

Town of Nanton

BYLAW NUMBER: 1390/24

A BYLAW OF THE MUNICIPALITY OF THE TOWN OF NANTON IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ESTABLISHING OFF-SITE LEVIES

1. ENACTMENT:

1.1 WHEREAS, the Municipal Government Act provides that a council of a municipality may by bylaw provide for the imposition and collection of an off-site levy in respect of land that is to be developed or subdivided and authorize an agreement to be entered into in respect of the payment of such levy; and

1.2 WHEREAS, Council deems it desirable to impose off-site levies for the purposes described in the Municipal Government Act; and

1.3 WHEREAS, Council deems it desirable to authorize agreements to be entered into in respect of the payment of off-site levies; and

1.4 WHEREAS, the Town of Nanton engaged the firm MPE a division of Englobe to prepare a report in respect of the fair and equitable calculation of off- site levies for the purposes described in the Municipal Government Act, which is attached as Schedule "B" to this Bylaw (the "MPE Report"); and

1.5 WHEREAS, Council has reviewed the MPE Report and deems it desirable to impose and collect off-site levies in accordance with such report.

1.6 NOW THEREFORE, the Council of the Municipality of the Town of Nanton in the Province of Alberta duly assembled enacts as follows:

2. SHORT TITLE

2.2 This Bylaw will be cited as the "Off-Site Levy Bylaw".

3. INTERPRETATION

3.1 DEFINITIONS:

"Act" means the Municipal Government Act, R.S.A. 2000 M-26, as amended;

"Bylaw" means the off-site levy bylaw established by the Municipality, and Schedules as attached;

"Chief Administrative Officer" means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on that Officer by Council from time to time;

"Council" means the Council for the Town of Nanton;

“Municipality” means the Town of Nanton.

“Off-Site Levy” means the off-site levy imposed pursuant to this Bylaw.

“Town” means the municipal corporation of Nanton or where the context requires, the area within the boundaries of the Town.

3.2 Any references in this Bylaw to any statutes are to those statutes as amended or replaced from time to time and any amendments thereto.

3.3 The headings in this Bylaw do not form part of this Bylaw and shall not affect its interpretation.

4. ADMINISTRATION AND ENFORCEMENT

4.1 Council hereby delegates to the CAO the authority to enforce and administer this Bylaw.

5. IMPOSITION OF OFF-SITE LEVIES

5.1 Off-Site Levies are hereby imposed at the time of issuance of a development permit or subdivision approval in respect of all land that is to be developed or subdivided within the Off-Site Levy Area identified in the MPE Report attached as Schedule “B” to this Bylaw against which Off-Site Levies may be imposed in accordance with the Act.

5.2 Off-Site Levies are deemed imposed whether or not the imposition of Off-Site Levies is made a specific condition of subdivision approval or the development permit.

6. AGREEMENTS

6.1 The subdivision and development of land subject to Off-Site Levies under this Bylaw shall require as a condition of approval a requirement to enter into a development agreement with the Town pursuant to ss. 650 and 655 of the Act.

6.2 Where it is determined that a development agreement with the Town pursuant to ss. 650 and 655 of the Act is a necessary condition of approval, the applicant or owner shall enter into a development agreement with the Town.

6.3 Except as otherwise provided herein, each development agreement entered into by the Town pursuant to ss. 650 and 655 of the Act with respect to any development or subdivision application shall provide for payment of Off-Site Levies imposed by this Bylaw within the times specified by Town policy or guideline, as amended from time to time.

6.4 Where a development or subdivision results in a project in respect of which Off-Site Levies are collected under this Bylaw being constructed prior to the collection of sufficient Off-Site levies by the Town, the Town and the applicant or owner may enter into an agreement whereby the applicant or owner constructs all or part of the project at its sole cost and the Town agrees to pay the developer from the funds collected as Off-Site Levies or to grant a credit against future Off-Site Levies.

7. PAYMENT OF OFF-SITE LEVIES

7.1 Off-Site Levies in respect of land that is subject to subdivision must be paid prior to the endorsement of the plan of subdivision.



7.2 Off-Site Levies in respect of land that is subject to development shall be paid prior to the release of the development permit.

7.3 Notwithstanding sections 7.1 and 7.2, at the discretion of the CAO, the Town may enter into an agreement whereby payment of Off-Site Levies is deferred or Off-Site Levies are paid in stages, in which case the CAO may require that adequate security is provided to secure payment of the Off-Site Levies.

8. DEFAULT OF PAYMENT

8.1 If a person fails, neglects or refused to pay an Off-Site Levy imposed under this Bylaw, the Town may, in accordance with the terms of any agreement entered into under section 6:

- a) commence proceedings in a court of competent jurisdiction for the payment of the Off-Site Levy;
- b) refuse to endorse a plan of subdivision or release of a development permit; and
- c) take any other steps available in law or equity for the failure, neglect or refusal to pay the Off-Site Levy.

9. OFF-SITE LEVY FUND

9.1 All Off-Site Levies collected pursuant to this Bylaw shall be accounted for and expended in accordance with the applicable provisions of the Act.

10. DETERMINATION OF OFF-SITE LEVIES

10.1 Off-Site Levies shall be as shown in Schedule "A".

11. DISCLOSURE AND ANNUAL REPORT

11.1 No less than once in a calendar year, the CAO shall provide a report to Council, which report shall be publicly available, containing the information required in Section 648.4 (2) of the Act.

12. REVIEW

12.1 The calculation of the Off-Site Levies shall be reviewed no less than once every four (4) calendar years.

13. GENERAL

13.1 Nothing in this Bylaw precludes the Municipality from imposing such further or other charges, costs, fees or levies as may be lawfully authorized, including future Off-Site Levies where such levies have not been collected.

13.3 If any term, clause, or condition of this Bylaw or the application thereof is found to be invalid or unenforceable, the remainder of this Bylaw or the application of such term, clause, or condition shall not be affected and shall remain in force and effect.

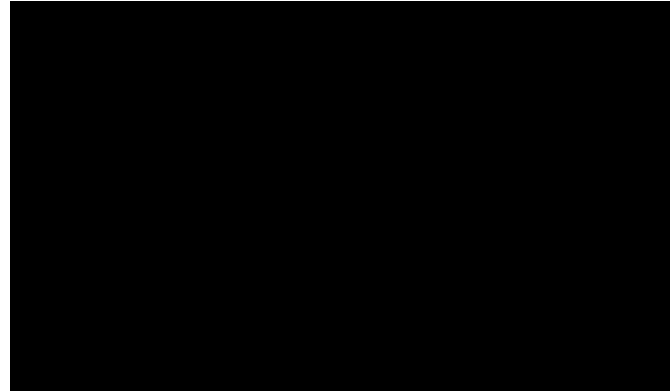
14. EFFECTIVE DATE AND READINGS

14.1 This bylaw comes into effect upon the date of final reading and signing thereof.

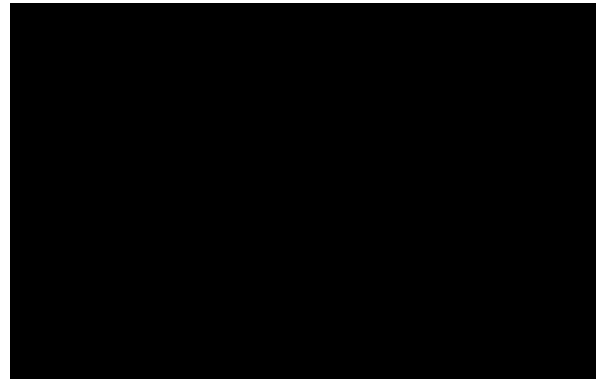


14.2 This bylaw repeals Bylaw #1223/10 and any amendments thereto.

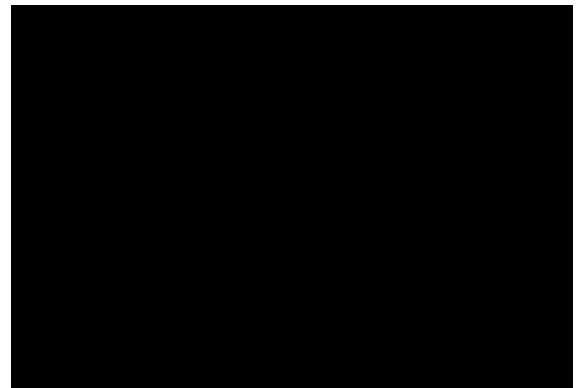
14.3 Read a **first** time this 17 day of June, 2024



14.4 Read a **second** time this 12 day of August, 2024.



14.5 Read a **third** time this 12 day of August, 2024.



SCHEDULE "A"

DEFINED OFF-SITE LEVY RATES*

Effective until December 31, 2024

| Project | Estimated Capital Cost | Assumed Funding % | Estimated Capital Cost with Funding | % For OSL Area 1 | OSL Eligible Portion | | OST Eligible Portion with Funding |
|---|------------------------|-------------------|-------------------------------------|------------------|----------------------|--------------|-----------------------------------|
| Potable Water | | | | | | | |
| Regional Water Project | \$14,951,000 | 91% | \$1,345,590 | 21.0% | \$3,139,710 | \$5,591,674 | \$282,574 |
| Additional Pumping Capacity | \$200,978 | 61.5% | \$77,457 | 13.7% | \$27,534 | \$75,166 | \$10,612 |
| 26 Avenue - 16 Street to 22 Street | \$2,027,000 | 0% | \$2,027,000 | 13.7% | \$277,699 | \$758,098 | \$277,699 |
| Potable Water Storage Upgrades | \$2,896,261 | 61.5% | \$1,115,061 | 16.6% | \$480,779 | \$2,415,482 | \$185,100 |
| Total Water System Costs | \$20,075,239 | | \$4,565,107 | -- | \$3,925,722 | \$9,494,920 | \$755,985 |
| Wastewater | | | | | | | |
| Completed WWTP Upgrades (2016) | \$1,427,530 | -- | \$1,427,530 | 13.7% | \$195,572 | \$533,896 | \$195,572 |
| Proposed WWTP Upgrades | \$5,668,000 | 61.5% | \$2,182,180 | 13.7% | \$776,516 | \$2,119,832 | \$298,959 |
| 26th Avenue - 20th Street to 21st Street WW Main Upsize | \$477,000 | 0% | \$477,000 | 61.9% | \$295,263 | \$0 | \$295,263 |
| 21st Street - 26th Avenue to 24 Avenue WW Main Upsize | \$882,000 | 0% | \$882,000 | 61.9% | \$545,958 | \$0 | \$545,958 |
| Total Wastewater System Costs | \$8,454,530 | | \$4,968,710 | -- | \$1,813,309 | \$4,603,728 | \$1,335,751 |
| Transportation | | | | | | | |
| Highway 2 and 26 Avenue Intersection Improvements | \$515,000 | 50% | \$257,500 | 13.7% | \$70,555 | \$192,610 | \$35,278 |
| 26 Avenue and Township Road 163 Intersection Improvements | \$234,000 | 50% | \$117,000 | 13.7% | \$32,058 | \$87,516 | \$16,029 |
| Total Transportation System Costs | \$749,000 | | \$374,500 | -- | \$102,613 | \$280,126 | \$51,307 |
| Total Infrastructure Cost | \$29,278,769 | | \$9,908,317 | -- | \$5,841,644 | \$14,378,774 | \$2,143,042 |

| Component | Estimated Cost | Estimated Cost with Funding | Net Developable Area (ha) | Off-Site Levy Rate with Funding (\$/ha) | Area 1 OSL Rate |
|----------------|----------------|-----------------------------|---------------------------|---|-----------------|
| Potable Water | \$3,925,722 | \$755,985 | 22.6 | \$33,450.64 | |
| Wastewater | \$1,813,309 | \$1,335,751 | | \$59,104.04 | |
| Transportation | \$102,613 | \$51,307 | | \$2,270.20 | |
| Total | \$5,841,644 | \$2,143,042 | 22.6 | \$94,824.88 | |

*Rates will be increased 3.0% annually effective on January 1st of each calendar year.



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SCHEDULE "B"
OFF-SITE LEVIES INFRASTRUCTURE REVIEW
TECHNICAL MEMORANDUM AND REPORT
DATE: JUNE 10th , 2024





a division of Englobe



Technical Memorandum for:

TOWN OF NANTON

OFF-SITE LEVY INFRASTRUCTURE REVIEW

Prepared By:

Gavin Nummi, P.Eng.
Project Manager

Date: June 10, 2024
Project #: 2630-012-00

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www.mpe.ca





CORPORATE AUTHORIZATION

This document has been prepared by MPE a division of Englobe under authorization of the Town of Nanton. The material in this document represents the best judgment of MPE a division of Englobe given the available information.

Any use that a third party makes of this document, or reliance on or decisions made based upon it is the responsibility of the third party. MPE a division of Englobe accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions taken based upon this document.

Should any questions arise regarding content of this document, please contact the undersigned.

MPE a division of Englobe



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1 INTRODUCTION

1.1 BACKGROUND

The Town of Nanton (Town) has continued to experience growth over the past several years. As with other municipalities, the Town is required to expand and upgrade infrastructure to meet the demands of new development. Municipalities typically do not have the resources to fund all capital projects for new infrastructure and it would not be equitable for the existing community to bear the cost of servicing new development.

To meet this challenge, the Municipal Government Act (MGA) offers cost recovery tools to municipalities in the form of off-site levies (OSL's) and development charges to offset the cost of providing new infrastructure and services. According to the MGA, off-site levies may only be used to pay for all or part of the capital cost of the following projects:

- New or expanded facilities for storage, transmission, treatment, or supply of water,
- New or expanded facilities for treatment, movement, or disposal of sanitary sewage,
- New or expanded storm sewer drainage facilities,
- New or expanded roads required for or impacted by a subdivision or development,
- Land required for or in connection with any facilities described in the off-site levy provisions of the MGA.

In addition to the capital cost of the above noted facilities, off-site levies may be used to pay for all or part of community recreation facilities, fire hall facilities, police station facilities, and libraries.

The intent of this memorandum is to complete a review of infrastructure requirements that are eligible for inclusion in the off-site levy rate calculations and determine the appropriate allocation of costs to developable areas.

1.2 SCOPE OF WORK

The scope of the off-site levy update includes the following:

- Review and identify potential areas of development and determine the net developable areas that will benefit from Town infrastructure,
- Review master plan and infrastructure documents to identify projects with new or expanded infrastructure to support growth and future development,
- Complete a high-level analysis of the water distribution, wastewater, and stormwater management systems,
- Identify recommended infrastructure upgrades and improvements for developable areas,
- Update capital cost estimates of proposed infrastructure upgrades/ improvements as required,
- Prepare a summary of all infrastructure costs related to new development,
- Develop and submit a report to the Town that includes the necessary infrastructure related components to be incorporated into the Bylaw as outlined in the Off-Site-Levies Regulation of the MGA.

2 OFF-SITE LEVY

The Town's current levy rates and development charges are based on a previous off-site levy calculation report prepared in 2012 and the levy rates were subsequently increased in 2015. The advantages of the utilized method are that it is straightforward, and it arrives at a single rate that is applied equally to all development. This report will follow a similar methodology for the two identified areas.

The off-site levy calculation is based on a tally of all infrastructure and facility costs to the Town that are attributable to growth and that cost is allocated to all developable land. The methodology is defined in the following steps:

- Define the developable area,
- Estimate the infrastructure and facility requirements for the developable area,
- Identify what portion of the infrastructure and facility costs are attributable to growth,
- Calculate a levy rate based on the total infrastructure cost and net developable area.

2.1 DEVELOPABLE AREA

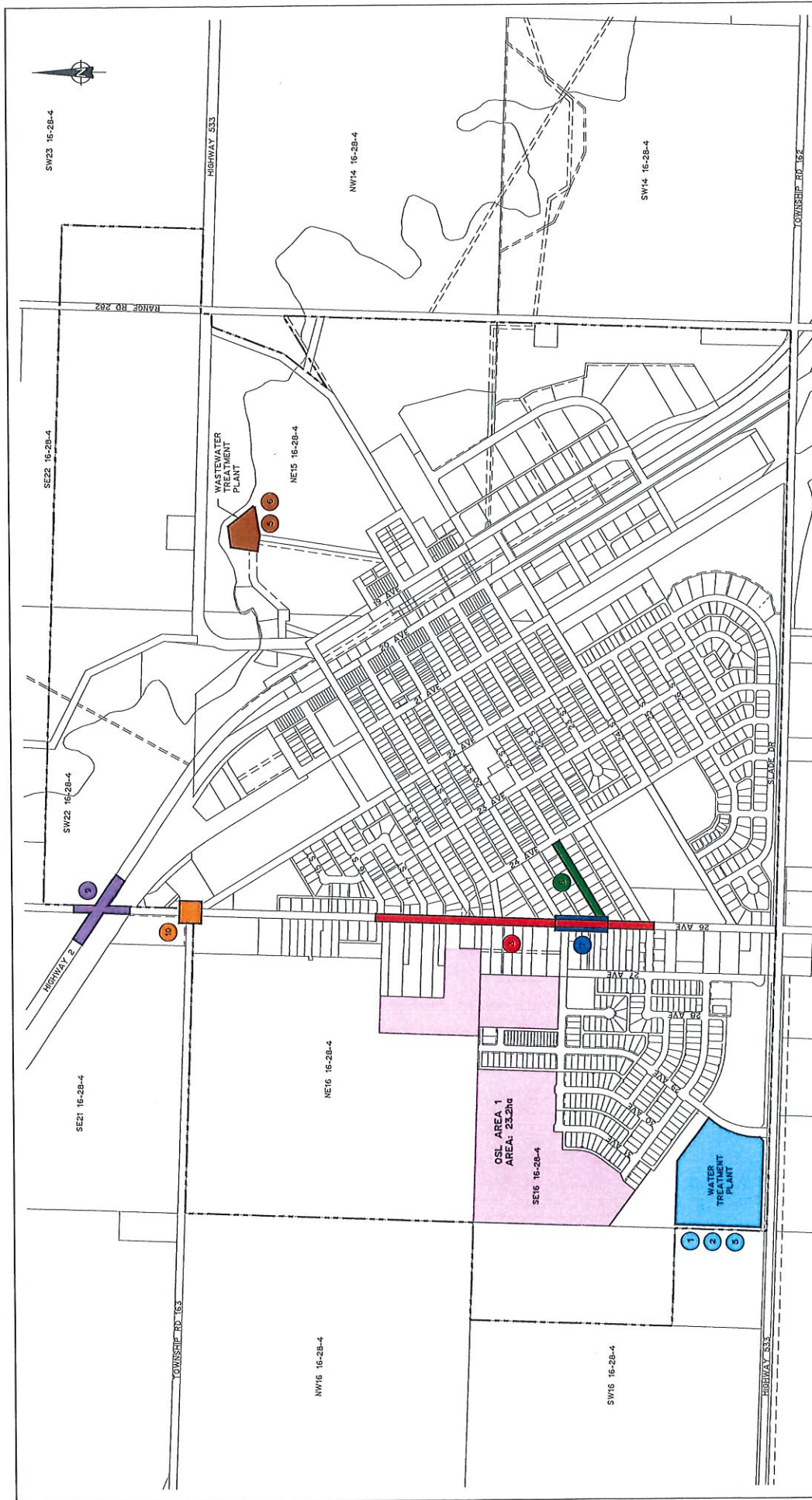
The developable area can include all land within the corporate boundary of the Town for which there does not exist a development agreement. Developable area can be the gross area, or it can be net of any allowance for Environmental Reserve, Municipal Reserve (MR), or major transportation corridors. The calculations remain the same and the total levy amount required remains the same, however the rate per unit area will vary depending on the use of gross area or net area in the calculations. The off-site levy calculations included in this report, utilize net developable area, and assume 10% of the total developable area will be utilized for MR and 5% is to be deducted for major transportation corridors.

Based on information from the Town, there is a total developable area of 75.5 ha available. However, based on direction from the Town, the off-site levy determination only includes the area identified as OSL Area 1 on Figure 1.

The adopted *Westview Area Structure Plan*, which is encompassed by OSL Area 1, has a projected population of 649 and a total developable area of 19.1 ha. OSL Area 1 also encompasses a 4.1 ha lot (1709 26 Avenue) which is assumed to have a developable area of 3.5 ha after an allowance of 15% is removed to allow for municipal reserves. The projected population for the 3.5 ha is 119 based on a density of 34 people/ha which matches the overall density of the *Westview Area Structure Plan*.

The Town's infrastructure systems were last fully assessed in 2008 as part of the *Infrastructure Master Plan Update* (IMP). The IMP utilized an existing population of 2,216 for 2007 and a design population of 5,597. Since Statistics Canada reported a current population of 2,167 for the Town, the recommendations from the IMP are still considered relevant. The area identified as OSL Area 1 was included in the IMP as an area for potential future growth within the Town.

Based on the information above, the total projected population for OSL Area 1 is 768, and the developable area used for the OSL calculation will be 22.6 ha.



- WATER PROJECT LIST**
- 1 REGIONAL WATER PROJECT
 - 2 ADDITIONAL PUMPING CAPACITY
 - 3 26 AVENUE - 16 STREET TO 22 STREET
 - 4 POTABLE WATER STORAGE UPGRADES

- WASTEWATER PROJECT LIST**
- 5 COMPLETED WWTP UPGRADES (2016)
 - 6 PROPOSED WWTP UPGRADES
 - 7 26 AVENUE - 20 STREET TO 21 STREET UPSIZE
 - 8 21 STREET - 26 AVENUE TO 24 AVENUE UPSIZE

- TRANSPORTATION PROJECT LIST**
- 9 HIGHWAY 2 AND 26 AVENUE INTERSECTION IMPROVEMENTS
 - 10 26 AVENUE AND TOWNSHIP ROAD 163 INTERSECTION IMPROVEMENTS



TOWN OF NANTON
OFF SITE LEVY INFRASTRUCTURE
UPDATES

| | | | |
|-----------------|-----------------|------------------|-----------|
| SCALE: 1:10 000 | DATE: JUNE 2024 | JOB: 2630-012-00 | FIGURE: 1 |
|-----------------|-----------------|------------------|-----------|

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2.2 INFRASTRUCTURE REQUIREMENTS

Off-site levy rates are based on the capital costs of infrastructure projects to service additional growth. Estimated costs for the required projects are divided by the net developable area to determine base rates for each of the potable water, wastewater, stormwater, and transportation systems.

Applicable infrastructure projects are considered as any that provide capacity for the purpose of servicing additional residential, commercial, or industrial lots. Repairs or upgrades to solve existing problems are not considered eligible for funding from the off-site levy account. Subdivisions of land or the creation of lots where off-site levies have already been paid is considered redevelopment and projects to serve these areas are also not eligible for off-site levy funding. The eligible portion of the capital costs associated with expansion or upsizing projects is equivalent to the increased growth-related capacity provided by the project.

Table 2.2 provides a summary of the identified OSL eligible projects. The identified infrastructure projects have been previously identified in studies and/or developed based on knowledge of the Town's existing systems and the requirements for servicing the developable area. These infrastructure projects are shown on Figure 1. It is expected that major infrastructure projects would be administered directly by the Town, and that these projects would be funded directly from the off-site levy account.

Costs associated with infrastructure projects that are required to service OSL Area 1 and do not benefit additional areas throughout Town are considered 100% eligible for the off-site levy calculation. The eligible percentage of costs for projects that are required to service OSL Area 1 but also benefit additional areas was determined using the potential population for OSL Area 1 (768) relative to the total population serviced, or benefitting, from each individual project.

Table 2.1 –Off-Site Levy Infrastructure Projects for the Town of Nanton

| Project | Description | Source Study | Benefiting Area | Design Population | OSL Eligible % |
|---|---|--------------|------------------------|-------------------|----------------|
| Potable Water | | | | | |
| Regional Water Project | Improved water supply to the Town, including capacity for development. The project was identified as a need for the Town in the <i>Regional Water Supply Study – High River Water Supply</i> (RWSS), completed in 2023. | RWSS | All | 2,679 | 28.7 |
| Additional Pumping Capacity | Upgraded pump capacity for new development and improved fire protection. Increased pumping capacity was identified as a requirement for future growth and fire protection within the IMP. | IMP | All | 5,600 | 13.7 |
| 26 Avenue - 16 Street to 22 Street | Distribution system upgrade required to provide minimum level of service to developable areas including OSL Area 1. The project would also benefit existing developed areas throughout Town. | IMP | All | 5,600 | 13.7 |
| Potable Water Storage Upgrades | Additional potable water storage required due to new development and growth identified within the IMP. | IMP | All Future Development | 3,384 | 22.7 |
| Wastewater | | | | | |
| Completed WWTP Upgrades (2016) | Improved wastewater treatment processes including capacity for new development. It is assumed that the design population was in accordance with the projections identified within the IMP. | N/A | All | 5,600 | 13.7 |
| Proposed WWTP Upgrades | Projects identified within the 2021 Wastewater Treatment Plant Assessment (WWTPA). Design to match capacity of existing WWTP and costs based on 2022 AMWWP funding application. | WWTPA | All | 5,600 | 13.7 |
| Wastewater | | | | | |
| 26th Avenue WW Main Upsize | Upgrades to existing sanitary main to provide capacity for new development. Services existing developed areas and developable lands. Identified in the 2024 West Side Sanitary Servicing Assessment (WSSA). | WSSA | Westview Area | 1,240 | 61.9 |
| 21st Street WW Main Upsize | | WSSA | Westview Area | 1,240 | 61.9 |
| Transportation | | | | | |
| Highway 2 and 26 Avenue Intersection Improvements | Intersection upgrades identified within completed traffic impact assessments due to developable areas. Intersection upgrades will also benefit existing developed areas. Projects identified within the 2010 Traffic Impact Assessment Report (TIA). It is assumed projections included in the were based on the ultimate buildout identified within the IMP. | TIA | All | 5,600 | 13.7 |
| 26 Avenue and Township Road 163 Intersection Improvements | | TIA | All | 5,600 | 13.7 |

2.3 PUBLIC FACILITIES

In addition to infrastructure projects, the MGA allows for the following public facilities to be funded through off-site levies:

- New or expanded community recreation facilities,
- New or expanded fire hall facilities,
- New or expanded police station facilities,
- New or expanded libraries.

Off-site levy calculations often include a significant developable area, of which a majority is assumed to be residential developments. The increased residential development can lead to a subsequent increase in population and changes to the public services provided by the municipality. The inclusion of public facilities in the off-site levy calculation allows for the Town to plan and budget to provide the necessary public services for an increased population.

Like infrastructure projects, only the portion of public facilities required to service the additional population is eligible for funding through off-site levies.

For this update, the Town has opted not to consider costs associated with public facilities. Cost Estimates Order of magnitude cost estimates have been prepared and/or updated for the infrastructure projects noted in the previous figures. A summary of all project costs is provided in Table 2.2.

2.4 ESTIMATED COSTS FOR OSL ELIGIBLE PROJECTS

A summary of estimated costs for identified projects is provided in Table 3.1. Current estimated costs were determined by adding an average annual inflation of 3% to the project costs identified in the most recent applicable studies and/or reports.

Cost estimates for the following projects were completed as part of this assessment and are included in Appendix A:

- Potable Water:
 - 26 Avenue - 16 Street to 22 Street,
- Wastewater:
 - 26th Avenue - 20th Street to 21st Street WW Main Upsize,
 - 21st Street - 26th Avenue to 24 Avenue WW Main Upsize,
- Transportation:
 - Highway 2 and 26 Avenue Intersection Improvements,
 - 26 Avenue and Township Road 163 Intersection Improvements.

Table 2.2 – Estimated OSL Infrastructure Costs for the Town of Nanton

| Project | Estimated Capital Cost | Assumed Funding % | Estimated Capital Cost with Funding | OSL Eligible % | OSL Eligible Portion with Funding |
|---|------------------------|-------------------|-------------------------------------|----------------|-----------------------------------|
| Potable Water | | | | | |
| Regional Water Project | \$14,951,000 | 91% | \$1,345,590 | 21.0% | \$282,574 |
| Additional Pumping Capacity | \$200,978 | 61.5% | \$77,457 | 13.7% | \$10,612 |
| 26 Avenue - 16 Street to 22 Street | \$2,027,000 | 0% | \$2,027,000 | 13.7% | \$277,699 |
| Potable Water Storage Upgrades | \$2,896,261 | 61.5% | \$1,115,061 | 16.6% | \$185,100 |
| Total Water System Costs | \$20,075,239 | | \$4,565,107 | -- | \$755,985 |
| Wastewater | | | | | |
| Completed WWTP Upgrades (2016) | \$1,427,530 | -- | \$1,427,530 | 13.7% | \$195,572 |
| Proposed WWTP Upgrades | \$5,668,000 | 61.5% | \$2,182,180 | 13.7% | \$298,959 |
| 26th Avenue - 20th Street to 21st Street WW Main Upsize | \$477,000 | 0% | \$477,000 | 61.9% | \$295,263 |
| 21st Street - 26th Avenue to 24 Avenue WW Main Upsize | \$882,000 | 0% | \$882,000 | 61.9% | \$545,958 |
| Total Wastewater System Costs | \$8,454,530 | | \$4,968,710 | -- | \$1,335,751 |
| Transportation | | | | | |
| Highway 2 and 26 Avenue Intersection Improvements | \$515,000 | 50% | \$257,500 | 13.7% | \$35,278 |
| 26 Avenue and Township Road 163 Intersection Improvements | \$234,000 | 50% | \$117,000 | 13.7% | \$16,029 |
| Total Transportation System Costs | \$749,000 | | \$374,500 | -- | \$51,307 |
| Total Infrastructure Cost | \$29,278,769 | | \$9,908,317 | -- | \$2,143,042 |

3 OFF-SITE LEVY RATE DETERMINATION

The off-site levy rate, in dollars per hectare, is calculated by dividing the total estimated infrastructure cost by the developable area. The developable area included in this report is 19.1 ha and based on the *Westview Area Structure Plan*. Table 3.1, below, provides the current value per hectare recommended for the off-site levy rate.

Table 3.1 – Off-Site Levy Rate Determination for OSL Area 1

| Component | Estimated OSL Eligible Cost with Funding | Net Developable Area (ha) | Off-Site Levy Rate with Funding (\$/ha) |
|----------------|--|---------------------------|---|
| Potable Water | \$755,985 | 22.6 | \$33,450.64 |
| Wastewater | \$1,335,751 | | \$59,104.04 |
| Transportation | \$51,307 | | \$2,270.20 |
| Total | \$2,143,042 | 22.6 | \$94,824.88 |

Alternative methods for determining the off-site levy rate include a cash flow model complete with project scheduling. This method would take interest payments on debentures into consideration and results in an increase to the current rate. However, full cost recovery can be achieved by the Town utilizing the method presented above by regularly completing a review and update to the bylaw to account for completed projects, actual costs incurred, inflation, and changes in planning documents.

4 REFERENCES

Town of Nanton, "Off-Site Levy Bylaw No. 1223/10," enacted August 9th, 2010.

Province of Alberta, "Municipal Government Act –RSA 2000, Chapter M-26," enacted December 9, 2020.

Associated Engineering Alberta Ltd., "Infrastructure Master Plan," Town of Nanton, Alberta, 2008.

MMM Group Ltd., "Traffic Impact Assessment Report", D2S Farms Development, Alberta, 2010.

MPE a Division of Englobe, "West Side Sanitary Servicing Assessment", Town of Nanton, Alberta, 2024.

MPE a Division of Englobe, "Capital Project Identification and Development", Town of Nanton, Alberta, 2024.

MPE a Division of Englobe, "Regional Water Study – High River Water Supply", Town of Nanton, Alberta, 2023.

MPE a Division of Englobe, "Wastewater Treatment Plant Assessment", Town of Nanton, Alberta, 2021.

APPENDIX A

ORDER OF MAGNTIDUE COST ESTIMATES

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Town of Nanton
26 Avenue - 16 Street to 22 Street - Watermain Upgrade

ORDER OF MAGNITUDE COST ESTIMATE

| Description of Work | Quantity | Unit | Unit Price | Cost |
|---|----------|----------------|-------------|-----------------------|
| General Requirements | | | | |
| 1 Mobilization/Demobilization/Bonding & Insurance/Profit/Traffic Accomodation | 1 | LS | \$95,000.00 | \$95,000.00 |
| 2 Dewatering and Care of Water | 1 | LS | \$10,000.00 | \$10,000.00 |
| 3 Hydro-Excavation | 20 | hours | \$500.00 | \$10,000.00 |
| SUBTOTAL | | | | \$115,000.00 |
| Water Distribution System | | | | |
| 1 Temporary Water Supply | 1 | LS | \$25,000.00 | \$25,000.00 |
| 2 Connection to Existing System | 11 | ea | \$3,500.00 | \$38,500.00 |
| 3 300mm PVC Pipe | 870 | m | \$400.00 | \$348,000.00 |
| 4 300mm Isolation Valve | 13 | ea | \$5,000.00 | \$65,000.00 |
| 5 Fire Hydrant | 5 | ea | \$12,500.00 | \$62,500.00 |
| SUBTOTAL | | | | \$539,000.00 |
| Surface Restoration | | | | |
| 1 Asphalt Road Restoration - Local Road | 7,000 | m ² | \$100.00 | \$700,000.00 |
| SUBTOTAL | | | | \$700,000.00 |
| GRAND SUBTOTAL | | | | \$1,354,000.00 |
| Contingency (30%) | | | | \$407,000.00 |
| Engineering (10%) | | | | \$177,000.00 |
| Geotechnical and Materials Testing (5%) | | | | \$89,000.00 |
| GRAND TOTAL | | | | \$2,027,000.00 |



Town of Nanton
21 Street - 26 Ave to 24 Ave Wastewater Upgrade

ORDER OF MAGNITUDE COST ESTIMATE

| Description of Work | Quantity | Unit | Unit Price | Cost |
|---|----------|----------------|-------------|---------------------|
| General Requirements | | | | |
| 1 Mobilization/Demobilization/Bonding & Insurance/Profit/Traffic Accomodation | 1 | LS | \$42,000.00 | \$42,000.00 |
| 2 Dewatering and Care of Water | 1 | LS | \$10,000.00 | \$10,000.00 |
| 3 Hydro-Excavation | 12 | hours | \$500.00 | \$6,000.00 |
| SUBTOTAL | | | | \$58,000.00 |
| Wastewater Collection System | | | | |
| 1 Sanitary Bypass Pumping | 1 | LS | \$11,000.00 | \$11,000.00 |
| 2 Supply and Install 250 mm SDR35 PVC Sanitary Sewer Pipe, complete | 280 | m | \$400.00 | \$112,000.00 |
| 3 Supply and Install Type 1 Standard Precast Manhole, complete | 10 | v.m. | \$3,000.00 | \$30,000.00 |
| 4 Tie-in Existing Sanitary Service Lines | 21 | ea | \$3,000.00 | \$63,000.00 |
| 5 Connect to Existing Sanitary Collection System | 2 | ea | \$7,500.00 | \$15,000.00 |
| SUBTOTAL | | | | \$231,000.00 |
| Surface Restoration | | | | |
| 1 Asphalt Road Restoration - Local Road | 3,000 | m ² | \$100.00 | \$300,000.00 |
| SUBTOTAL | | | | \$300,000.00 |
| GRAND SUBTOTAL | | | | \$589,000.00 |
| Contingency (30%) | | | | \$177,000.00 |
| Engineering (10%) | | | | \$77,000.00 |
| Geotechnical and Materials Testing (5%) | | | | \$39,000.00 |
| GRAND TOTAL | | | | \$882,000.00 |

Town of Nanton

26 Avenue - 20 Street to 21 Street Wastewater Upgrade

ORDER OF MAGNITUDE COST ESTIMATE

| Description of Work | Quantity | Unit | Unit Price | Cost |
|---|----------|----------------|-------------|---------------------|
| General Requirements | | | | |
| 1 Mobilization/Demobilization/Bonding & Insurance/Profit/Traffic Accomodation | 1 | LS | \$23,000.00 | \$23,000.00 |
| 2 Dewatering and Care of Water | 1 | LS | \$10,000.00 | \$10,000.00 |
| 3 Hydro-Excavation | 10 | hours | \$500.00 | \$5,000.00 |
| SUBTOTAL | | | | \$38,000.00 |
| Wastewater Collection System | | | | |
| 1 Sanitary Bypass Pumping | 1 | LS | \$10,000.00 | \$10,000.00 |
| 2 Supply and Install 250 mm SDR35 PVC Sanitary Sewer Pipe, complete | 150 | m | \$400.00 | \$60,000.00 |
| 3 Supply and Install Type 1 Standard Precast Manhole, complete | 10 | v.m. | \$3,000.00 | \$30,000.00 |
| 4 Tie-in Existing Sanitary Service Lines | 5 | ea | \$3,000.00 | \$15,000.00 |
| 5 Connect to Existing Sanitary Collection System | 2 | ea | \$7,500.00 | \$15,000.00 |
| SUBTOTAL | | | | \$130,000.00 |
| Surface Restoration | | | | |
| 1 Asphalt Road Restoration - Local Road | 1,500 | m ² | \$100.00 | \$150,000.00 |
| SUBTOTAL | | | | \$150,000.00 |
| GRAND SUBTOTAL | | | | \$318,000.00 |
| Contingency (30%) | | | | \$96,000.00 |
| Engineering (10%) | | | | \$42,000.00 |
| Geotechnical and Materials Testing (5%) | | | | \$21,000.00 |
| GRAND TOTAL | | | | \$477,000.00 |





Town of Nanton

Highway 2 and 26th Avenue Intersection Upgrades

ORDER OF MAGNITUDE COST ESTIMATE

| Description of Work | Quantity | Unit | Unit Price | Cost |
|--|----------|----------------|--------------|---------------------|
| General Requirements | | | | |
| 1 Mobilization/Demobilization/Bonding & Insurance/Profit | 1 | LS | \$22,000.00 | \$22,000.00 |
| 2 Traffic Accommodations | 1 | LS | \$50,000.00 | \$50,000.00 |
| 3 Hydro-Excavation | 30 | hours | \$500.00 | \$15,000.00 |
| SUBTOTAL | | | | \$87,000.00 |
| Road Works | | | | |
| 1 300 mm Subgrade | 150 | m ² | \$20.00 | \$3,000.00 |
| 2 200mm Base Granular | 150 | m ² | \$15.00 | \$2,250.00 |
| 3 120mm Asphalt | 150 | m ² | \$60.00 | \$450.00 |
| 4 Prime Coat | 150 | m ² | \$3.00 | \$9,000.00 |
| 5 60mm Asphalt Overlay | 1,200 | m ² | \$20.00 | \$3,600.00 |
| SUBTOTAL | | | | \$19,000.00 |
| Traffic Control | | | | |
| 1 Traffic Signals | 1 | LS | \$200,000.00 | \$200,000.00 |
| 2 Durable Thermoplastic Pavement Markings | | | | |
| a) Single Solid White Line | 60 | m | \$20.00 | \$1,200.00 |
| b) Dotted White Line | 30 | m | \$20.00 | \$600.00 |
| c) Solid Yellow Line | 30 | m | \$20.00 | \$600.00 |
| d) Right Turn Arrow | 2 | ea | \$600.00 | \$1,200.00 |
| e) Stop Bar | 5 | ea | \$1,200.00 | \$6,000.00 |
| SUBTOTAL | | | | \$210,000.00 |
| GRAND SUBTOTAL | | | | \$316,000.00 |
| Contingency (30%) | | | | \$95,000.00 |
| Engineering (20%) | | | | \$83,000.00 |
| Geotechnical and Materials Testing (5%) | | | | \$21,000.00 |
| GRAND TOTAL | | | | \$515,000.00 |



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Town of Nanton

26th Avenue and Township Road 163 Intersection Upgrades

ORDER OF MAGNITUDE COST ESTIMATE

| Description of Work | Quantity | Unit | Unit Price | Cost |
|--|----------|----------------|-------------|---------------------|
| General Requirements | | | | |
| 1 Mobilization/Demobilization/Bonding & Insurance/Profit | 1 | LS | \$11,000.00 | \$11,000.00 |
| 2 Traffic Accommodations | 1 | LS | \$50,000.00 | \$50,000.00 |
| 3 Hydro-Excavation | 30 | hours | \$500.00 | \$15,000.00 |
| SUBTOTAL | | | | \$76,000.00 |
| Road Works | | | | |
| 1 300 mm Subgrade | 450 | m ² | \$20.00 | \$9,000.00 |
| 2 200mm Base Granular | 450 | m ² | \$15.00 | \$6,750.00 |
| 3 Prime Coat | 450 | m ² | \$3.00 | \$1,350.00 |
| 4 120mm Asphalt | 450 | m ² | \$60.00 | \$27,000.00 |
| 5 60mm Asphalt Overlay | 1,200 | m ² | \$20.00 | \$24,000.00 |
| SUBTOTAL | | | | \$69,000.00 |
| Traffic Control | | | | |
| 1 Traffic Signs | 4 | ea | \$1,000.00 | \$4,000.00 |
| SUBTOTAL | | | | \$4,000.00 |
| GRAND SUBTOTAL | | | | \$149,000.00 |
| Contingency (30%) | | | | \$45,000.00 |
| Engineering (15%) | | | | \$30,000.00 |
| Geotechnical and Materials Testing (5%) | | | | \$10,000.00 |
| GRAND TOTAL | | | | \$234,000.00 |

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