18	$ 350,452	$ 6,656,558	$ (54,756,584)	$ -	$ (2,409,290)	$ (57,165,874)
2082	$ (57,165,874)	$ -	$ -	19.18	$ 357,461	$ 6,789,690	$ (50,376,185)	$ -	$ (2,216,552)	$ (52,592,737)
2083	$ (52,592,737)	$ -	$ -	19.18	$ 364,610	$ 6,925,483	$ (45,667,253)	$ -	$ (2,009,359)	$ (47,676,613)
2084	$ (47,676,613)	$ -	$ -	19.18	$ 371,902	$ 7,063,993	$ (40,612,620)	$ -	$ (1,786,955)	$ (42,399,575)
2085	$ (42,399,575)	$ -	$ -	19.18	$ 379,340	$ 7,205,273	$ (35,194,302)	$ -	$ (1,548,549)	$ (36,742,851)
2086	$ (36,742,851)	$ -	$ -	19.18	$ 386,927	$ 7,349,378	$ (29,393,473)	$ -	$ (1,293,313)	$ (30,686,786)
2087	$ (30,686,786)	$ -	$ -	19.18	$ 394,665	$ 7,496,366	$ (23,190,420)	$ -	$ (1,020,378)	$ (24,210,798)
2088	$ (24,210,798)	$ -	$ -	19.18	$ 402,559	$ 7,646,293	$ (16,564,505)	$ -	$ (728,838)	$ (17,293,343)
2089	$ (17,293,343)	$ -	$ -	19.18	$ 410,610	$ 7,799,219	$ (9,494,124)	$ -	$ (417,741)	$ (9,911,866)
2090	$ (9,911,866)	$ -	$ -	14.57	$ 418,822	$ 6,989,338	$ (2,922,527)	$ -	$ (128,591)	$ (3,051,119)

	Project Costs		Levy Collections	Interest Earned	Borrowing Costs
$	171,133,335	$ 765,311	$ 307,780,956	$ -	$ (134,602,289)

Transportation

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 121,443 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 RF Interest Accural - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ 4,729,867	$ -		24.97	$ 121,443	$ 1,516,076	$ 6,245,943	$ 124,919	$ -	$ 6,370,862
2026	$ 6,370,862	$ 1,383,200		28.31	$ 126,300	$ 3,303,789	$ 8,291,451	$ 165,829	$ -	$ 8,457,280
2027	$ 8,457,280	$ 4,467,008		18.15	$ 131,352	$ 2,979,972	$ 6,970,244	$ 139,405	$ -	$ 7,109,649
2028	$ 7,109,649	$ 4,510,134		23.09	$ 133,979	$ 2,738,929	$ 5,338,444	$ 106,769	$ -	$ 5,445,213
2029	$ 5,445,213	$ 1,892,113		22.69	$ 136,659	$ 3,097,239	$ 6,650,339	$ 133,007	$ -	$ 6,783,346
2030	$ 6,783,346	$ 329,038		23.73	$ 139,392	$ 3,204,153	$ 9,658,461	$ 193,169	$ -	$ 9,851,630
2031	$ 9,851,630	$ -		20.44	$ 142,180	$ 3,106,892	$ 12,958,522	$ 259,170	$ -	$ 13,217,693
2032	$ 13,217,693	$ 8,173,062		18.82	$ 145,024	$ 2,817,733	$ 7,862,364	$ 157,247	$ -	$ 8,019,611
2033	$ 8,019,611	$ 8,336,523		19.15	$ 147,924	$ 2,780,526	$ 2,463,614	$ 49,272	$ -	$ 2,512,887
2034	$ 2,512,887	$ -		18.86	$ 150,882	$ 2,838,965	$ 5,351,852	$ 107,037	$ -	$ 5,458,889
2035	$ 5,458,889	$ -		19.78	$ 153,900	$ 2,945,228	$ 8,404,117	$ 168,082	$ -	$ 8,572,199
2036	$ 8,572,199	$ -		22.63	$ 156,978	$ 3,298,562	$ 11,870,762	$ 237,415	$ -	$ 12,108,177
2037	$ 12,108,177	$ -		22.70	$ 160,118	$ 3,593,201	$ 15,701,378	$ 314,028	$ -	$ 16,015,405
2038	$ 16,015,405	$ -		22.37	$ 163,320	$ 3,643,420	$ 19,658,825	$ 393,176	$ -	$ 20,052,001
2039	$ 20,052,001	$ -		23.07	$ 166,586	$ 3,747,952	$ 23,799,953	$ 475,999	$ -	$ 24,275,952
2040	$ 24,275,952	$ -		23.71	$ 169,918	$ 3,935,657	$ 28,211,608	$ 564,232	$ -	$ 28,775,841
2041	$ 28,775,841	$ 14,338,818		25.00	$ 173,317	$ 4,180,914	$ 18,617,936	$ 372,359	$ -	$ 18,990,295
2042	$ 18,990,295	$ 14,625,594		23.49	$ 176,783	$ 4,242,855	$ 8,607,555	$ 172,151	$ -	$ 8,779,707
2043	$ 8,779,707	$ 8,461,264		21.22	$ 180,319	$ 3,989,522	$ 4,307,964	$ 86,159	$ -	$ 4,394,123
2044	$ 4,394,123	$ 8,630,490		20.78	$ 183,925	$ 3,824,757	$ (411,610)	$ -	$ (18,111)	$ (429,720)
2045	$ (429,720)	$ 10,726,525		21.09	$ 187,603	$ 3,889,689	$ (7,266,556)	$ -	$ (319,728)	$ (7,586,285)
2046	$ (7,586,285)	$ 10,941,055		22.60	$ 191,355	$ 4,140,271	$ (14,387,069)	$ -	$ (633,031)	$ (15,020,100)
2047	$ (15,020,100)	$ -		23.17	$ 195,183	$ 4,422,773	$ (10,597,328)	$ -	$ (466,282)	$ (11,063,610)
2048	$ (11,063,610)	$ -		22.68	$ 199,086	$ 4,518,865	$ (6,544,745)	$ -	$ (287,969)	$ (6,832,714)
2049	$ (6,832,714)	$ -		23.01	$ 203,068	$ 4,594,582	$ (2,238,132)	$ -	$ (98,478)	$ (2,336,610)
2050	$ (2,336,610)	$ -		17.98	$ -	$ 2,336,610	$ (0)	$ -	$ (0)	$ (0)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 96,814,824	$ 89,689,130	$ 4,219,427	$ (1,823,599)

Fire Services

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 19,940 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2025	$ -	$ -		24.97	$ 19,940	$ 248,934	$ 248,934	$ 4,979	$ -	$ 253,913
2026	$ 253,913	$ -		28.31	$ 20,738	$ 542,470	$ 796,382	$ 15,928	$ -	$ 812,310
2027	$ 812,310	$ -		18.15	$ 21,568	$ 489,300	$ 1,301,610	$ 26,032	$ -	$ 1,327,642
2028	$ 1,327,642	$ 3,107,092		23.09	$ 21,999	$ 449,722	$ (1,329,728)	$ -	$ (58,508)	$ (1,388,236)
2029	$ (1,388,236)	$ 3,169,234		22.69	$ 22,439	$ 508,555	$ (4,048,915)	$ -	$ (178,152)	$ (4,227,067)
2030	$ (4,227,067)	$ 3,232,618		23.73	$ 22,888	$ 526,110	$ (6,933,576)	$ -	$ (305,077)	$ (7,238,653)
2031	$ (7,238,653)	$ 3,297,271		20.44	$ 23,345	$ 510,140	$ (10,025,784)	$ -	$ (441,134)	$ (10,466,918)
2032	$ (10,466,918)	$ 1,330,980		18.82	$ 23,812	$ 462,661	$ (11,335,237)	$ -	$ (498,750)	$ (11,833,987)
2033	$ (11,833,987)	$ 1,357,599		19.15	$ 24,289	$ 456,552	$ (12,735,035)	$ -	$ (560,342)	$ (13,295,377)
2034	$ (13,295,377)	$ 1,384,751		18.86	$ 24,774	$ 466,147	$ (14,213,981)	$ -	$ (625,415)	$ (14,839,396)
2035	$ (14,839,396)	$ 1,412,446		19.78	$ 25,270	$ 483,595	$ (15,768,247)	$ -	$ (693,803)	$ (16,462,050)
2036	$ (16,462,050)	$ -		22.63	$ 25,775	$ 541,611	$ (15,920,438)	$ -	$ (700,499)	$ (16,620,938)
2037	$ (16,620,938)	$ -		22.70	$ 26,291	$ 589,990	$ (16,030,948)	$ -	$ (705,362)	$ (16,736,309)
2038	$ (16,736,309)	$ -		22.37	$ 26,817	$ 598,236	$ (16,138,074)	$ -	$ (710,075)	$ (16,848,149)
2039	$ (16,848,149)	$ -		23.07	$ 27,353	$ 615,399	$ (16,232,749)	$ -	$ (714,241)	$ (16,946,990)
2040	$ (16,946,990)	$ -		23.71	$ 27,900	$ 646,220	$ (16,300,770)	$ -	$ (717,234)	$ (17,018,004)
2041	$ (17,018,004)	$ -		25.00	$ 28,458	$ 686,490	$ (16,331,514)	$ -	$ (718,587)	$ (17,050,101)
2042	$ (17,050,101)	$ -		23.49	$ 29,027	$ 696,661	$ (16,353,440)	$ -	$ (719,551)	$ (17,072,991)
2043	$ (17,072,991)	$ -		21.22	$ 29,608	$ 655,064	$ (16,417,927)	$ -	$ (722,389)	$ (17,140,316)
2044	$ (17,140,316)	$ -		20.78	$ 30,200	$ 628,011	$ (16,512,305)	$ -	$ (726,541)	$ (17,238,847)
2045	$ (17,238,847)	$ -		21.09	$ 30,804	$ 638,672	$ (16,600,174)	$ -	$ (730,408)	$ (17,330,582)
2046	$ (17,330,582)	$ -		22.60	$ 31,420	$ 679,817	$ (16,650,765)	$ -	$ (732,634)	$ (17,383,399)
2047	$ (17,383,399)	$ -		23.17	$ 32,048	$ 726,203	$ (16,657,196)	$ -	$ (732,917)	$ (17,390,113)
2048	$ (17,390,113)	$ -		22.68	$ 32,689	$ 741,981	$ (16,648,132)	$ -	$ (732,518)	$ (17,380,650)
2049	$ (17,380,650)	$ -		23.01	$ 33,343	$ 754,413	$ (16,626,237)	$ -	$ (731,554)	$ (17,357,792)
2050	$ (17,357,792)	$ -		17.98	$ 34,010	$ 689,422	$ (16,668,370)	$ -	$ (733,408)	$ (17,401,778)
2051	$ (17,401,778)	$ -		19.18	$ 34,690	$ 638,477	$ (16,763,301)	$ -	$ (737,585)	$ (17,500,886)
2052	$ (17,500,886)	$ -		19.18	$ 35,384	$ 672,089	$ (16,828,797)	$ -	$ (740,467)	$ (17,569,264)
2053	$ (17,569,264)	$ -		19.18	$ 36,092	$ 685,531	$ (16,883,734)	$ -	$ (742,884)	$ (17,626,618)
2054	$ (17,626,618)	$ -		19.18	$ 36,813	$ 699,241	$ (16,927,376)	$ -	$ (744,805)	$ (17,672,181)
2055	$ (17,672,181)	$ -		19.18	$ 37,550	$ 713,226	$ (16,958,955)	$ -	$ (746,194)	$ (17,705,149)
2056	$ (17,705,149)	$ -		19.18	$ 38,301	$ 727,491	$ (16,977,658)	$ -	$ (747,017)	$ (17,724,675)
2057	$ (17,724,675)	$ -		19.18	$ 39,067	$ 742,041	$ (16,982,634)	$ -	$ (747,236)	$ (17,729,870)
2058	$ (17,729,870)	$ -		19.18	$ 39,848	$ 756,881	$ (16,972,989)	$ -	$ (746,811)	$ (17,719,800)
2059	$ (17,719,800)	$ -		19.18	$ 40,645	$ 772,019	$ (16,947,781)	$ -	$ (745,702)	$ (17,693,483)
2060	$ (17,693,483)	$ -		19.18	$ 41,458	$ 787,459	$ (16,906,024)	$ -	$ (743,865)	$ (17,649,889)
2061	$ (17,649,889)	$ -		19.18	$ 42,287	$ 803,209	$ (16,846,680)	$ -	$ (741,254)	$ (17,587,934)
2062	$ (17,587,934)	$ -		19.18	$ 43,133	$ 819,273	$ (16,768,661)	$ -	$ (737,821)	$ (17,506,483)
2063	$ (17,506,483)	$ -		19.18	$ 43,995	$ 835,658	$ (16,670,824)	$ -	$ (733,516)	$ (17,404,341)
2064	$ (17,404,341)	$ -		19.18	$ 44,875	$ 852,371	$ (16,551,969)	$ -	$ (728,287)	$ (17,280,256)
2065	$ (17,280,256)	$ -		19.18	$ 45,773	$ 869,419	$ (16,410,837)	$ -	$ (722,077)	$ (17,132,914)
2066	$ (17,132,914)	$ -		19.18	$ 46,688	$ 886,807	$ (16,246,106)	$ -	$ (714,829)	$ (16,960,935)
2067	$ (16,960,935)	$ -		19.18	$ 47,622	$ 904,543	$ (16,056,392)	$ -	$ (706,481)	$ (16,762,873)
2068	$ (16,762,873)	$ -		19.18	$ 48,574	$ 922,634	$ (15,840,239)	$ -	$ (696,971)	$ (16,537,209)
2069	$ (16,537,209)	$ -		19.18	$ 49,546	$ 941,087	$ (15,596,122)	$ -	$ (686,229)	$ (16,282,352)
2070	$ (16,282,352)	$ -		19.18	$ 50,537	$ 959,909	$ (15,322,443)	$ -	$ (674,187)	$ (15,996,630)
2071	$ (15,996,630)	$ -		19.18	$ 51,548	$ 979,107	$ (15,017,524)	$ -	$ (660,771)	$ (15,678,295)
2072	$ (15,678,295)	$ -		19.18	$ 52,579	$ 998,689	$ (14,679,606)	$ -	$ (645,903)	$ (15,325,508)
2073	$ (15,325,508)	$ -		19.18	$ 53,630	$ 1,018,663	$ (14,306,846)	$ -	$ (629,501)	$ (14,936,347)
2074	$ (14,936,347)	$ -		19.18	$ 54,703	$ 1,039,036	$ (13,897,311)	$ -	$ (611,482)	$ (14,508,792)

Fire Services

OSL Account Cashflows

1 Year Beginning	2 Off-site Levy Fee Reserve Fund Opening Balance	3 Growth-related Expenditures Inflated at: 4% then 2%	4 Principal & Interest for Debentures Payments	5 Hectares Per Year	6 $ 19,940 inflated at 4.00% 2026 to 2027, then 2.00% 2028 onwards	7 Anticipated Fee Revenue [5 x 6]	8 Cumulative Surplus (Deficit) [2-3-4+7]	9 RF Interest Accural + 2.0%	10 - 4.40%	11 Off-site Levy Fee Reserve Fund Closing Balance [8+9+10]
2075	$ (14,508,792)	$ -		19.18	$ 55,797	$ 1,059,817	$ (13,448,976)	$ -	$ (591,755)	$ (14,040,731)
2076	$ (14,040,731)	$ -		19.18	$ 56,913	$ 1,081,013	$ (12,959,717)	$ -	$ (570,228)	$ (13,529,945)
2077	$ (13,529,945)	$ -		19.18	$ 58,051	$ 1,102,633	$ (12,427,312)	$ -	$ (546,802)	$ (12,974,113)
2078	$ (12,974,113)	$ -		19.18	$ 59,212	$ 1,124,686	$ (11,849,427)	$ -	$ (521,375)	$ (12,370,802)
2079	$ (12,370,802)	$ -		19.18	$ 60,396	$ 1,147,180	$ (11,223,622)	$ -	$ (493,839)	$ (11,717,462)
2080	$ (11,717,462)	$ -		19.18	$ 61,604	$ 1,170,123	$ (10,547,339)	$ -	$ (464,083)	$ (11,011,421)
2081	$ (11,011,421)	$ -		19.18	$ 62,836	$ 1,193,526	$ (9,817,896)	$ -	$ (431,987)	$ (10,249,883)
2082	$ (10,249,883)	$ -		19.18	$ 64,093	$ 1,217,396	$ (9,032,487)	$ -	$ (397,429)	$ (9,429,916)
2083	$ (9,429,916)	$ -		19.18	$ 65,375	$ 1,241,744	$ (8,188,172)	$ -	$ (360,280)	$ (8,548,452)
2084	$ (8,548,452)	$ -		19.18	$ 66,682	$ 1,266,579	$ (7,281,872)	$ -	$ (320,402)	$ (7,602,275)
2085	$ (7,602,275)	$ -		19.18	$ 68,016	$ 1,291,911	$ (6,310,364)	$ -	$ (277,656)	$ (6,588,020)
2086	$ (6,588,020)	$ -		19.18	$ 69,376	$ 1,317,749	$ (5,270,271)	$ -	$ (231,892)	$ (5,502,163)
2087	$ (5,502,163)	$ -		19.18	$ 70,764	$ 1,344,104	$ (4,158,059)	$ -	$ (182,955)	$ (4,341,014)
2088	$ (4,341,014)	$ -		19.18	$ 72,179	$ 1,370,986	$ (2,970,028)	$ -	$ (130,681)	$ (3,100,709)
2089	$ (3,100,709)	$ -		19.18	$ 73,623	$ 1,398,406	$ (1,702,303)	$ -	$ (74,901)	$ (1,777,205)
2090	$ (1,777,205)	$ -		14.57	$ 75,095	$ 1,253,193	$ (524,011)	$ -	$ (23,056)	$ (547,068)

Project Costs	Levy Collections	Interest Earned	Borrowing Costs
$ 18,291,992	$ 55,185,351	$ 46,939	$ (36,940,297)