

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		Road Type	Width			
Cost of Maintenance Municipal Roads per metre per Year		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		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			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						
	Road Type	Width				
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