

Clayton Development Ltd - Lantz						
Type of Construction (Residential/Commercial)	Assessment		Per Unit Price	Unit of Measurement		Total
Estimated Assessed Value						
Residential	\$ 19,800,000					
Commercial	\$ 21,125,000					
Total	\$ 40,925,000					
Residential Taxes per Assessed Value		\$ 0.2866				\$ 56,746.80
Commercial Taxes per Assessed Value		\$ 2.0616				\$ 435,513.00
RCMP Services		\$ 0.2213				\$ 90,567.03
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)		\$ 0.2871				\$ 117,495.68
Fire Rates		\$ 0.1600				\$ 65,480.00
Urban Service Rates Residential (includes sidewalks and streetlight rates)		\$ 0.0700				\$ 13,860.00
Urban Service Rates Commercial (includes sidewalks and streetlight rates)		\$ 1.2000				\$ 253,500.00
Wastewater Management Fee (Based on avg annual consumption) - Household	\$ 360.00	33	Dwelling Units			\$ 11,880.00
Wastewater Management Fee Commercial (Based on avg annual consumption)	\$ 5,234.00					\$ 5,234.00
Total Tax Revenue per Year (Excludes Infrastructure Charges)						\$ 1,050,276.51
General Tax Rate Expenses						
Cost of Maintenance Municipal Roads per metre per Year	Road Type Asphalt	9	\$ 72.00	253	Metres	\$ 18,216.51
Cost of providing Stormwater Services per Year (Municipal Roads)			\$ 1,971.00			\$ 1,971.00
Cost of resurfacing roads per metre per year	Road Type Asphalt	9	\$ 54.78	253	Metres	\$ 13,859.57
Replacement cost of Storm System per year			\$ 2,416.35			\$ 2,416.35
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)						\$ 117,495.68
Urban Service Rate Expenses						
Cost of providing Wastewater Services per Year - Household		\$ 360.00	33	Dwelling Units		\$ 11,880.00
Cost of providing Wastewater Services per Year Commercial		\$ 5,234.00				\$ 5,234.00
Replacement Cost of Downstream External Wastewater Infrastructure		\$ 44.17	253	Metres		\$ 11,174.17
Cost of Snow Removal for Municipal Sidewalks per metre per Year		\$ 4.81	253	Metres		\$ 1,217.94
Cost of Mowing & Maintenance for Municipal Sidewalks per metre per Year		\$ 5.44	253	Metres		\$ 1,377.44
Cost of repaving sidewalks per year	Road Type concrete	8.16	253	Metres		\$ 2,064.48
Replacement cost of Streetlights per year		\$ 52.50	4	Streetlights		\$ 210.00
Annual cost of maintaining streetlights (power/insurance)		\$ 65.19	4	Streetlights		\$ 260.77
Fire Expenses						
Fire Rates						\$ 65,480.00
Total Tax Revenue from Development						\$ 1,050,276.51
Total Cost of Providing Services to Proposed Development per Year						\$ 252,857.91
Financial Benefit to the Municipality						\$ 797,418.60

For approved WCDD development - area of Block J

Clayton Development Ltd - Lantz						
Type of Construction (Residential/Commercial)	Assessment		Per Unit Price	Unit of Measurement		Total
Estimated Assessed Value						
Residential	\$ 69,580,000					
Commercial	\$ 16,900,000					
Total	\$ 86,480,000					
Residential Taxes per Assessed Value		\$ 0.2866				\$ 199,416.28
Commercial Taxes per Assessed Value		\$ 2.0616				\$ 348,410.40
RCMP Services		\$ 0.2213				\$ 191,380.24
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)		\$ 0.2871				\$ 248,284.08
Fire Rates		\$ 0.1600				\$ 138,368.00
Urban Service Rates Residential (includes sidewalks and streetlight rates)		\$ 0.0700				\$ 48,706.00
Urban Service Rates Commercial (includes sidewalks and streetlight rates)		\$ 1.2000				\$ 202,800.00
Wastewater Management Fee (Based on avg annual consumption) - Apartment		\$ 245.45	312	Dwelling Units		\$ 76,581.82
Wastewater Management Fee Commercial (Based on avg annual consumption)		\$ 5,234.00				\$ 5,234.00
Total Tax Revenue per Year (Excludes Infrastructure Charges)						\$ 1,459,180.82
General Tax Rate Expenses						
Cost of Maintenance Municipal Roads per metre per Year	Asphalt 9	\$ 72.00	304	Metres		\$ 21,888.61
Cost of providing Stormwater Services per Year (Municipal Roads)		\$ 1,971.00				\$ 1,971.00
Cost of resurfacing roads per metre per year	Asphalt 9	\$ 54.78	304	Metres		\$ 16,653.39
Replacement cost of Storm System per year		\$ 2,416.35				\$ 2,416.35
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)						\$ 248,284.08
Urban Service Rate Expenses						
Cost of providing Wastewater Services per Year - Apartment		\$ 245.45	312	Dwelling Units		\$ 76,581.82
Cost of providing Wastewater Services per Year Commercial		\$ 5,234.00				\$ 5,234.00
Replacement Cost of Downstream External Wastewater Infrastructure		\$ 44.17	304	Metres		\$ 13,426.67
Cost of Snow Removal for Municipal Sidewalks per metre per Year		\$ 4.81	304	Metres		\$ 1,463.46
Cost of Mowing & Maintenance for Municipal Sidewalks per metre per Year		\$ 5.44	304	Metres		\$ 1,655.11
Cost of repaving sidewalks per year	concrete	\$ 8.16	304	Metres		\$ 2,480.64
Replacement cost of Streetlights per year		\$ 52.50	5	Streetlights		\$ 262.50
Annual cost of maintaining streetlights (power/insurance)		\$ 65.19	5	Streetlights		\$ 325.96
Fire Expenses						
Fire Rates						\$ 138,368.00
Total Tax Revenue from Development						\$ 1,459,180.82
Total Cost of Providing Services to Proposed Development per Year						\$ 531,011.59
Financial Benefit to the Municipality						\$ 928,169.23

For proposed Block J area