

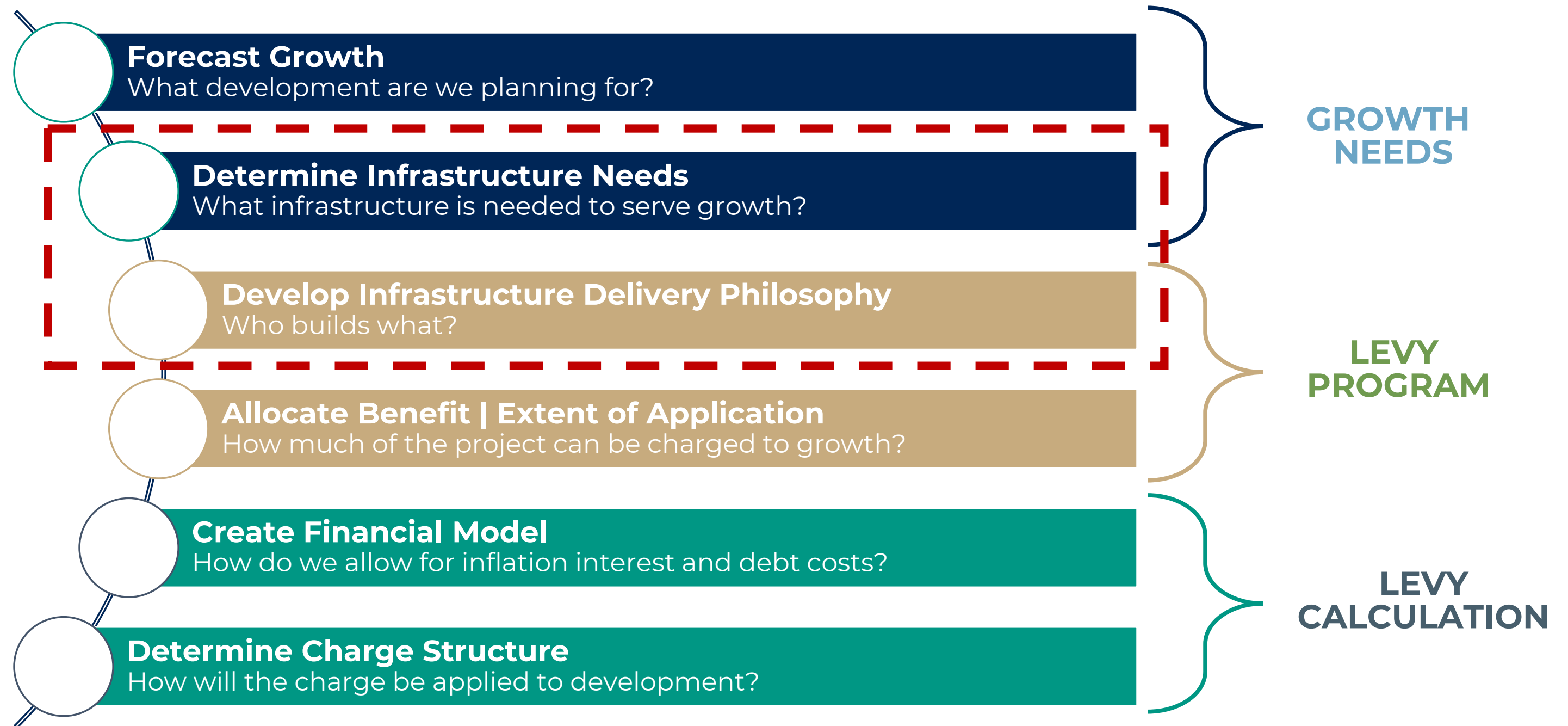


OSL Update

Developer Engagement Meeting

December 11th, 2025

Approach



Approach

- The **Town's financial capacity is limited** with major infrastructure (W supply and WW treatment) underway and other infrastructure (recreation, etc.) on the horizon
- There is some **new off-site infrastructure being contemplated** through new growth areas, which alternative financing and funding approaches will need to be considered
- Off-Site infrastructure that is easily connected to triggering developer(s), and is a logical, incremental extension of development is more appropriate for Industry to take on **shared risk**

Total Projected Growth-Related Infrastructure Need - 25yr Window (\$2025)

Infrastructure Category	Total Project Costs
Sanitary Treatment	\$25,262,000
Sanitary Collection	\$45,725,000
Water Distribution	\$4,797,000
Water Supply	\$50,220,000
Water Storage	\$45,246,000
Transportation	\$111,090,000
Recreation	\$64,079,000
Total	\$346,419,000

DRAFT – FOR DISCUSSION PURPOSES ONLY

Project cost table has been updated to reflect current information available.

Approach

- Oversizing Approach introduced May 2025 Industry Meeting
- Off-Site Levy package (Draft Oversizing Approach) sent July 2025
 - Package included
 - Draft Off-Site Project List
 - proposed projects, approach to financing to funding, timing, allocation of benefit and allocation of project costs
 - Approach to Oversizing
 - Eligible projects, determination of oversize amount and cost recovery mechanics
 - July 2025 Industry Meeting focused on oversizing approach

The Town is still seeking feedback from Industry to further progress the overall approach.

Approach

Overview of Financing and Funding Approach

Infrastructure Category	Financing	Funding
Sanitary Treatment and Disposal	Town	OSL
Sanitary Collection	Town Industry	OSL Oversizing
Water Supply and Treatment	Town	OSL
Water Distribution	Town Industry	OSL Oversizing
Water Storage	Industry	OSL
Transportation	Town Industry	OSL Oversizing
Community Amenities	Town	

The Town and USL are still looking to receive feedback on the proposed approach

Approach

Overview of Financing and Funding Approach – Sharing the Risk -

Financing Approach - 25yr Window (\$2025)

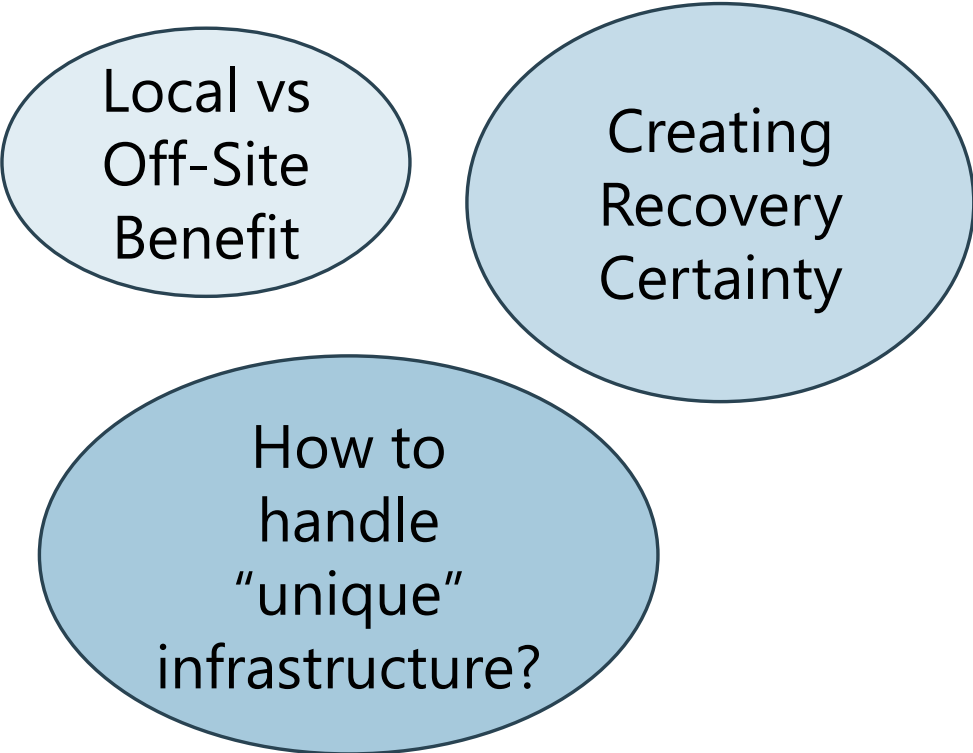
Infrastructure Category	Front-Ended By Town	Front-Ended By Industry	Total
Sanitary Treatment and Disposal	\$25,262,000	\$0	\$25,262,000
Sanitary Collection	\$19,746,000	\$25,979,000	\$45,725,000
Water Distribution	\$4,797,000	\$0	\$4,797,000
Water Supply and Treatment	\$47,800,000	\$0	\$50,220,000
Water Storage	\$0	\$45,246,000	\$45,246,000
Transportation	\$31,103,000	\$79,987,000	\$111,090,000
Recreation	\$64,079,000	\$0	\$64,079,000
Total	\$195,207,000	\$151,212,000	\$346,419,000

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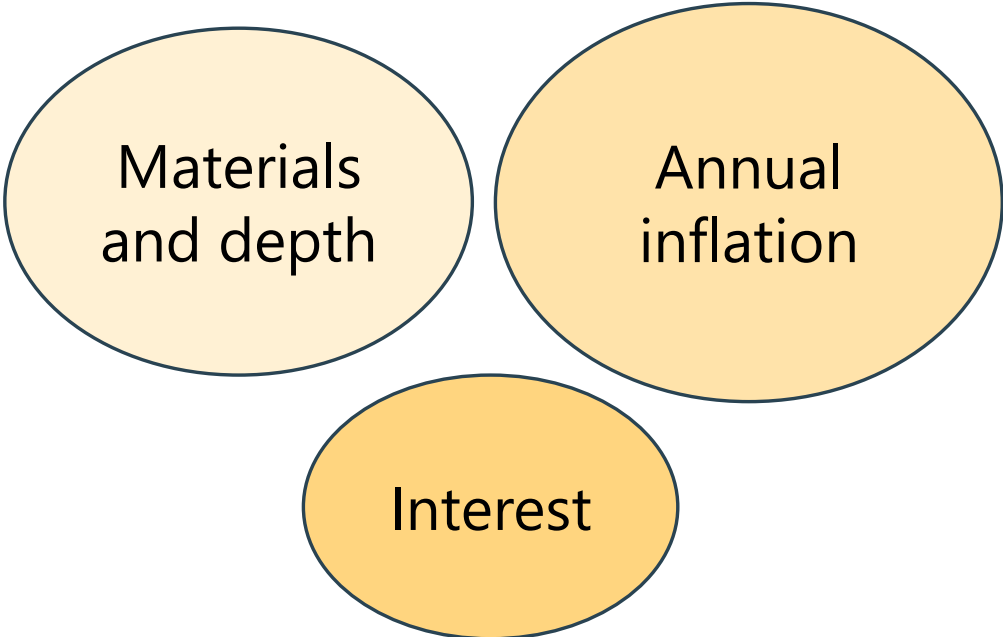
Oversize Recovery

Considerations

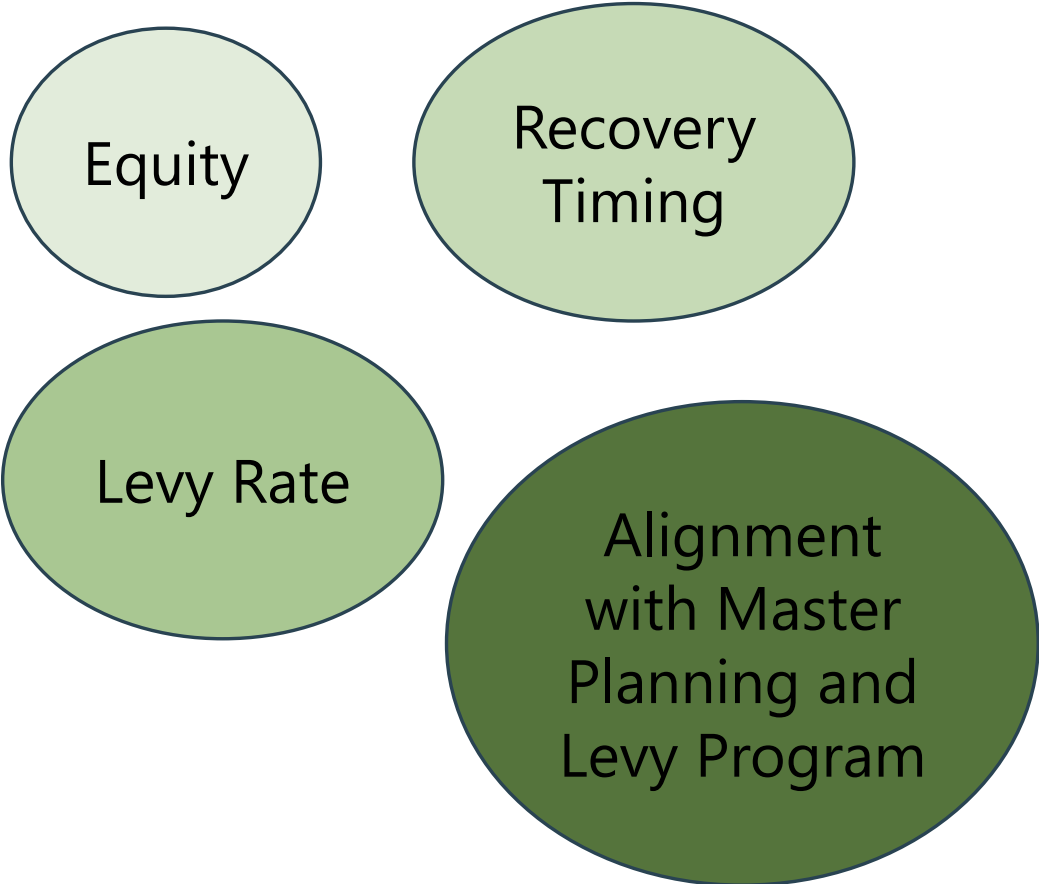
Infrastructure Included



Recovery Costs



Benefit Window



Key Next Steps

- **Input from Industry on Approach**

- The Town and USL are still looking to receive feedback from the developer group.

- **Final Confirmation of Infrastructure**

- South Reservoir
- Treatment of unique infrastructure (i.e., roundabouts) in oversizing approach

- **Finalization of Levy Assumptions**

- Allocation of Benefit
- Cost Recovery Methodology

- **Buildout Off-Site Levy Model and Rates (end of Feb)**

- Based on growth, projects, etc. shared to-date

Schedule

