BYLAW 2020-27

Office Consolidation current as of January 13, 2026

A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO IMPOSE OFF-SITE LEVIES IN RESPECT OF LAND OR BUILDINGS THAT ARE TO BE SUBDIVIDED, DEVELOPED OR ARE TO UNDERGO A CHANGE IN USE OR INTENSITY OF USE

WHEREAS Part 17, Division 6 of the Municipal Government Act, R.S.A. 2000 Chapter M-26, provides that the council of a municipality may pass a bylaw establishing an Off-Site levy;

WHEREAS the council for the Town of Canmore deems it desirable to establish an Off-Site levy for the purposes described in the Act;

NOW THEREFORE the Council for the Town of Canmore in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1 This bylaw shall be known as Off-Site Levy Bylaw 2020-27.

PURPOSE AND INTENT

2 This bylaw is intended to:

a) impose and provide for the payment of a levy to be known as an Off-Site Levy in respect of Applicable Land; and

b) authorize agreements to be entered into in respect to payment of Off-Site Levies to ensure that the developer of each parcel of Applicable Land pays a proportionate share of the costs to provide new or expanded infrastructure required for the zone in which the Applicable Land is located.

DEFINITIONS

3 In this bylaw:

a) "Act" shall mean the Municipal Government Act, R.S.A. 2000, Chapter M-26.

b) "Applicable Land" shall mean land that is to be subdivided or developed.

2025-42

c) *Repealed 2025-42*

d) "Off-Site levies" mean the levies imposed by this bylaw.

e) "Off-Site levy model" means the independent, third-party model employed by the Town to calculate Off-Site levies as further referenced in section 10.

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f) "Service Demand Factor(s)" and "SDF(s)" means the relative demand for infrastructure services that result from different development types, with low density residential infrastructure having a baseline factor of one (1.0) with other development types scaled accordingly as further described in section 7.

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g) "Development" has the same meaning as provided for in Part 17 of the Act.

h) "Commercial Unit" is set multiple of hectares of commercial development, with one (1) commercial hectare of development equal to 37commercial units of development.

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i) "Commercial Development" means all non-residential and non-hotel development.

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j) "Hotel Unit" means a unit where sleeping facilities are provided for visitors for periods of up to 30 days and where the total floor area of the unit is 75 square meters or less.

k) "Hotel Development" means any development, or relative portion of a development, that is visitor accommodation or other use that provides short-term accommodation to visitors. Tourist homes, as a sub class of residential use, are not considered as hotel or a visitor accommodation use.

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l) "Residential Unit" means a self-contained room or suite of rooms which normally provide sleeping, washing, sanitary and kitchen facilities, and which is intended for domestic use and includes residential units operated as tourist homes and/or visitor accommodation units that are larger than 75 square meters in size.

m) "Residential Development" means development of a dwelling unit, or units, for residential purposes at a range of densities (and may or may not include accessory uses such as home occupations or live work studios):

    i. Residential - Low Density: <35 units per hectare,

    ii. Residential - Medium / High Density: 35 and greater units per hectare,

n) "Existing Residential Unit" means a residential unit that is existent on a parcel at the time of application for redevelopment or that had existed on the parcel within the previous 5 years from the date of application but has been demolished.

o) "Tourist Home", "Live Work Studio", "Secondary Suite" and "Home Occupation" have the same meaning as the definitions contained in the Town's Land Use Bylaw (2018-22 or current version as updated).

2024-01

ADMINISTRATION AND ENFORCEMENT

4 Council hereby delegates to the chief administrative officer the duty and authority to enforce and administer this bylaw, to ensure periodic review of the calculation of the levies and to execute on behalf of the Town, written agreements with owners of Applicable Land providing for the payment of Off-Site levies imposed by this bylaw.

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DIVISION INTO ZONES

5 The Town is hereby divided into sixteen Off-Site Levy Cost Recovery Zones which are indicated in Table 1 below and demonstrated in Schedule 1 of this bylaw. Two additional zones are attributed to the Municipal District of Bighorn (MD).

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Table 1

Zone	Description
1	Silvertip and Cougar Point
2	Palliser
3	Cougar Creek and Eagle Terrace
4	Elk Run Industrial
5	Larch
6	BVT North, Railway Avenue, Spring Creek North
7	Teepee Town
8	Industrial Triangle
9	BVT South and Spring Creek Mountain Village
10	Fairholme, Town Centre, South Canmore
11	Three Sisters Dr, Rundle Dr, Rundleview, Peaks of Grassi
12	Quarry Pines
13	Three Sisters Village
14	Gateway
15	Dead Man's Flats (MD)
16	Harvie Heights (MD)
17	William Street
18	Stewart Creek and Smith Creek

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6 The MD benefits from infrastructure and services provided by the Town of Canmore but does not pay Off-Site Levies to the Town. Fees for Fire, Water and Sanitary infrastructure payable by the MD to the Town, are calculated in separate servicing agreements based on various infrastructure master plans such the 2022 Utility Master Plan. These agreements are factored into the determination of Off-Site levies payable to the Town by the development community, by excluding the relevant project costs in the Off-Site Levy model which are attributable to the MD.

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IMPOSITION OF OFF-SITE LEVIES

7 The Town shall distinguish the differential benefit of offsite infrastructure according to four land use development types (Commercial, Hotels, Residential Low Density and Residential Medium/High Density) using SDFs. SDFs are presented as relative to Residential Low Density Development having an SDF of 1.0. SDFs for water and sanitary infrastructure are informed by utility design rates from the 2022 Utility Master Plan (UMP) as indicated in Schedule 7 and Table 2 below.

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Table 2

Development Type	Service Demand Factors per Infrastructure Type				
	Transportation	Water	Sanitary	Storm	Fire
Commercial	2.0	1.3	1.3	2.0	2.0
Hotels	0.67	1.1	1.1	0.67	0.67
Residential - Low Density	1.0	1.0	1.0	1.0	1.0
Residential - Med / High Density	0.75	1.0	1.0	0.75	0.75

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8 The following Off-Site levy rates are imposed for each Zone for each type of development, with each Zone number from Table 1 being identified with the four possible types of development as follows:

a) Type 1 for Commercial,

b) Type 2 for Hotel,

c) Type 3 for Residential Low Density,

d) Type 4 for Residential Med / High Density.

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9 The resulting infrastructure contributions to the total Off-Site levy rates / unit for each Zone and development type is listed in Table 3 below.

Table 3

Zone & Dev Type	Transportation ($/Unit)	Water ($/Unit)	Sanitary ($/Unit)	Storm ($/Unit)	Fire ($/Unit)	Total ($/Unit)
1.1	1,058	1,879	5,806	-	1,833	10,576
1.2	354	1,590	4,913	-	614	7,471
1.3	529	1,445	4,466	-	917	7,357
1.4	397	1,445	4,466	-	687	6,996
2.1	1,058	1,877	5,864	1,017	1,833	11,649
2.2	354	1,588	4,962	341	614	7,859
2.3	529	1,444	4,510	508	917	7,908
2.4	397	1,444	4,510	381	687	7,420
3.1	1,058	1,586	5,806	-	1,833	10,283

Zone & Dev Type	Transportation ($/Unit)	Water ($/Unit)	Sanitary ($/Unit)	Storm ($/Unit)	Fire ($/Unit)	Total ($/Unit)
3.2	354	1,342	4,913	-	614	7,223
3.3	529	1,220	4,466	-	917	7,132
3.4	397	1,220	4,466	-	687	6,770
4.1	1,058	1,586	5,806	-	1,833	10,283
4.2	354	1,342	4,913	-	614	7,223
4.3	529	1,220	4,466	-	917	7,132
4.4	397	1,220	4,466	-	687	6,770
5.1	1,058	1,586	6,139	-	1,833	10,616
5.2	354	1,342	5,195	-	614	7,505
5.3	529	1,220	4,722	-	917	7,388
5.4	397	1,220	4,722	-	687	7,026
6.1	1,058	3,030	12,682	849	1,833	19,453
6.2	354	2,564	10,731	285	614	14,548
6.3	529	2,331	9,756	425	917	13,956
6.4	397	2,331	9,756	319	687	13,489
7.1	1,058	6,489	10,007	22,936	1,833	42,324
7.2	354	5,491	8,468	7,684	614	22,611
7.3	529	4,991	7,698	11,468	917	25,603
7.4	397	4,991	7,698	8,601	687	22,375
8.1	1,058	1,586	6,139	-	1,833	10,616
8.2	354	1,342	5,195	-	614	7,505
8.3	529	1,220	4,722	-	917	7,388
8.4	397	1,220	4,722	-	687	7,026
9.1	1,058	3,191	8,452	849	1,833	15,383
9.2	354	2,700	7,152	285	614	11,105
9.3	529	2,455	6,501	425	917	10,826
9.4	397	2,455	6,501	319	687	10,359
10.1	1,058	1,854	7,272	-	1,833	12,017
10.2	354	1,569	6,153	-	614	8,690
10.3	529	1,426	5,594	-	917	8,465
10.4	397	1,426	5,594	-	687	8,104
11.1	1,058	1,428	5,929	-	1,833	10,248
11.2	354	1,209	5,017	-	614	7,194
11.3	529	1,099	4,561	-	917	7,105
11.4	397	1,099	4,561	-	687	6,743
12.1	1,058	1,428	5,929	-	1,833	10,248
12.2	354	1,209	5,017	-	614	7,194
12.3	529	1,099	4,561	-	917	7,105
12.4	397	1,099	4,561	-	687	6,743

Zone & Dev Type	Transportation ($/Unit)	Water ($/Unit)	Sanitary ($/Unit)	Storm ($/Unit)	Fire ($/Unit)	Total ($/Unit)
13.1	1,058	1,934	5,929	-	1,833	10,754
13.2	354	1,636	5,017	-	614	7,622
13.3	529	1,488	4,561	-	917	7,494
13.4	397	1,488	4,561	-	687	7,132
14.1	1,058	1,852	6,336	-	1,833	11,079
14.2	354	1,567	5,362	-	614	7,897
14.3	529	1,424	4,874	-	917	7,744
14.4	397	1,424	4,874	-	687	7,383
15.1	MD Bighorn: Subject to Separate Servicing Agreements					
15.2						
15.3						
15.4						
16.1	MD Bighorn: Subject to Separate Servicing Agreements					
16.2						
16.3						
16.4						
17.1	1,058	3,022	10,499	849	1,833	17,261
17.2	354	2,557	8,884	285	614	12,694
17.3	529	2,325	8,076	425	917	12,271
17.4	397	2,325	8,076	319	687	11,803
18.1	1,058	10,535	8,425	-	1,833	21,851
18.2	354	8,915	7,129	-	614	17,012
18.3	529	8,104	6,481	-	917	16,030
18.4	397	8,104	6,481	-	687	15,669

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DETERMINATION OF OFF-SITE LEVIES

10 The rates contained in Table 3 were determined in accordance with publicly available Off-Site Levy model. This model includes the full impact of project costs, grants, attribution to development, project zones, infrastructure staging, future development plans, financing costs, front-ending costs, inflation, and reserve interest impacts.

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10.1 The interest rate methodologies used in the determination of Off-Site Levy rates were determined as of January 1, 2024 and include:

a) annual project and levy escalation rates: Bank of Canada median CPI (3.60%),
b) interest earned if reserve has a surplus: Bank of Canada prime rate (7.20%), minus 1.75% equal to (5.45%),
c) interest charged if reserve has a deficit: Treasury Board of Alberta 25-year lending rate (5.55%).

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10.2 The Off-Site Levy rates shall be reviewed following updates to the Utility Master Plan and other master plans for municipal infrastructure, facilities, development, or services intended to be used as inputs into the Off-Site Levy model.

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10.3 The Off-Site Levy rates have been calculated to include the addition of front ending costs to the actual Town of Canmore reserve balances, as shown in Table 4. Front ending costs reflect the difference between what has been collected in off-site levies, and what the Town spent for development related projects as of Dec 31, 2022. Details of infrastructure and facility reserve balances, front ending balances and cash flows used in rate calculations are shown in Schedule 4.

Table 4

Opening Balances as of Dec 31, 2022	**Transportation ($)**	**Water ($)**	**Sanitary ($)**	**Storm ($)**	**Fire ($)**
Town of Canmore Reserve Balance	$2,354,477	$2,918,323	$1,341,291	$519,522	$380,923
Front Ending Costs	$641,963	$4,115,443	$16,466,447	$1,070,532	$1,987,692
Opening Balance Used for Rate Calculation	$1,712,514	($1,197,120)	($15,125,156)	($551,010)	($1,606,768)

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10.4 Due to the limited availability of future developable land in Canmore, the Off-Site Levy rates have been calculated using all foreseeable development in Canmore at full buildout. Full buildout is assumed to occur within the 25-year financial cash flow projections used by the Off-Site Levy model. The development plan uses Area Structure Plans and other Town of Canmore documents to establish full buildout numbers.

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11 The following Schedules form part of this bylaw and shall be used in the determination of Off-Site levies:

a) Schedule 1 – Off-Site Levy Cost Recovery Zones,

b) Schedule 2 - Summary of Projects and Costs,

c) Schedule 3 – Summary of Project Zones and Staging,

d) Schedule 4 – Reserve Balances, Cash Flows and Revisions,

e) Schedule 5 – Full Build-Out Development Plan,

f) Schedule 6 – Off-Site Levy Project Summary,

g) Schedule 7 – Service Demand Factor.

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12 If a grant specific to the project is utilized by the Town to pay for any eligible expenses relating to a project contained in the Off-Site levy model, then those funds shall be included in the Off-Site levy model and the Off-Site levies adjusted accordingly.

13 A "secondary suite" shall not count as an additional unit for the purposes of calculating off site levies, with the exception of where these additional units are required to be provided by as part of a land use district.

14 Where a mixed use development is proposed, the developer shall pay Off-Site levy rates for the areas where the development occurs as shown in Table 3. The calculation of Off-Site levy rates is based on the percentage distribution between different types of developments and is calculated as the percentage utilization of total building floor area. Note that one (1) commercial hectare of development is equal to 37 units of commercial development.

a) Example 1

A new 4,000 m² (0.4 Hectare) development site is proposed in Zone 1 which includes commercial development utilizing 25% of the total building floor area and 20 medium/high density residential units:

Since the residential density is 20 units / 0.4 ha = 50 units / hectare, the medium / high density residential rate is applicable. Using Table 3 for Zone 1 commercial rate (Row 1.1) and medium/high density residential rate (Row 1.4):

Commercial = 0.4 (ha) x 25% Total Floor Area x 37 (Units/ha) x $10,576/Unit = $39,131
Residential = 20 Med-High Density Residential Units x 6,996/Unit = $139,920
Total Off-Site Levy = $39,131+ $139,920 = ***$179,051;*** *and*

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b) Example 2

A new hotel with commercial space is proposed in Zone 1 which includes 100 hotel rooms, a swimming pool, restaurant, coffee shop and banquet rooms. The hotel has a gross floor area (GFA) 9,700 sq. meters. The restaurant and coffee shop use 544 sq. meters (5.6% of the GFA) and the banquet rooms use 465 sq. meters. (4.8% of the GFA):

Since the commercial portion only applies to publicly accessible areas, this means that banquet rooms and pools are excluded from the commercial rate. Only the restaurant and coffee shop are included. Using Table 3 for Zone 1 commercial rate (Row 1.1) and hotel rate (Row 1.2):

Commercial = 0.97 (ha) x 5.6% Total Floor Area x 37 (Units/ha) x $10,576/Unit = $21,256
Hotel = 100 Hotel Units x $7,471/Unit = $747,100
Total Off-Site Levy = $21,256+ $747,100= ***$768,356***

2025-42

CHANGE OF USE OR INTENSITY OF USE

15 *Repealed 2025-42*

16 Where a development is proposed on a site that has previously paid off site levies, additional levies may be collected for infrastructure types that were not previously collected for. For example, a site that paid for water and sanitary levies, will be required to pay for other types of infrastructure that were not previously collected (e.g. road and fire facility) as per current rates in this bylaw.

17 For parcels which have not previously contributed offsite levies but where a unit or units exists on a parcel that is to be redeveloped with one or more units, the total units requiring payment of offsite levies shall be calculated as follows:

Total units requiring offsite levies = # new units - # of existing units
For example where a single family home (1) is demolished and replaced with a duplex (2) the total units required to pay offsite levies is one (2-1=1).

18 Credit for existing commercial development measured in hectares rather than units may be considered by Town administration when calculating offsite levies owing for commercial parcels which have not previously contributed offsite levies. The calculation will take into consideration existing and new demand for infrastructure.

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ENACTMENT/TRANSITION

19 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

20 *Repealed 2025-42*

21 Bylaw 2018-06 is repealed.

22 This bylaw comes into force on the date it is passed.

FIRST READING: December 1, 2020

SECOND READING: January 5, 2021

THIRD READING: January 5, 2021

DATE IN EFFECT: January 7, 2021

OFFICE CONSOLIDATION

This document is a consolidation of a bylaw with one or more amending bylaws. Anyone making use of this consolidation is reminded that it has no legislative sanction. Amendments have been included for convenience of reference only. The approved bylaws should be consulted for all purposes of interpreting and applying the law.

Bylaws included in this consolidation:

2020-27	Off-Site Levy Bylaw
2025-42	Off-Site Levy Bylaw Amendment

Off-site Levy Cost Recovery Zones

Schedule 1

N

16
Harvie Heights
Trans-Canada Highway 1
5
Larch Ave
17 St
8
6
7
2
1
Palliser Tr
Silvertip Tr
Railway Ave
17
8 St
8 Ave
Benchlands Tr
3
4
9
10
Bow Valley Tr
Elk Run Blvd
Spray Lakes Road
11
12
Peaks Dr
Three Sisters Parkway
13
Three Sisters Blvd
14
Highway 1A
Trans-Canada Highway 1
Dead Man's Flats
15
18
George Biggy Sr. Rd.

Town Boundary
Off-site Levy Zones
Land Parcels
Railroad
Road
Water Body

0 500 1,000 2,000 Metres

Town of CANMORE

File Name: Offsite_Levy_Zones_11x17
Date: 10/16/2025

Schedule 2: Summary of Projects and Costs

2023						$79,099,335.68	$12,601,000.29	$8,743,171.00	$0.00	$7,514,535.96	$24,028,050.12	($24,282,076.20)	$0.00									$276,568,344.30	$196,541,263.96	$288,241,599.94		$144,571,072.74	$31,542,586.08
Infrastructure / Facility	Project	Status	Plan Project #	Dept Project #	Budget Project #	Project Actuals	Debenture Interest	Grants Received	Contributions Received	Transfer to Project Reserve	Transfer to Project Financing	Developers Project Start Balance (n.incl Trans to Reserve)	Future Debenture Interest Calculated	Debenture Reference Number	Debenture Amount	Debenture Start	Debenture %	Bi-Annual (2) or Annual (1)	Number of Years	Debenture # Payments Total	Debenture # Payments Used in Current Cost	Total Project Approved Budget	Remaining Project Cost (N.Incl Financing)	Total Project Cost (Incl Debt Financing)	Allocation to Future Development	Developer Cost	Total Levies Collected to Date (Assumes all installments paid)
WATER	05-SECOND AVE. WATERMAIN	COMPLETE		N/A	N/A	$ 278,500	$ 243,098	$ -	$ -	$0.00	$324,769.22	($196,829)	$0							0	0	$ 278,500	$ -	$ 521,598	100.0%	$521,598	$324,769.22
WATER	06-REC. CENTER WATERMAIN	COMPLETE		N/A	N/A	$ 77,000	$ 67,212	$ -	$ -	($0.00)	$90,060.30	($54,152)	$0							0	0	$ 77,000	$ -	$ 144,212	100.0%	$144,212	$90,060.30
WATER	09-WATER RESERVOIR #6	COMPLETE		N/A	N/A	$ 513,010	$ 273,227	$ -	$ -	($0.00)	$488,506.50	($297,731)	$0							0	0	$ 513,010	$ -	$ 786,237	100.0%	$786,237	$488,506.50
WATER	10-WATER PH#1	COMPLETE		N/A	N/A	$ 492,489	$ 220,362	$ -	$ -	($0.00)	$276,406.57	($436,444)	$0							0	0	$ 492,489	$ -	$ 712,851	100.0%	$712,851	$276,406.57
WATER	11-WATERLINE UNDER BOW RIVER	COMPLETE		69863	69863	$ 91,688	$ 66,543	$ -	$ -	($0.00)	$90,872.36	($67,359)	$0							0	0	$ 91,688	$ -	$ 158,231	100.0%	$158,231	$90,872.36
WATER	12-WATERLINE ON BVT	COMPLETE		69832	69832	$ 617,689	$ 400,969	$ 463,267	$ -	($0.00)	$348,020.65	($207,370)	$0							0	0	$ 617,689	$ -	$ 1,018,658	100.0%	$555,391	$348,020.65
WATER	14-UTILITY MASTER PLAN	COMPLETE		69865	69865	$ 149,396	$ 26,565	$ -	$ -	($0.00)	$175,936.57	($24)	$0							0	0	$ 149,396	$ -	$ 175,961	100.0%	$175,961	$175,936.57
WATER	15-CROSSTOWN FEEDER	COMPLETE		69925	69925	$ 1,055,184	$ 422,074	$ -	$ -	($0.00)	$174,114.27	($121,337)	$0							0	0	$ 1,055,184	$ -	$ 1,477,258	20.0%	$295,452	$174,114.27
WATER	16-PH#2 UPGRADE	COMPLETE		70048	70048	$ 2,180,388	$ 1,132,303	$ -	$ -	$0.00	$710,731.65	($614,345)	$0							0	0	$ 2,180,388	$ -	$ 3,312,691	40.0%	$1,325,076	$710,731.65
WATER	17-RAILWAY AVE WATERMAIN	COMPLETE		70255	70255	$ 268,219	$ 109,631	$ -	$ -	($0.00)	$160,082.24	($28,843)	$0							0	0	$ 268,219	$ -	$ 377,850	50.0%	$188,925	$160,082.24
WATER	24-7TH AVE WATERMAIN	COMPLETE		1365	1365	$ 266,376	$ 31,685	$ 169,064	$ -	($0.00)	$125,617.97	($3,379)	$0							0	0	$ 266,376	$ -	$ 298,061	100.0%	$128,997	$125,617.97
WATER	28-HARVIE HEIGHTS WATER SUPPLY	COMPLETE		1549	1549	$ 648,757	$ 237,575	$ -	$ -	($0.00)	$386,857.34	($499,475)	$0							0	0	$ 648,757	$ -	$ 886,332	100.0%	$886,332	$386,857.34
WATER	39-SOUTH BOW RIVER LOOP (90% Water Dist #1-#10)	COMPLETE		Des: UTI-17-	Des: 7049 , C	$ 6,103,948	$ 380,030	$ -	$ -	$0.00	$1,002,315.47	($654,701)	$0	#4002793	$ 2,628,000	15-Dec-2020	1.78900%	2	15	30	30	$ 6,103,948	$ -	$ 6,483,978	25.6%	$1,657,017	$1,002,315.47
WATER	39-SOUTH BOW RIVER LOOP (10% Fire Flow Benefit #9)	COMPLETE		Des: UTI-17-	Des: 7049 , C	$ 678,216	$ 42,226	$ -	$ -	$0.00	$142,081.33	($578,361)	$0	#4002793	$ 292,000	15-Dec-2020	1.78900%	2	15	30	30	$ 678,216	$ -	$ 720,442	100.0%	$720,442	$142,081.33
WATER	46-PUMP HOUSE #2 - CLEAR WELL CAPACITY UPGRADE	COMPLETE		Des: UTI-08-	Des: 1248 / 1	$ 2,057,590	$ 427,459	$ -	$ -	$0.00	$630,366.00	($1,854,683)	$0	#4002305	$ 1,868,824	15-Dec-2017	2.76800%	2	15	30	30	$ 2,057,590	$ -	$ 2,485,049	100.0%	$2,485,049	$630,366.00
WATER	BVT Water Upgrade (Ph. 2)	FUTURE		Des: UTI-19-	Des: 7110 (c	$ 691,608	$ -	$ -	$ -	$9,359.22	$0.00	($179,818)	$0							0	0	$ 3,245,000	$ 2,553,392	$ 3,245,000	26.0%	$843,700	$9,359.22
WATER	Grassi Booster Station Capacity Upgrade (Ph. 1)	FUTURE	EX W1	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 2,310,000	$ 2,310,000	$ 2,310,000	12.3%	$284,130	$0.00
WATER	Teepee Town Water Line Upgrade	FUTURE	W1	Des: , Cst: UT		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 900,000	$ 900,000	$ 900,000	28.0%	$252,000	$0.00
WATER	Smith Creek Reservoir and Booster Station (Ph. 1)	FUTURE	W2	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 12,780,000	$ 12,780,000	$ 12,780,000	100.0%	$12,780,000	$0.00
WATER	~~*Silvertip Trail Waterline Looping*~~	DELETED	~~*W4*~~							$0.00		$0	$0							0		$ -	$ -	$ -	0.0%	$0	$0.00
WATER	Grassi Booster Station Waterline Twinning	FUTURE	W5	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 2,980,000	$ 2,980,000	$ 2,980,000	19.6%	$584,080	$0.00
WATER	Grassi Reservoir Capacity Upgrade (Ph. 3)	FUTURE	W6	Des: , Cst: PR		$ -	$ -	$ -	$ -	$1,793,702.71	$0.00	$0	$0							0	0	$ 5,360,000	$ 5,360,000	$ 5,360,000	75.0%	$4,020,000	$1,793,702.71
WATER	Grassi Booster Station Capacity Upgrade (Ph. 2)	FUTURE	W7	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 750,000	$ 750,000	$ 750,000	85.0%	$637,500	$0.00
WATER	Smith Creek Reservoir and Booster Station (Ph. 2)	FUTURE	W8	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 720,000	$ 720,000	$ 720,000	100.0%	$720,000	$0.00
WATER	PH2 - Replacement and Upgrade	FUTURE		Des: UTI-12-	Des: 7113 , C	$ 1,018,356	$ -	$ 3,687,170	$ -	$1,115,260.78	$345,000.00	$1,679,407	$0							0	0	$ 26,787,745	$ 25,769,390	$ 26,787,745	50.0%	$11,550,288	$1,460,260.78
TRANSPORTATION	40-TRAFFIC SIGNALS MAIN AND 7TH	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 254,732	$ 7,481	$ -	$ -	$0.00	$82,761.49	($179,451)	$0	#4001971	$ 240,000	15-Dec-2015	1.12400%	2	5	10	10	$ 275,000	$ -	$ 262,213	100.0%	$262,213	$82,761.49
TRANSPORTATION	41-BVT UPGRADE WILLIAMS TO MONTANE	COMPLETE		N/A	N/A	$ 3,734,700	$ -	$ -	$ -	$0.00	$769,939.31	($462,512)	$0							0	0	$ 3,734,700	$ -	$ 3,734,700	33.0%	$1,232,451	$769,939.31
TRANSPORTATION	42-RLWY & MAIN INTERSECTION UPGRADE	FUTURE		Des: N/A , Cs	Des: 7239 + (	$ -	$ -	$ -	$ -	$497,140.92	$0.00	$0	$0							0	0	$ 4,312,000	$ 4,312,000	$ 4,312,000	33.0%	$1,422,960	$497,140.92
TRANSPORTATION	44-BVT UPGRADE WILLIAMS WEST OF 17TH	FUTURE		N/A	N/A	$ -	$ -	$ -	$ -	$633,278.21	$0.00	$0	$0							0	0	$ 5,492,800	$ 5,492,800	$ 5,492,800	33.0%	$1,812,624	$633,278.21
TRANSPORTATION	45-RLWY AVENUE 10TH TO 12TH	FUTURE		Des: N/A , Cs	Des: 7239 + (	$ -	$ -	$ -	$ -	$841,496.32	$0.00	$0	$0							0	0	$ 7,298,800	$ 7,298,800	$ 7,298,800	33.0%	$2,408,604	$841,496.32
TRANSPORTATION	54-TRAFFIC SIGNALS MAIN AND 8TH	FUTURE		Des: N/A , Cs	N/A	$ -	$ -	$ -	$ -	$96,077.02	$0.00	$0	$0							0	0	$ 275,000	$ 275,000	$ 275,000	100.0%	$275,000	$96,077.02
TRANSPORTATION	55-10TH STREET TRAFFIC SIGNALS	FUTURE		Des: N/A , Cs	N/A	$ -	$ -	$ -	$ -	$286,484.20	$0.00	$0	$0							0	0	$ 820,000	$ 820,000	$ 820,000	100.0%	$820,000	$286,484.20
STORM	29-PALLISER STORMWATER STUDY WESTERN BASIN	COMPLETE		1630	1630	$ 96,437	$ 38,710	$ -	$ -	$0.00	$17,072.93	($118,074)	$0							0	0	$ 96,000	$ -	$ 135,147	100.0%	$135,147	$17,072.93
STORM	33-STONEWORKS CREEK DRAINAGE DIVERSION	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 1,252,765	$ 281,321	$ -	$ -	($0.00)	$496,185.81	($1,037,901)	$0	#4001447	$ 1,300,000	17-Dec-2012	2.62700%	2	15	30	30	$ 1,300,000	$ -	$ 1,534,086	100.0%	$1,534,086	$496,185.81
STORM	37-TEEPEE TOWN STORMWATER MANAGEMENT UPGRADE	FUTURE		Des: N/A , Cs	Des: N/A , Cs	$ 197,586	$ -	$ -	$ -	$519,522.31	$184,235.22	$85,442	$0							0	0	$ 2,775,000	$ 2,577,414	$ 2,775,000	50.0%	$1,387,500	$703,757.53
SANITARY	01-WASTEWATER TREATMENT PLANT	COMPLETE		N/A	N/A	$ 313,797	$ 212,830	$ -	$ -	$0.00	$286,407.54	($240,219)	$0							0	0	$ 313,797	$ -	$ 526,627	100.0%	$526,627	$286,407.54
SANITARY	02-SANITARY UPGRADE #1	COMPLETE		N/A	N/A	$ 533,349	$ 344,371	$ -	$ -	($0.00)	$519,679.67	($358,040)	$0							0	0	$ 533,349	$ -	$ 877,720	100.0%	$877,720	$519,679.67
SANITARY	03-SANITARY UPGRADE #2	COMPLETE		N/A	N/A	$ 96,617	$ 65,819	$ -	$ -	$0.00	$96,215.00	($66,221)	$0							0	0	$ 96,617	$ -	$ 162,436	100.0%	$162,436	$96,215.00
SANITARY	04-SANITARY UPGRADE #3	COMPLETE		N/A	N/A	$ 567,285	$ 308,624	$ -	$ -	($0.00)	$518,229.06	($357,680)	$0							0	0	$ 567,285	$ -	$ 875,909	100.0%	$875,909	$518,229.06
SANITARY	07-WWTP PH.1	COMPLETE		N/A	N/A	$ 2,692,080	$ -	$ -	$ -	($0.00)	$1,336,792.65	($9,247)	$0							0	0	$ 2,692,080	$ -	$ 2,692,080	50.0%	$1,346,040	$1,336,792.65
SANITARY	08-WWTP PH.2	COMPLETE		N/A	N/A	$ 2,916,420	$ 44,732	$ -	$ -	$0.00	$2,883,089.99	($78,062)	$0							0	0	$ 2,916,420	$ -	$ 2,961,152	100.0%	$2,961,152	$2,883,089.99
SANITARY	13-LIFT STATION #1	COMPLETE		69932	69932	$ 664,636	$ 364,889	$ -	$ -	($0.00)	$910,160.13	($119,365)	$0							0	0	$ 664,636	$ -	$ 1,029,525	100.0%	$1,029,525	$910,160.13
SANITARY	18-BVT TRUNK SANITARY SEWER	COMPLETE		1047	70047	$ 366,005	$ 171,500	$ -	$ -	($0.00)	$262,681.11	($274,824)	$0							0	0	$ 366,005	$ -	$ 537,505	100.0%	$537,505	$262,681.11
SANITARY	19-WWTP INFLUENT PUMP	COMPLETE		1350	1350	$ 43,677	$ 15,248	$ -	$ -	($0.00)	$28,806.31	($30,118)	$0							0	0	$ 43,677	$ -	$ 58,925	100.0%	$58,925	$28,806.31
SANITARY	20-UMP - STORM WATER	COMPLETE		1348	1348	$ 84,299	$ 29,429	$ -	$ -	($0.00)	$110,363.68	($3,364)	$0							0	0	$ 84,299	$ -	$ 113,728	100.0%	$113,728	$110,363.68
SANITARY	21-CENTRAL CANMORE SW MGMT PLAN	COMPLETE		1322	1322	$ 79,024	$ 27,587	$ -	$ -	($0.00)	$106,611.28	$0	$0							0	0	$ 79,024	$ -	$ 106,611	100.0%	$106,611	$106,611.28
SANITARY	22-CATCHMENT AREA 2 SANITARY UPG	COMPLETE		1467	1467	$ 110,003	$ 35,817	$ -	$ -	$0.00	$70,658.62	($75,161)	$0							0	0	$ 110,003	$ -	$ 145,820	100.0%	$145,820	$70,658.62
SANITARY	23-WWTP EXP PROCESS EVALUATION	COMPLETE		1478	1478	$ 43,538	$ 14,176	$ -	$ -	$0.00	$27,031.39	($30,683)	$0							0	0	$ 43,538	$ -	$ 57,714	100.0%	$57,714	$27,031.39
SANITARY	25-BVT SEWER UPGRADE	COMPLETE		1555	1555	$ 200,000	$ 51,475	$ -	$ -	($0.00)	$99,297.53	($152,178)	$0							0	0	$ 200,000	$ -	$ 251,475	100.0%	$251,475	$99,297.53
SANITARY	26-NEW LS CATCHMENT AREA 2	COMPLETE		1553	1553	$ 1,408,602	$ 504,060	$ -	$ -	$0.00	$978,134.03	($934,528)	$0							0	0	$ 1,408,602	$ -	$ 1,912,662	100.0%	$1,912,662	$978,134.03
SANITARY	27-FORCEMAIN FROM NEW LS TO WWTP	COMPLETE		1554	1554	$ 927,795	$ 307,531	$ -	$ -	($0.00)	$702,020.42	($533,305)	$0							0	0	$ 927,795	$ -	$ 1,235,326	100.0%	$1,235,326	$702,020.42
SANITARY	30-WWTP EXPANSION PHASE 2	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 8,957,806	$ 2,169,269	$ 2,853,141	$ -	$0.01	$4,065,050.07	($4,208,884)	$0							0	0	$ 8,957,806	$ -	$ 11,127,075	100.0%	$8,273,934	$4,065,050.08
SANITARY	31-BVT RELIEF FORCEMAIN	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 1,784,688	$ 506,720	$ -	$ -	$0.00	$1,013,408.12	($1,278,000)	$0							0	0	$ 1,784,688	$ -	$ 2,291,408	100.0%	$2,291,408	$1,013,408.12
SANITARY	32-PALLISER SANITARY TRUNK LINE	COMPLETE		1770	1770	$ 540,787	$ 39,920	$ -	$ -	($0.00)	$499,295.58	($81,411)	$0							0	0	$ 540,787	$ -	$ 580,707	100.0%	$580,707	$499,295.58
SANITARY	34-LIFT STATION # 10	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 43,059	$ 20,961	$ -	$ -	$0.00	$21,583.06	($42,437)	$0							0	0	$ 43,059	$ -	$ 64,020	100.0%	$64,020	$21,583.06
SANITARY	47a-WWTP SOLIDS HANDLING UPGRADE	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 198,429	$ 29,169	$ -	$ -	$0.00	$51,970.31	($175,627)	$0							0	0	$ 198,429	$ -	$ 227,598	100.0%	$227,598	$51,970.31
SANITARY	47b-WWTP SOLIDS HANDLING UPGRADE	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 400,000	$ 58,800	$ -	$ -	$0.00	$101,577.58	($357,222)	$0	#4002304 & #4001973						0	0	$ 400,000	$ -	$ 458,800	100.0%	$458,800	$101,577.58
SANITARY	47c-WWTP SOLIDS HANDLING UPGRADE	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 4,862,679	$ 1,487,334	$ 1,570,529	$ -	($0.00)	$1,085,115.21	($3,694,369)	$0	#4002304 & #4001973						0	0	$ 4,862,679	$ -	$ 6,350,013	100.0%	$4,779,484	$1,085,115.21
SANITARY	48-WWTP INFLUENT PUMP STATION Ph1	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 403,019	$ 25,285	$ -	$ -	$0.00	$58,886.29	($155,266)	$0	#4001604	$ 167,500	16-Dec-2013	2.75600%	2	10	20	20	$ 403,020	$ -	$ 428,304	50.0%	$214,152	$58,886.29
SANITARY	49-LIFT STATION #1 PUMP UPGRADE	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 1,123,476	$ 115,102	$ -	$ -	($0.00)	$116,022.01	($193,622)	$0	#4001603	$ 762,500	17-Dec-2013	2.75600%	2	10	20	20	$ 1,123,476	$ -	$ 1,238,578	25.0%	$309,644	$116,022.01
SANITARY	50-WWTP INFLUENT PUMP STATION Ph2	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 811,621	$ 28,630	$ -	$ -	($0.00)	$104,568.84	($315,557)	$0	#4002501	$ 380,000	17-Dec-2018	2.68600%	2	5	10	10	$ 811,621	$ -	$ 840,251	50.0%	$420,126	$104,568.84
SANITARY	52-WWTP-PROCESS & MECHANICAL UPGRADE	COMPLETE		Des: N/A , Cs	Des: N/A , Cs	$ 525,887	$ 19,853	$ -	$ -	$0.00	$72,308.93	($200,561)	$0	#4002503	$ 263,500	17-Dec-2018	2.68600%	2	5	10	10	$ 527,000	$ -	$ 545,740	50.0%	$272,870	$72,308.93
SANITARY	53-WWTP-DEWATERING SYSTEM UPGRADE	COMPLETE		Des: UTI-15-	Des: 1555 , C	$ 4,765,236	$ 944,382	$ -	$ -	($0.00)	$729,996.77	($2,124,812)	$0	#4002663	$ 4,500,000	16-Dec-2019	2.55190%	2	15	30	30	$ 5,245,000	$ -	$ 5,709,618	50.0%	$2,854,809	$729,996.77
SANITARY	59-LIFT STATION #2 UPGRADE	COMPLETE		Des: UTI-17-	Des: 1753 , C	$ 5,009,355	$ 249,019	$ -	$ -	($0.00)	$150,155.72	($375,682)	$0	#4002500	$ 932,500	17-Dec-2018	3.20100%	2	15	30	30	$ 5,389,156	$ -	$ 5,258,374	10.0%	$525,837	$150,155.72
SANITARY	Influent Screen Capacity Upgrade	FUTURE		Des: N/A , Cs	Des: N/A , Cs	$ -	$ -	$ -	$ -	$599,033.57	$0.00	$0	$0							0	0	$ 900,000	$ 900,000	$ 900,000	86.9%	$782,100	$599,033.57
SANITARY	UV Disinfection Capacity Upgrade	FUTURE		Des: N/A , Cs	N/A	$ -	$ -	$ -	$ -	$186,441.09	$0.00	$0	$0							0	0	$ 500,000	$ 500,000	$ 500,000	86.9%	$434,500	$186,441.09
SANITARY	~~*Intermediate Transfer Pump Capacity Upgrade*~~	DELETED		Des: , Cst: U						$0.00		$0	$0							0		$ -	$ -	$ -	0.0%	$0	$0.00
SANITARY	Inlet Lift Station Upgrade (Wetwell)	FUTURE		Des: N/A , Cs	N/A	$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 2,900,000	$ 2,900,000	$ 2,900,000	86.9%	$2,520,100	$0.00
SANITARY	BVT Wastewater Upgrade (Ph. 2)	FUTURE		Des: UTI-19-	Des: 7111 (c	$ -	$ -	$ -	$ -	$130,746.16	$0.00	$0	$0							0	0	$ 3,100,000	$ 3,100,000	$ 3,100,000	30.0%	$930,000	$130,746.16
SANITARY	BVT Wastewater Upgrade (Ph. 3)	FUTURE	S1	Des: , Cst: UT		$ -	$ -	$ -	$ -	$111,205.30	$0.00	$0	$0							0	0	$ 1,800,000	$ 1,800,000	$ 1,800,000	57.0%	$1,026,000	$111,205.30
SANITARY	LS11 - Upgrade (Ph. 1)	FUTURE	S2	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 2,290,000	$ 2,290,000	$ 2,290,000	100.0%	$2,290,000	$0.00
SANITARY	LS8 - Capacity Upgrade	FUTURE	S3	Des: , Cst: PR		$ -	$ -	$ -	$ -	$136,091.16	$0.00	$0	$0							0	0	$ 600,000	$ 600,000	$ 600,000	39.0%	$234,000	$136,091.16
SANITARY	LS10 - Upgrade	FUTURE	S4	Des: , Cst: PR		$ -	$ -	$ -	$ -	$6,689.15	$0.00	$0	$0							0	0	$ 2,290,000	$ 2,290,000	$ 2,290,000	26.0%	$595,400	$6,689.15
SANITARY	LS11 - Upgrade (Ph. 2)	FUTURE	S5	Des: , Cst: PR		$ -	$ -	$ -	$ -	$0.00	$0.00	$0	$0							0	0	$ 570,000	$ 570,000	$ 570,000	100.0%	$570,000	$0.00
SANITARY	~~*WWTP Third Clarifier Addition*~~	DELETED		Des: , Cst: PI						$0.00		$0	$0							0		$ -	$ -	$ -	0.0%	$0	$0.00
SANITARY	WWTP Discharge Limit Upgrade	FUTURE		Des: N/A , Cs		$ -	$ -	$ -	$ -	$171,084.43	$0.00	$0	$0							0	0	$ 97,919,000	$ 97,919,000	$ 97,919,000	39.2%	$38,365,481	$171,084.43
FIRE	Fire Hall Palliser	FUTURE		Des: FAC-17-	Des: 7132 , C	$ 15,901,532	$ -	$ -	$ -	$60,737.38	$0.00	($1,987,692)	$0							0	0	$ 17,175,000	$ 1,273,468	$ 17,175,000	12.5%	$2,146,875	$60,737.38
FIRE	Fire Hall Three Sisters	FUTURE		Des: FAC-07-	N/A	$ -	$ -	$ -	$ -	$320,186.04	$0.00	$0	$0							0	0	$ 7,500,000	$ 7,500,000	$ 7,500,000	100.0%	$7,500,000	$320,186.04

Schedule 3: Summary of Project Zones and Staging

2023			PROJECT ZONES																			EXPAND	PROJECT STAGING PLAN																									
Infrastructure / Facility	Project	Status	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	ZONES	Prior Years	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
WATER	05-SECOND AVE. WATERMAIN	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	06-REC. CENTER WATERMAIN	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	09-WATER RESERVOIR #6	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	10-WATER PH#1	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	11-WATERLINE UNDER BOW RIVER	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	12-WATERLINE ON BVT	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	14-UTILITY MASTER PLAN	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	15-CROSSTOWN FEEDER	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	16-PH#2 UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	17-RAILWAY AVE WATERMAIN	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	24-7TH AVE WATERMAIN	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	28-HARVIE HEIGHTS WATER SUPPLY	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	39-SOUTH BOW RIVER LOOP (90% Water Dist #1-#10)	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00							1.00					100.0%																									
WATER	39-SOUTH BOW RIVER LOOP (10% Fire Flow Benefit #9)	COMPLETE									1.00													100.0%																									
WATER	46-PUMP HOUSE #2 - CLEAR WELL CAPACITY UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
WATER	BVT Water Upgrade (Ph. 2)	FUTURE						1.00	1.00										1.00					21.3%		79%																							
WATER	Grassi Booster Station Capacity Upgrade (Ph. 1)	FUTURE													1.00	1.00				1.00				0.0%			10%	90%																			
WATER	Teepee Town Water Line Upgrade	FUTURE							1.00															0.0%				100%																			
WATER	Smith Creek Reservoir and Booster Station (Ph. 1)	FUTURE																		1.00				0.0%												100%											
WATER	~~Silvertip Trail Waterline Looping~~	DELETED																																													
WATER	Grassi Booster Station Waterline Twinning	FUTURE	2.1%	2.0%				0.8%	0.3%		1.0%	0.5%			5.5%	0.2%		0.2%	0.3%	6.7%				0.0%															100%									
WATER	Grassi Reservoir Capacity Upgrade (Ph. 3)	FUTURE	1.00	1.00				1.00	1.00		1.00	1.00			1.00	1.00		1.00	1.00					0.0%																11%	89%							
WATER	Grassi Booster Station Capacity Upgrade (Ph. 2)	FUTURE													1.00	1.00				1.00				0.0%															10%	90%							
WATER	Smith Creek Reservoir and Booster Station (Ph. 2)	FUTURE																		1.00				0.0%														100%									
WATER	PH2 - Replacement and Upgrade	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				3.8%		96%																							
TRANSPORTATION	40-TRAFFIC SIGNALS MAIN AND 7TH	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
TRANSPORTATION	41-BVT UPGRADE WILLIAMS TO MONTANE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
TRANSPORTATION	42-RLWY & MAIN INTERSECTION UPGRADE	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%		100%																							
TRANSPORTATION	44-BVT UPGRADE WILLIAMS WEST OF 17TH	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%								100%															
TRANSPORTATION	45-RLWY AVENUE 10TH TO 12TH	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%		100%																							
TRANSPORTATION	54-TRAFFIC SIGNALS MAIN AND 8TH	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%				100%																			
TRANSPORTATION	55-10TH STREET TRAFFIC SIGNALS	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%				100%																			
STORM	29-PALLISER STORMWATER STUDY WESTERN BASIN	COMPLETE		1.00																				100.0%																							
STORM	33-STONEWORKS CREEK DRAINAGE DIVERSION	COMPLETE		1.00				1.00			1.00								1.00					100.0%																							
STORM	37-TEEPEE TOWN STORMWATER MANAGEMENT UPGRADES	FUTURE							1.00															7.1%	40%	25%					28%																	
SANITARY	01-WASTEWATER TREATMENT PLANT	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	02-SANITARY UPGRADE #1	COMPLETE					1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
SANITARY	03-SANITARY UPGRADE #2	COMPLETE					1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
SANITARY	04-SANITARY UPGRADE #3	COMPLETE					1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
SANITARY	07-WWTP PH.1	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	08-WWTP PH.2	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	13-LIFT STATION #1	COMPLETE					1.00			1.00	1.00	1.00												100.0%																									
SANITARY	18-BVT TRUNK SANITARY SEWER	COMPLETE						1.00	1.00									1.00	1.00					100.0%																									
SANITARY	19-WWTP INFLUENT PUMP	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	20-UMP - STORM WATER	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				100.0%																									
SANITARY	21-CENTRAL CANMORE SW MGMT PLAN	COMPLETE					1.00	1.00	1.00	1.00	1.00	1.00							1.00					100.0%																									
SANITARY	22-CATCHMENT AREA 2 SANITARY UPG	COMPLETE						1.00	1.00		1.00							1.00	1.00					100.0%																									
SANITARY	23-WWTP EXP PROCESS EVALUATION	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	25-BVT SEWER UPGRADE	COMPLETE						1.00	1.00									1.00	1.00					100.0%																									
SANITARY	26-NEW LS CATCHMENT AREA 2	COMPLETE						1.00	1.00		1.00							1.00	1.00					100.0%																									
SANITARY	27-FORCEMAIN FROM NEW LS TO WWTP	COMPLETE						1.00	1.00		1.00							1.00	1.00					100.0%																									
SANITARY	30-WWTP EXPANSION PHASE 2	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	31-BVT RELIEF FORCEMAIN	COMPLETE						1.00	1.00		1.00							1.00	1.00					100.0%																									
SANITARY	32-PALLISER SANITARY TRUNK LINE	COMPLETE		1.00																				100.0%																									
SANITARY	34-LIFT STATION # 10	COMPLETE														1.00				1.00				100.0%																									
SANITARY	47a-WWTP SOLIDS HANDLING UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	47b-WWTP SOLIDS HANDLING UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	47c-WWTP SOLIDS HANDLING UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	48-WWTP INFLUENT PUMP STATION Ph1	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	49-LIFT STATION #1 PUMP UPGRADE	COMPLETE										1.00												100.0%																									
SANITARY	50-WWTP INFLUENT PUMP STATION Ph2	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	52-WWTP-PROCESS & MECHANICAL UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	53-WWTP-DEWATERING SYSTEM UPGRADE	COMPLETE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				100.0%																									
SANITARY	59-LIFT STATION #2 UPGRADE	COMPLETE						1.00										1.00	1.00					100.0%																									
SANITARY	Influent Screen Capacity Upgrade	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				0.0%			100%																							
SANITARY	UV Disinfection Capacity Upgrade	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				0.0%	58%				42%																					
SANITARY	~~Intermediate Transfer Pump Capacity Upgrade~~	DELETED																																												
SANITARY	Inlet Lift Station Upgrade (Wetwell)	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				0.0%				100%																					
SANITARY	BVT Wastewater Upgrade (Ph. 2)	FUTURE						1.00	1.00										1.00					0.0%	100%																							
SANITARY	BVT Wastewater Upgrade (Ph. 3)	FUTURE						1.00																0.0%				100%																			
SANITARY	LS11 - Upgrade (Ph. 1)	FUTURE																		1.00				0.0%				100%																			
SANITARY	LS8 - Capacity Upgrade	FUTURE														1.00				1.00				0.0%								100%															
SANITARY	LS10 - Upgrade	FUTURE														1.00				1.00				0.0%												100%											
SANITARY	LS11 - Upgrade (Ph. 2)	FUTURE																		1.00				0.0%															100%									
SANITARY	~~WWTP Third Clarifier Addition~~	DELETED																																													
SANITARY	WWTP Discharge Limit Upgrade	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00				0.0%							33%	33%	33%																
FIRE	Fire Hall Palliser	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				92.6%	7%																							
FIRE	Fire Hall Three Sisters	FUTURE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.00	1.00				0.0%									10%	45%	45%														

MD Bighorn: Subject to Separate Service Agreements

Schedule 4: Reserve Balances, Cash Flows Revisions

FUTURE ESCALATION

Levies & Project Growth	3.600%	Inflation Target	Median CPI

CARRYING CHARGES

Reserve Surplus	5.450%	Click: Bank of Canada Prime Less 1.75%
Reserve Deficit	5.550%	Click: Treasury Board of Alberta - Month Rates (25 Yr)

Final Dec 5, 2025 Workup (Rates used in Bylaw)

Date: 05-Dec-25

Input Values

Descriptions (Do Not Touch)

Results (Do Not Touch)

Formulas (Do Not Touch)

SERVICE DEMAND FACTORS	CATEGORY	TRANSPORTATION	WATER	SANITARY	STORM	RECREATION	FIRE	POLICE	LIBRARY
Commercial	0.1	2.00	1.30	1.30	2.00	2.00	2.00	2.00	2.00
Hotels	0.2	0.67	1.10	1.10	0.67	0.67	0.67	0.67	0.67
Residential - Low Density	0.3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Residential - Medium Density	0.4	0.75	1.00	1.00	0.75	0.75	0.75	0.75	0.75
Residential - High Density	0.5	0.75	1.00	1.00	0.75	0.75	0.75	0.75	0.75

RESERVE TUNING	TRANSPORTATION	WATER	SANITARY	STORM	RECREATION	FIRE	POLICE	LIBRARY
	1.14844	1.01596	1.13262	1.20764	1.00000	1.07955	1.00000	1.00000
Target Zero =>	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

SUMMARY OF LEVY RATES BY ZONE

TRANSPORTATION

Project Costs	Less: Grants & Contributions	Project Balance	Future Dev OSL Share	Less: Receipts & Interest	= Off Site Balance
$22,195,513	$0	$22,195,513	$8,233,852	$3,207,177	$5,026,674

Existing Development Municipal Share: $13,961,661

	Dr	Cr	Reserve
OSL Receipts & Int to Dec 31 Cutoff	$3,207,177	$0	$3,207,177
OSL Allocation to 'Financing' Dec 31 Cutoff	$0	$852,701	$2,354,477
Dev. Adj. Project Start Debt (n.incl Trans to Reserve)	$0	$641,963	$1,712,514
Opening Reserve Balance after Front End Debt			$1,712,514

- Project Act	($3,989,432)
- Interest Act	($7,481)
+ Grants	$0
+ Contributions	$0

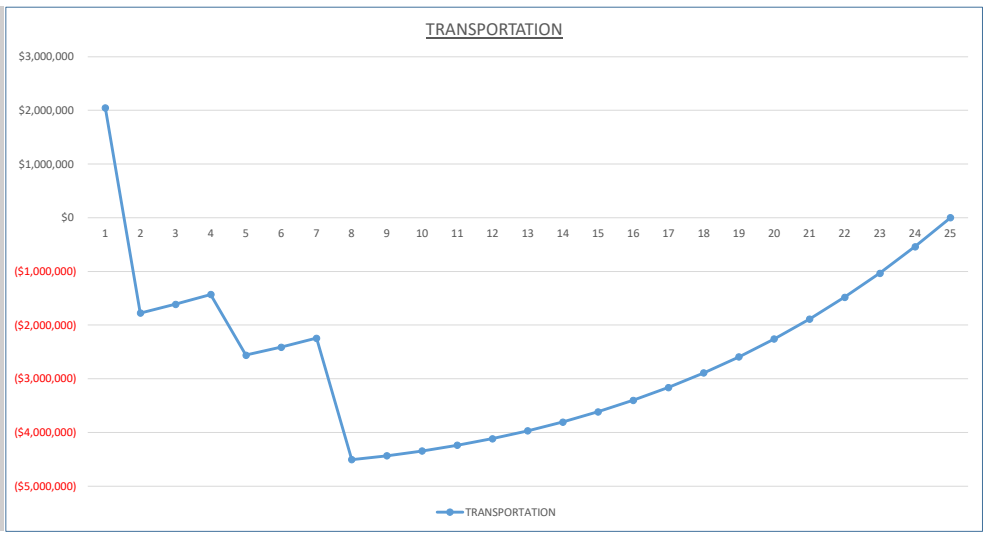
x (Times) Dev % Alloc

$3,207,177 Levies & Int

($1,494,664) + (Add) $2,354,477 (Reserve) $852,701 (Transf. to Oper.) = Front End ($641,963)

Opening Reserve Balance: $1,712,514

Year	Receipts	Expenditure	Interest	Balance
2023	$230,913	$0	$105,917	$2,049,343
2024	$239,226	($3,969,500)	($93,292)	($1,774,223)
2025	$247,838	$0	($84,714)	($1,611,099)
2026	$256,760	$0	($75,166)	($1,429,505)
2027	$266,004	($1,261,401)	($134,582)	($2,559,484)
2028	$275,580	$0	($126,757)	($2,410,661)
2029	$285,501	$0	($117,946)	($2,243,107)
2030	$295,779	($2,321,806)	($236,937)	($4,506,072)
2031	$306,427	$0	($233,080)	($4,432,726)
2032	$317,458	$0	($228,397)	($4,343,665)
2033	$328,886	$0	($222,820)	($4,237,599)
2034	$340,726	$0	($216,276)	($4,113,149)
2035	$352,992	$0	($208,689)	($3,968,845)
2036	$365,700	$0	($199,975)	($3,803,120)
2037	$378,865	$0	($190,046)	($3,614,301)
2038	$392,505	$0	($178,810)	($3,400,606)
2039	$406,635	$0	($166,165)	($3,160,136)
2040	$421,274	$0	($152,007)	($2,890,870)
2041	$436,439	$0	($136,221)	($2,590,651)
2042	$452,151	$0	($118,687)	($2,257,187)
2043	$468,429	$0	($99,276)	($1,888,034)
2044	$485,292	$0	($77,852)	($1,480,594)
2045	$502,763	$0	($54,270)	($1,032,101)
2046	$520,862	$0	($28,374)	($539,613)
2047	$539,613	$0	$0	$0



WATER

Project Costs	Less: Grants & Contributions	Project Balance	Future Dev OSL Share	Less: Receipts & Interest	= Off Site Balance
$75,392,154	$4,319,501	$71,072,653	$42,413,468	$8,390,061	$34,023,407

Existing Development Municipal Share: $28,659,185

	Dr	Cr	Reserve
OSL Receipts & Int to Dec 31 Cutoff	$8,390,061	$0	$8,390,061
OSL Allocation to 'Financing' Dec 31 Cutoff	$0	$5,471,738	$2,918,323
Dev. Adj. Project Start Debt (n.incl Trans to Reserve)	$0	$4,115,443	($1,197,120)
Opening Reserve Balance after Front End Debt			($1,197,120)

- Project Act	($17,188,415)
- Interest Act	($4,080,958)
+ Grants	$4,319,501
+ Contributions	$0

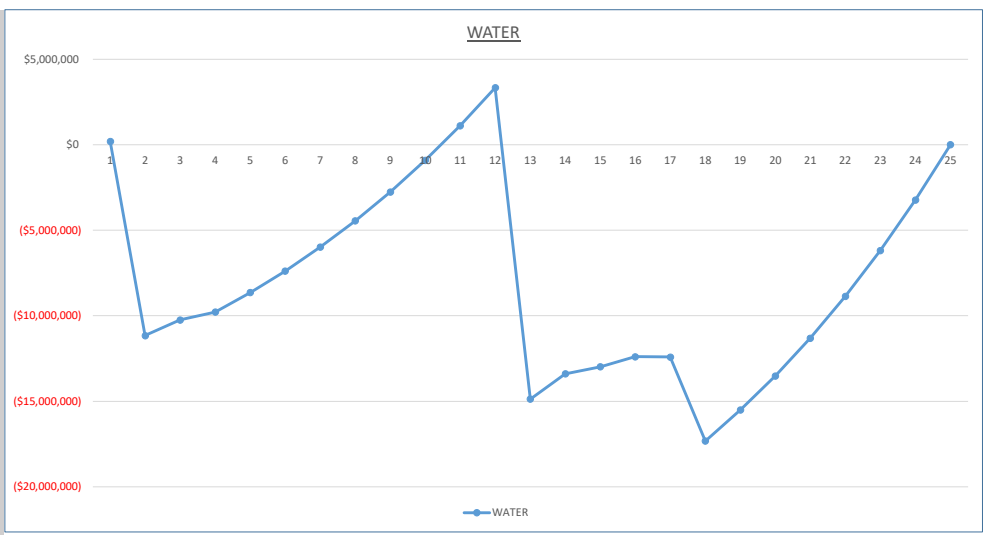
x (Times) Dev % Alloc

$8,390,061 Levies & Int

($9,587,181) + (Add) $2,918,323 (Reserve) $5,471,738 (Transf. to Oper.) = Front End ($4,115,443)

Opening Reserve Balance: ($1,197,120)

Year	Receipts	Expenditure	Interest	Balance
2023	$1,382,651	$0	$10,111	$195,642
2024	$1,432,426	($12,198,980)	($586,686)	($11,157,597)
2025	$1,483,994	($30,364)	($538,570)	($10,242,537)
2026	$1,537,417	($564,685)	($514,474)	($9,784,279)
2027	$1,592,764	$0	($454,629)	($8,646,144)
2028	$1,650,104	$0	($388,280)	($7,384,320)
2029	$1,709,508	$0	($314,952)	($5,989,764)
2030	$1,771,050	$0	($234,139)	($4,452,853)
2031	$1,834,808	$0	($145,302)	($2,763,347)
2032	$1,900,861	$0	($47,868)	($910,354)
2033	$1,969,292	$0	$57,712	$1,116,650
2034	$2,040,186	$0	$172,048	$3,328,884
2035	$2,113,633	($19,536,552)	($782,219)	($14,876,254)
2036	$2,189,724	$0	($704,102)	($13,390,633)
2037	$2,268,554	($1,181,324)	($682,839)	($12,986,242)
2038	$2,350,222	($1,101,178)	($651,415)	($12,388,613)
2039	$2,434,830	($1,802,810)	($652,491)	($12,409,084)
2040	$2,522,484	($6,513,045)	($910,180)	($17,309,826)
2041	$2,613,293	$0	($815,658)	($15,512,190)
2042	$2,707,372	$0	($710,667)	($13,515,486)
2043	$2,804,837	$0	($594,441)	($11,305,090)
2044	$2,905,811	$0	($466,160)	($8,865,439)
2045	$3,010,420	$0	($324,954)	($6,179,972)
2046	$3,118,795	$0	($169,895)	($3,231,072)
2047	$3,231,072	$0	$0	$0



Schedule 4: Reserve Balances, Cash Flows Revisions

SANITARY

Project Costs	Less: Grants & Contributions	Project Balance	Future Dev OSL Share	Less: Receipts & Interest	= Off Site Balance
$161,534,700	$4,423,670	$157,111,030	$81,220,145	$18,347,408	**$62,872,737**

Existing Development Municipal Share: $75,890,885

	Dr	Cr	Reserve
OSL Receipts & Int to Dec 31 Cutoff	$18,347,408	$0	$18,347,408
OSL Allocation to 'Financing' Dec 31 Cutoff	$0	$17,006,117	$1,341,291
Dev. Adj. Project Start Debt (n.incl Trans to Reserve)	$0	$16,466,447	($15,125,156)
Opening Reserve Balance after Front End Debt			($15,125,156)

- Project Act	($40,473,169)
- Interest Act	($8,192,531)
+ Grants	$4,423,670
+ Contributions	$0

x (Times) Dev % Alloc → ($33,472,564)

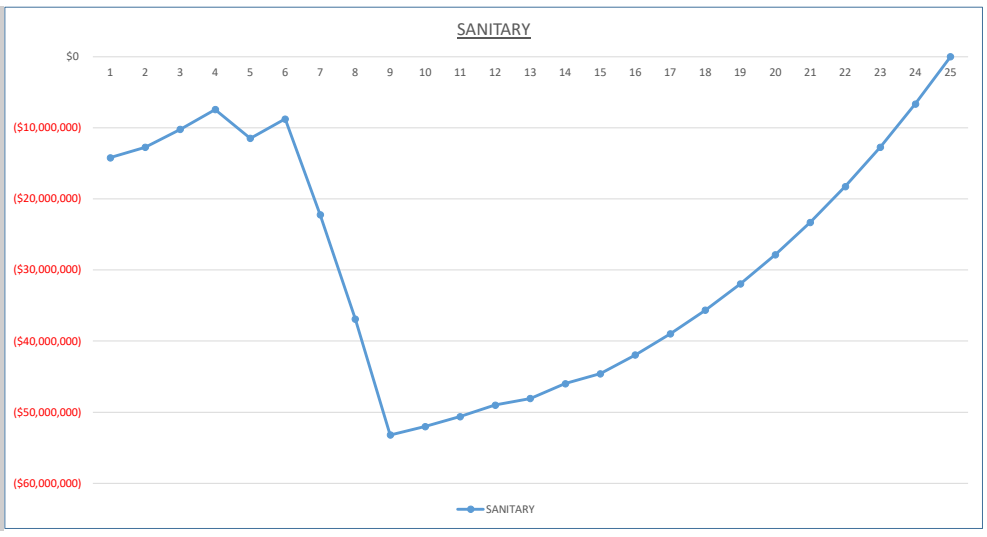
$18,347,408 Levies & Int

$1,341,291 (Reserve)

+ (Add) $17,006,117 (Transf. to Oper.) = Front End ($16,466,447)

Opening Reserve Balance: ($15,125,156)

Year	Receipts	Expenditure	Interest	Balance	Index
2023	$2,848,425	($1,183,458)	($747,041)	($14,207,230)	0
2024	$2,950,968	($810,256)	($669,692)	($12,736,209)	1
2025	$3,057,203	$0	($537,185)	($10,216,191)	2
2026	$3,167,262	$0	($391,216)	($7,440,145)	3
2027	$3,281,284	($6,722,979)	($603,942)	($11,485,782)	4
2028	$3,399,410	($216,061)	($460,785)	($8,763,219)	5
2029	$3,521,789	($15,811,677)	($1,168,447)	($22,221,554)	6
2030	$3,648,573	($16,380,897)	($1,939,940)	($36,893,819)	7
2031	$3,779,922	($17,281,132)	($2,796,924)	($53,191,954)	8
2032	$3,915,999	$0	($2,734,815)	($52,010,770)	9
2033	$4,056,975	$0	($2,661,436)	($50,615,231)	10
2034	$4,203,026	$0	($2,575,877)	($48,988,083)	11
2035	$4,354,335	($910,177)	($2,527,688)	($48,071,613)	12
2036	$4,511,091	$0	($2,417,609)	($45,978,131)	13
2037	$4,673,490	($935,215)	($2,344,312)	($44,584,168)	14
2038	$4,841,736	$0	($2,205,705)	($41,948,137)	15
2039	$5,016,038	$0	($2,049,732)	($38,981,831)	16
2040	$5,196,616	$0	($1,875,079)	($35,660,295)	17
2041	$5,383,694	$0	($1,680,351)	($31,956,952)	18
2042	$5,577,507	$0	($1,464,059)	($27,843,505)	19
2043	$5,778,297	$0	($1,224,619)	($23,289,827)	20
2044	$5,986,316	$0	($960,345)	($18,263,856)	21
2045	$6,201,823	$0	($669,443)	($12,731,476)	22
2046	$6,425,089	$0	($350,004)	($6,656,392)	23
2047	$6,656,392	$0	($0)	($0)	24



STORM

Project Costs	Less: Grants & Contributions	Project Balance	Future Dev OSL Share	Less: Receipts & Interest	= Off Site Balance
$4,444,233	$0	$4,444,233	$3,056,733	$1,217,016	**$1,839,717**

Existing Development Municipal Share: $1,387,500

	Dr	Cr	Reserve
OSL Receipts & Int to Dec 31 Cutoff	$1,217,016	$0	$1,217,016
OSL Allocation to 'Financing' Dec 31 Cutoff	$0	$697,494	$519,522
Dev. Adj. Project Start Debt (n.incl Trans to Reserve)	$0	$1,070,532	($551,010)
Opening Reserve Balance after Front End Debt			($551,010)

- Project Act	($1,546,788)
- Interest Act	($320,031)
+ Grants	$0
+ Contributions	$0

x (Times) Dev % Alloc → ($1,768,026)

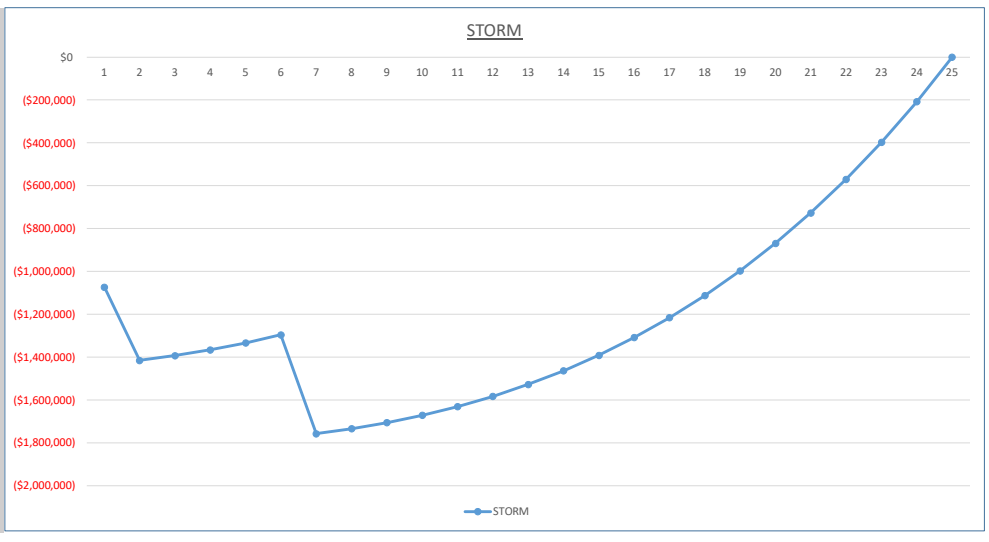
$1,217,016 Levies & Int

$519,522 (Reserve)

+ (Add) $697,494 (Transf. to Oper.) = Front End ($1,070,532)

Opening Reserve Balance: ($551,010)

Year	Receipts	Expenditure	Interest	Balance	Index
2023	$88,869	($555,000)	($56,451)	($1,073,593)	0
2024	$92,068	($359,363)	($74,419)	($1,415,307)	1
2025	$95,382	$0	($73,256)	($1,393,180)	2
2026	$98,816	$0	($71,837)	($1,366,201)	3
2027	$102,373	$0	($70,142)	($1,333,971)	4
2028	$106,059	$0	($68,149)	($1,296,061)	5
2029	$109,877	($478,279)	($92,378)	($1,756,840)	6
2030	$113,833	$0	($91,187)	($1,734,195)	7
2031	$117,930	$0	($89,703)	($1,705,967)	8
2032	$122,176	$0	($87,900)	($1,671,691)	9
2033	$126,574	$0	($85,754)	($1,630,871)	10
2034	$131,131	$0	($83,236)	($1,582,975)	11
2035	$135,852	$0	($80,315)	($1,527,439)	12
2036	$140,742	$0	($76,962)	($1,463,658)	13
2037	$145,809	$0	($73,141)	($1,390,990)	14
2038	$151,058	$0	($68,816)	($1,308,748)	15
2039	$156,496	$0	($63,950)	($1,216,201)	16
2040	$162,130	$0	($58,501)	($1,112,572)	17
2041	$167,967	$0	($52,426)	($997,031)	18
2042	$174,014	$0	($45,677)	($868,695)	19
2043	$180,278	$0	($38,207)	($726,624)	20
2044	$186,768	$0	($29,962)	($569,817)	21
2045	$193,492	$0	($20,886)	($397,212)	22
2046	$200,458	$0	($10,920)	($207,674)	23
2047	$207,674	$0	($0)	($0)	24



FIRE

Project Costs	Less: Grants & Contributions	Project Balance	Future Dev OSL Share	Less: Receipts & Interest	= Off Site Balance
$24,675,000	$0	$24,675,000	$9,646,875	$380,923	**$9,265,952**

Existing Development Municipal Share: $15,028,125

	Dr	Cr	Reserve
OSL Receipts & Int to Dec 31 Cutoff	$380,923	$0	$380,923
OSL Allocation to 'Financing' Dec 31 Cutoff	$0	$0	$380,923
Dev. Adj. Project Start Debt (n.incl Trans to Reserve)	$0	$1,987,692	($1,606,768)
Opening Reserve Balance after Front End Debt			($1,606,768)

- Project Act	($15,901,532)
- Interest Act	$0
+ Grants	$0
+ Contributions	$0

x (Times) Dev % Alloc → ($1,987,692)

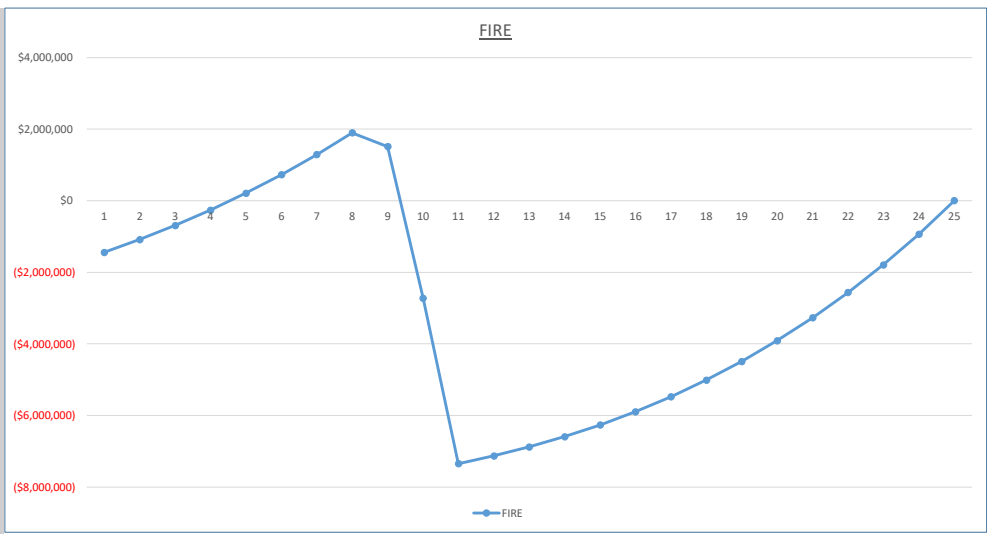
$380,923 Levies & Int

$380,923 (Reserve)

+ (Add) $0 (Transf. to Oper.) = Front End ($1,987,692)

Opening Reserve Balance: ($1,606,768)

Year	Receipts	Expenditure	Interest	Balance	Index
2023	$400,123	($159,183)	($75,803)	($1,441,632)	0
2024	$414,528	$0	($57,004)	($1,084,108)	1
2025	$429,451	$0	($36,333)	($690,991)	2
2026	$444,911	$0	($13,657)	($259,737)	3
2027	$460,928	$0	$10,965	$212,155	4
2028	$477,521	$0	$37,587	$727,264	5
2029	$494,712	$0	$66,598	$1,288,574	6
2030	$512,522	$0	$98,160	$1,899,255	7
2031	$530,972	($995,266)	$78,205	$1,513,166	8
2032	$550,087	($4,639,932)	($143,006)	($2,719,684)	9
2033	$569,891	($4,806,969)	($386,100)	($7,342,862)	10
2034	$590,407	$0	($374,761)	($7,127,217)	11
2035	$611,661	$0	($361,613)	($6,877,169)	12
2036	$633,681	$0	($346,514)	($6,590,002)	13
2037	$656,494	$0	($329,310)	($6,262,818)	14
2038	$680,127	$0	($309,839)	($5,892,530)	15
2039	$704,612	$0	($287,929)	($5,475,848)	16
2040	$729,978	$0	($263,396)	($5,009,266)	17
2041	$756,257	$0	($236,042)	($4,489,050)	18
2042	$783,482	$0	($205,659)	($3,911,227)	19
2043	$811,688	$0	($172,024)	($3,271,564)	20
2044	$840,909	$0	($134,901)	($2,565,557)	21
2045	$871,181	$0	($94,038)	($1,788,413)	22
2046	$902,544	$0	($49,166)	($935,035)	23
2047	$935,035	$0	($0)	($0)	24

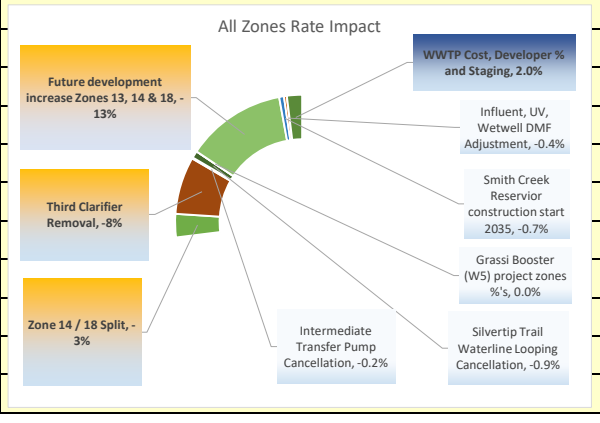


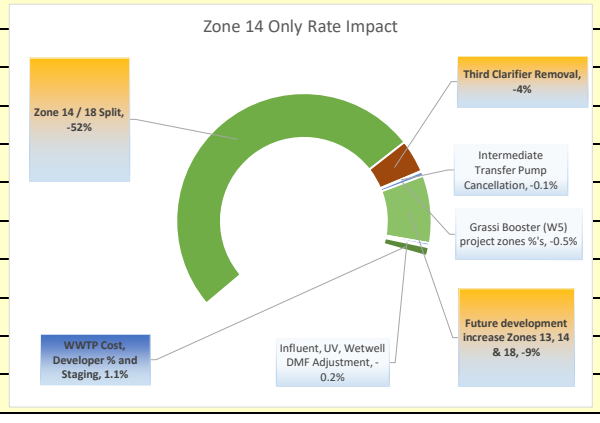
RECREATION
POLICE
LIBRARY

Schedule 4: Reserve Balances, Cash Flows Revisions

REVISIONS, ASSUMPTIONS, NOTES

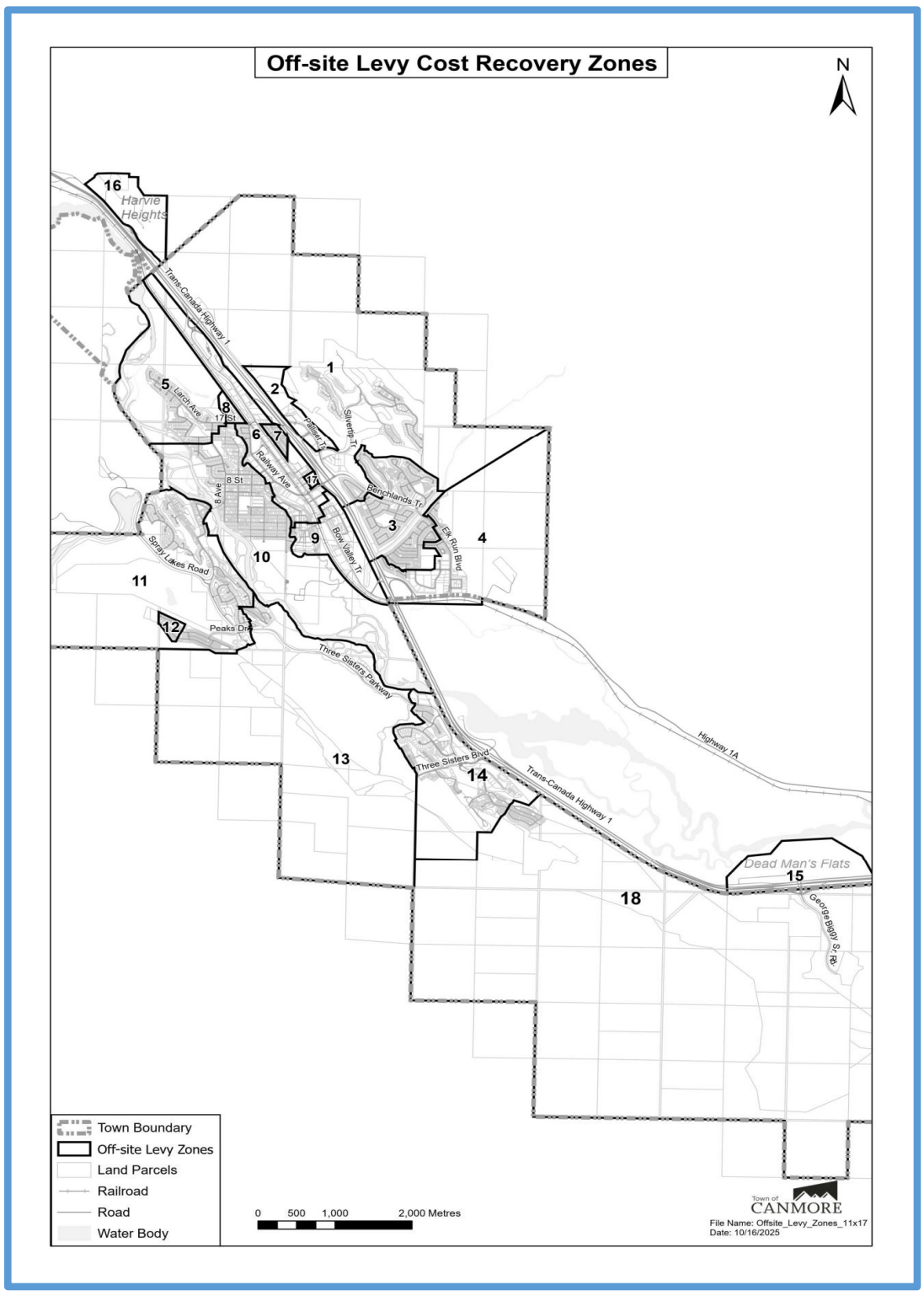
1)	25-Jul-25	Replication model for Town of Canmore 2024 Amendment OSL Bylaw. This model does not use discrete staging over 25 years, rather it only uses an annual average development rate. See note 2) regarding matching of rates.
2)	16-Sep-25	ADDED: Zone 10.4 previous dual slope for 5 and 20 years ~~has been~~ will be converted into a single slope in contractor's OSL model to be consistent with all other zones. DELETED: ~~One-time, single adjustment needed for a "Double Slope" in the Bylaw for Zone 10.4 (5 and 20 Years). Since this replication model assumes straight line development over 25 years (a fixed # Units/Year) - a double slope affects the resulting rates due to compounding / time value of financing effects, so an adjustment is needed to help with alignment.~~
3)	28-Aug-25	Improved allocation of interest charges per project. Total interest, cash flows etc. remain unchanged.
4)	29-Aug-25	Calculations of the Off-Site Levy rates in this model will inherently be the same as the Town's proprietary model (essentially the same results can be generated), however the EXCEL formulas used between the two models will be different because EXCEL uses formulas to not just "CALCULATE" data, but also to "LOCATE" the data. Since the Town's proprietary model uses 75 worksheets and performs a few other functions, it requires 1.25 million formulas to operate. In contrast the rate replication model uses 3 worksheets and only 25,000 formulas (98% less). The same applies to the example calculation shown in the EXAMPLE CALC worksheet, where the mathematical operations applied are the same, but the formulas are different because all data is stored in a single worksheet and only one simple project is used.
5)	02-Sep-25	Replaced word "Operating" to "Financing" in the context of transferring money from reserve in order to fund Project financing. The word "Operating" was a legacy term that does not properly indicate use of collected levy funds.
6)	08-Sep-25	Added extra zone, following the split of Zone 14. Zone 14 was formerly called "Smith Creek" and was split into 2 zones: Zone 14 called "Gateway", Zone 18 "Stewart Creek and Smith Creek". Development projections from the former Zone 14 were also split across Zones 14 and 18. Smith Creek Resevoir Projects (2) and Lift Station 11 Projects (2) have been removed from Zone 14.
7)	08-Sep-25	Reviewed benefiting zones for all Utility (Water and Sanitary) projects due to the reduction in size of Zone 14 and the addition of new Zone 18. To ensure consistency and fairness, if previous Transportation and Fire projects were deemed to benefit "all" zones, these zones were also expanded to include the new Zone 18.
8)	08-Sep-25	Project "WWTP Third Clarifier Addition" deleted as it is no longer required. See Note 23.
9)	16-Sep-25	Replaced word project "Benefit Areas" to project "Zones" in Example Calculation.
10)	22-Sep-25	Replaced word "Areas" to project "Zones" in all worksheets. Renamed "Projects" sheet Column 1 from "Area" to "Infrastructure / Facility".
11)	08-Oct-25	"Intermediate Transfer Pump Capacity Upgrade" project has been cancelled. See note 21. ~~Funds collected may potentially be transferred to the "WWTP Discharge Limit Upgrade" project since both are Sanitary projects and both impact same zones.~~
12)	08-Oct-25	"Silvertip Trail Waterline Looping" project has been cancelled. See Note 22. ~~Funds collected may potentially be transferred to the "Grassi Reservoir Capacity Upgrade (Ph. 3)" project which is another Water project impacting similar zones.~~
13)	08-Oct-25	Column title for "Total Levies Collected to Date" has been clarified to say "Total Levies Collected to Date (Assumes all installments paid)" to indicate that ALL installments are being recognized in the given year, even though the developer may only have actually paid one or two installments. This is only possible as the remaining balance is typically secured by a letter of credit.
14)	08-Oct-25	Nov 28: Changes below are cancelled and have been reversed back to what is shown in the 2024 Bylaw based on best estimates at time of 2022 year end cutoff. The exception is the Smith Creek Reservoir and Booster Station which has intentionally been pushed out to 2035 as per Note 19.
15)	08-Oct-25	~~WWTP Discharge Limit Upgrade project cost information, allocation % to development is still incomplete and needs to be updated~~
16)	14-Oct-25	~~Allocation % to development for projects: Influent Screen Capacity Upgrade, UV Disinfection Capacity Upgrade, Inlet Lift Station Upgrade (Wetwell), currently being confirmed by CIMA.~~
17)	19-Nov-25	Grassi Booster Station Waterline Twinning (Project W5) project zones %'s found in the 2025 updated UMP have been used to replace the binary (0/1) entries for Project Zones in the model.
18)	19-Nov-25	Increased future development units in Zones 14 & 18 per Nov 17, 2025 email between TOC and Quantumplace.
19)	19-Nov-25	Changed Smith Creek Reservoir and Booster Station (Ph. 1) project construction to start in 2035 (was 2028 previously per Note 14)
20)	19-Nov-25	Allocation % to development for projects: Influent Screen Capacity Upgrade, UV Disinfection Capacity Upgrade, Inlet Lift Station Upgrade (Wetwell), updated by CIMA to reflect Dead Man's Flats contribution at 13.1%. Note 16 can be deleted.
21)	19-Nov-25	"Intermediate Transfer Pump Capacity Upgrade" project is no longer required. All collected funds ($171,084.43 as of the end of 2022) have been transferred to "WWTP Discharge Limit Upgrade" following decision by BOWDA on Nov 29, 2025 during consultation meeting. Any additional collected amount between 2023 and 2025 will also be credited to the WWTP.
22)	28-Nov-25	"Silvertip Trail Waterline Looping" project is no longer required. Funds collected will be refunded back to the development community.
23)	28-Nov-25	"WWTP Third Clarifier Addition" project is no longer required. Funds collected will be refunded back to the development community.
24)	28-Nov-25	"WWTP Discharge Limit Upgrade" project cost and developer share adjusted from $71,000,000 at 50% Developer share, to $97,919,000 at 39.2% Deverloper share ($38,365,481). Project staging has been revised to 33.3% per year starting in 2029 and ending in 2031. Note 15 can be deleted.
25)		Intentionally Left Blank for "Total" ====>
26)	28-Nov-25	Compare the impact of using 2020 SDF's compared to the 2024 SDFs.
27)	06-Dec-25	Added clarity to Project # Columns to show: Plan Project #s (ie; UMP), Departmental Project Numbers and Budget Project Numbers.
28)		
29)		
30)		
31)		
32)		
33)		
34)		
35)		
36)		
37)		
38)		





Schedule 5: Full Build-Out Development Plan (25 Years)

	Total Units:	**12,780.66**
Offsite Levy Zone #	**Land Use Type**	**Future Full Build-Out Development Units**
1.1	Commercial	71.00
1.2	Hotels	1,097.00
1.3	Residential - Low Density	-
1.4	Residential - Medium Density	300.00
1.5	Residential - High Density	-
2.1	Commercial	135.00
2.2	Hotels	-
2.3	Residential - Low Density	-
2.4	Residential - Medium Density	1,911.00
2.5	Residential - High Density	-
3.1	Commercial	-
3.2	Hotels	6.00
3.3	Residential - Low Density	-
3.4	Residential - Medium Density	15.00
3.5	Residential - High Density	-
4.1	Commercial	-
4.2	Hotels	-
4.3	Residential - Low Density	-
4.4	Residential - Medium Density	-
4.5	Residential - High Density	-
5.1	Commercial	-
5.2	Hotels	-
5.3	Residential - Low Density	-
5.4	Residential - Medium Density	-
5.5	Residential - High Density	-
6.1	Commercial	30.00
6.2	Hotels	479.00
6.3	Residential - Low Density	-
6.4	Residential - Medium Density	51.00
6.5	Residential - High Density	-
7.1	Commercial	-
7.2	Hotels	-
7.3	Residential - Low Density	-
7.4	Residential - Medium Density	96.00
7.5	Residential - High Density	-
8.1	Commercial	6.00
8.2	Hotels	-
8.3	Residential - Low Density	-
8.4	Residential - Medium Density	2.00
8.5	Residential - High Density	-
9.1	Commercial	242.00
9.2	Hotels	23.59
9.3	Residential - Low Density	-
9.4	Residential - Medium Density	234.00
9.5	Residential - High Density	-
10.1	Commercial	39.00
10.2	Hotels	-
10.3	Residential - Low Density	-
10.4	Residential - Medium Density	201.00
10.5	Residential - High Density	-
11.1	Commercial	-
11.2	Hotels	-
11.3	Residential - Low Density	-
11.4	Residential - Medium Density	27.08
11.5	Residential - High Density	-
12.1	Commercial	-
12.2	Hotels	-
12.3	Residential - Low Density	-
12.4	Residential - Medium Density	-
12.5	Residential - High Density	-
13.1	Commercial	207.00
13.2	Hotels	625.00
13.3	Residential - Low Density	-
13.4	Residential - Medium Density	4,000.00
13.5	Residential - High Density	-
14.1	Commercial	105.00
14.2	Hotels	-
14.3	Residential - Low Density	-
14.4	Residential - Medium Density	481.00
14.5	Residential - High Density	-
15.1	Commercial	-
15.2	Hotels	-
15.3	Residential - Low Density	-
15.4	Residential - Medium Density	-
15.5	Residential - High Density	-
16.1	Commercial	-
16.2	Hotels	255.00
16.3	Residential - Low Density	-
16.4	Residential - Medium Density	-
16.5	Residential - High Density	-
17.1	Commercial	7.00
17.2	Hotels	158.00
17.3	Residential - Low Density	-
17.4	Residential - Medium Density	45.00
17.5	Residential - High Density	-
18.1	Commercial	281.00
18.2	Hotels	-
18.3	Residential - Low Density	1,225.00
18.4	Residential - Medium Density	426.00
18.5	Residential - High Density	-



Schedule 6
Town of Canmore – Off-Site Levy Project
Summary

November 27, 2025

Name	Infrastructure	Project	Name	Allocation Method	Cost	Town Share	Dev Share	DMF Share
Water	Facilities	EX W1	Grassi Booster Station Capacity Upgrade (Phase 1)	Incremental Upgrade Cost Allocation	$2,310,000	84.4%	12.3%	3.3%
Water	Linear	W1	TeePee Town Waterline Replacement	Residual Value Calculation	$900,000	72%	28%	-
Water	Facilities	W2	Smith Creek Reservoir and Booster Station	100% Developer Cost	$12,780,000	-	100%	-
Water	Linear	W5	Grassi Booster Station Waterline Twinning	Proportional Area Allocation	$2,980,000	73.1%	19.6%	7.3%
Water	Facilities	W6	Grassi Storage Reservoir Capacity Upgrade	100% Developer Cost	$5,360,000	-	75%	25%
Water	Facilities	W7	Grassi Booster Station Capacity Upgrade (Phase 2)	100% Developer Cost	$750,000	-	85%	15%
Water	Facilities	W8	Smith Creek Booster Station Upgrade (Phase 2)	100% Developer Cost	$720,000	-	100%	-
Sanitary	Linear	S1	Bow Valley Trail Sewer Upgrade	Residual Value Calculation	$1,800,000	43%	57%	-
Sanitary	Facilities	S2	Lift Station 11 Upgrade Phase 1	100% Developer Cost	$2,290,000	-	100%	-
Sanitary	Facilities	S3	Lift Station 8 Upgrade	100% Developer Cost	$600,000	-	39%	61%
Sanitary	Facilities	S4	Lift Station 10 Upgrade	Residual Value Calculation	$2,290,000	34%	26%	40%
Sanitary	Facilities	S5	Lift Station 11 Upgrade Phase 2	100% Developer Cost	$570,000	-	100%	-
Sanitary	WWTP		Influent Wetwell	100% Developer Cost	$2,900,000	-	86.9%	13.1%
Sanitary	WWTP		Inlet Screen Upgrade	100% Developer Cost	$900,000	-	86.9%	13.1%
Sanitary	WWTP		UV3 Upgrade	100% Developer Cost	$500,000	-	86.9%	13.1%
Sanitary	WWTP		WWTP Discharge Limit Upgrade - Phase 1	Incremental Upgrade Cost Allocation	$97,919,000	54.9%	39.2%	5.9%

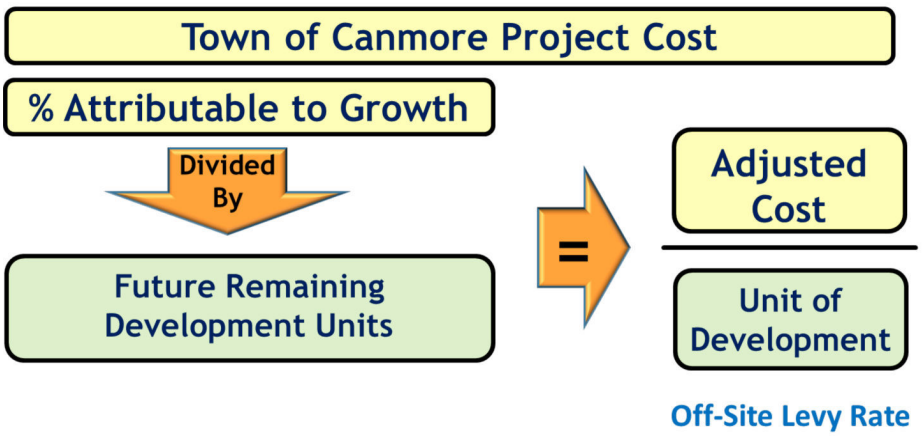
Name	Infrastructure	Project	Name	Offsite Levy Zone																
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Water	Facilities	EX W1	Grassi Booster Station Capacity Upgrade (Phase 1)													1	1				1
Water	Linear	W1	TeePee Town Waterline Replacement							1											
Water	Facilities	W2	Smith Creek Reservoir and Booster Station																		1
Water	Linear	W5	Grassi Booster Station Waterline Twinning	2.1%	2.0%				0.8%	0.3%		1.0%	0.5%			5.5%	0.2%		0.2%	0.3%	6.7%
Water	Facilities	W6	Grassi Storage Reservoir Capacity Upgrade	1	1				1	1		1	1			1	1		1	1	
Water	Facilities	W7	Grassi Booster Station Capacity Upgrade (Phase 2)													1	1				1
Water	Facilities	W8	Smith Creek Booster Station Upgrade (Phase 2)																		1
Sanitary	Linear	S1	Bow Valley Trail Sewer Upgrade						1												
Sanitary	Facilities	S2	Lift Station 11 Upgrade Phase 1																		1
Sanitary	Facilities	S3	Lift Station 8 Upgrade														1				1
Sanitary	Facilities	S4	Lift Station 10 Upgrade														1				1
Sanitary	Facilities	S5	Lift Station 11 Upgrade Phase 2																		1
Sanitary	WWTP		Influent Wetwell	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1
Sanitary	WWTP		Inlet Screen Upgrade	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1
Sanitary	WWTP		UV3 Upgrade	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1
Sanitary	WWTP		WWTP Discharge Limit Upgrade - Phase 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1

Schedule 7 - Service Demand Factors

Overview

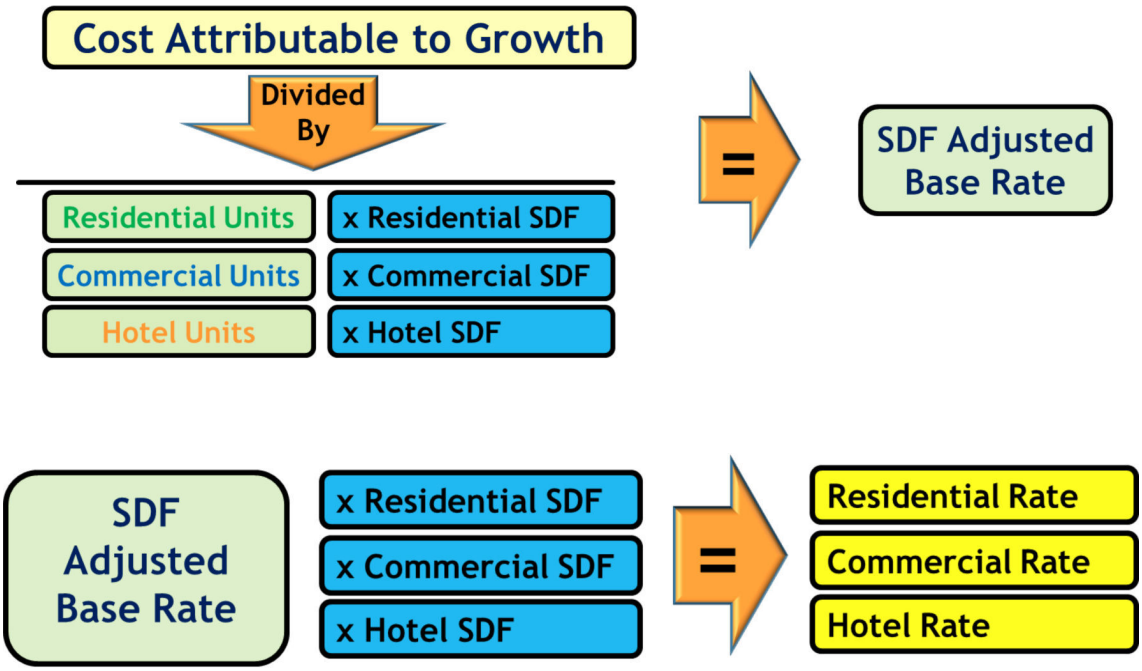
Not all development types (Residential, Hotel, Commercial) place demand on Town infrastructure and facilities to the same extent. Consequently, specific adjustment factors were developed to more fairly recognize and attribute true utility needs for each development type. These adjustments are called Service Demand Factors (SDF's) and form a critical part of setting the off-site levy rates.

A basic representation of how a basic off-site levy rate is calculated is shown below:



However, this basic off-site levy rate does not differentiate across various development types (Commercial, Hotel, Residential) and requires additional detail to fairly allocate project costs attributable to growth for these developments.

When future development projections for the different types of development are combined with weighting factors or Service Demand Factors (SDF), this allows for a more accurate reflection of the intensity that future development places on the Town's infrastructure and facilities:



Utility Service Demand Factors

Utility Service Demand Factors for the impact that Commercial, Hotel and Residential development has on Water and Sanitary infrastructure have been extracted from the 2022 Utility Master Plan (UMP).

The following UMP Table 3-18 identifies the water system unit demands for Residential, Hotel and Commercial (ICI / Industrial Commercial and Institutional) development types:

Table 3-18 Water System Unit Demands

Demand Type	Rate	Units
Water Treatment Plant Production (composite rate)	360	L/c/d
Residential	250	L/c/d
Hotels	700	L/unit/d
ICI	30 810	m^3/ha/d L/unit/day

To evaluate the relative impacts, the units of measurement such as L/c/d (Liters/capita/day) must be first converted to a consistent basis such as L/Unit/d (Liters/Unit/Day). Using a standard consistent with the UMP and previous planning directives, Residential development is assumed to have 2.5 people per unit, as follows:

- Residential development: 250 x 2.5 people per unit = 625 L/unit/day
- Hotel development: = 700 L/unit/day
- Commercial development = 810 L/unit/day

The following Service Demand Factors (SDF) can now be determined Water and Sanitary infrastructure, relative to the Residential development rate of 625 L/unit/day.

- Residential SDF = 625 / 625 = 1.0
- Hotel SDF = 700 / 625 = 1.1
- Commercial SDF = 810 / 625 = 1.3

The Service Demand Factors can be found in Table 2 of the Off-Site Levy Bylaw. For other infrastructure such as Transportation, Storm or Fire facilities, Service Demand Factors have been determined through consultation and agreements with the development community.