

FH Development - Elmwood/Beech

Type of Construction (Residential/Commercial)	Assessment	Per Unit Price	Unit of Measurement	Total
Estimated Assessed Value				
Residential	\$ 111,577,770			
Commercial	\$ -			
Total	\$ 111,577,770			
Residential Taxes per Assessed Value (refer to Tax Rates Tab)	\$	0.3174		\$ 354,147.84
Commercial Taxes per Assessed Value (refer to Tax Rates Tab)	\$	2.0667		\$ -
RCMP Services	\$	0.2079		\$ 231,970.18
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)	\$	0.3254		\$ 363,074.06
Fire Rates	\$	0.1400		\$ 156,208.88
Urban Service Rates Residential (includes sidewalks, streetlights and sewer rates)	\$	0.0700		\$ 78,104.44
Urban Service Rates Commercial (includes sidewalks, streetlights and sewer rates)	\$	0.6570		\$ -
Wastewater Management Fee (Based on avg annual consumption) - Household	\$	330.00	319 Dwelling Units	\$ 105,270.00
Wastewater Management Fee (Based on avg annual consumption) - Apartment	\$	225.00	343 Dwelling Units	\$ 77,175.00
Wastewater Management Fee Mixed Use (Based on avg annual consumption)	\$	15,290.00	0 Buildings	\$ -
Total Tax Revenue per Year				\$ 1,365,950.40
General Tax Rate Expenses				
Cost of Maintenance Municipal Roads per metre per Year	\$	5.37	2,928 Metres	\$ 15,713.60
Cost of providing Stormwater Services per Year (Municipal Roads)	\$	5.75	2,928 Metres	\$ 16,831.04
Replacement cost of Storm System per year	\$	7.24	2,928 Metres	\$ 21,211.90
Cost of repaving roads per metre (includes curb & gutter)	\$	21.07	2,928 Metres	\$ 61,693.22
RCMP Services	\$	150,000	- Officers	\$ -
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)				\$ 363,074.06
Cost of maintaining a park/trails (Parks and Rec) Estimate				\$ 7,600.00
Urban Service Rate Expenses				
Cost of providing Waste Water Services per Year - Household	\$	330.00	319 Dwelling Units	\$ 105,270.00
Cost of providing Waste Water Services per Year - Apartment	\$	225.00	343 Dwelling Units	\$ 77,175.00
Cost of providing Waste Water Services per Year Mixed Use	\$	15,290.00	0 Buildings	\$ -
Replacement cost of Sewer Collection per year	\$	5.75	2,928 Metres	\$ 16,831.04
Cost of Snow Removal for Municipal Sidewalks per metre per Year	\$	3.15	2,928 Metres	\$ 9,218.81
Cost of Mowing & Maintenance for Municipal Sidewalks per metre per Year	\$	2.47	2,928 Metres	\$ 7,225.52
Cost of repaving sidewalks per year	\$	9.25	2,928 Metres	\$ 27,084.00
Replacement cost of Streetlights per year	\$	39.57	18 Streetlights	\$ 712.20
Annual cost of maintaining streetlights (power/insurance)	\$	31.83	18 Streetlights	\$ 572.96
Fire Expenses				
Fire Rates				\$ 156,208.88
Total Tax Revenue from Development				\$ 1,365,950.40
Total Cost of Providing Services to Proposed Development per Year				\$ 886,422.23
Financial Benefit to the Municipality				\$ 479,528.17