

**TOWN OF GIBBONS  
AGENDA  
SPECIAL MEETING OF COUNCIL  
AUGUST 17, 2023  
TO BE HELD AT THE MUNICIPAL OFFICE AT 7:00 PM**

- 1.0 ROLL CALL
- 2.0 CALL TO ORDER
- 3.0 ADOPTION OF THE AGENDA
- 4.0 BUSINESS
  - 4.1 Heartland Common Stage 1 Updated Project Costs
  - 4.2 Local Improvement Tax Bylaw ALT 5-23
  - 4.3 Local Improvement Borrowing Bylaw ALT 6-23
  - 4.4 Special Meeting
- 5.0 ADJOURNMENT

# Request for Decision

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## Supplemental Information:

In follow up to Select's previous letter of recommendation please find attached an updated letter from Select outlining all of the changes and the details in where changes were added to the initial tender value, thereby bringing the updated cost to \$4,459,247.14 which is comprised of \$3,559,247.14 for the tender and the power installation and signalization. The estimated costs for each are:

• Highway Signalization and Lighting:	\$450,000.00
• Onsite Local Industrial Power Servicing and Street Lighting:	<u>\$450,000.00</u>
<b>TOTAL:</b>	<b>\$900,000.00</b>

**The Total Revised Projected Cost of Stage 1 is:** \$4,459,247.14

## Project Financing

Administration is proposing that the Stage 1 Infrastructure Works is completed on a Local Improvement Tax basis in which the directly affected parties (i.e., Landrex and Town of Gibbons) partition out the costs on a per acre basis using the +/-4.5-acre parcel and the directly adjacent +/-50.5-acre Heartland Common Subdivision totaling +/-55 Acres.

This translates into a \$65,722.23 per acre cost and extended out over the +/-4.5-acres for the Heartland.

The Town is scheduled to receive from the sale of the +/-4.5-acre parcel a total value of \$2,631,524.31 based upon the table below. The price is comprised of \$2,321,227.31 for the land and an anticipated value of \$310,297.00 for the portion of Off-site Levies that are to be attributed to this site from the aggregate servicing scheduled for the 470 acres.

It is integral to the review that from the sale the Town will also recover \$68,529.00 (not included in the \$310,297.00) in off-site levies that arose from works completed in 2008. Further, the Town will recover the original purchase price of the property and carrying costs of \$680,000.00, \$156,284.57 in additional costs and supplies (fencing, tree removal, studies, engineering, removal of basement, etc.).

It is anticipated that barring any unforeseen matters, the Town is projected to realize a net gain from the sale a total of \$816,886.24 (not including the \$310,297.00 in off-sites in 2023 or the \$68,529.00 for the 2008 off-site levies or the \$16,000.00 from the sale of the house on the lands).

The initial investment translates into a net return of \$832,886.24, plus \$310,297.00 towards the off-sites owing for the Stage 1 Works, the recovery of \$68,529.00 in off-site levies from 2008, approximately \$15-\$20 million in new development, estimated 200-300 full and part-time jobs, \$175,000 in new property taxes, along with 10 new businesses from an initial \$650,000.00 investment.

These gains also serve as the foundation to the development of the adjacent +/-50.5-acre parcel because of the relocation of the highway access and acceleration /deceleration lanes and controlled signalization that is important to highway development.

## Options Available

1. That Council, based upon the risk and performance review of two lowest bid submissions and past performance on similar projects within the Northern Alberta Region completed by Select Engineering Consultants Ltd. Award the Heartland Commons Stage 1 project contract to Border Paving Ltd. for the revised upset amount of \$3,559,247.14 exclusive of Goods and Services Tax pending the securing of the funds necessary to complete the works.
2. Council direct administration as to how it wishes to proceed.

Or

# Request for Decision

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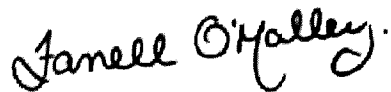
3. Council accept the report for information as presented.

## **Recommendation for Action**

Administration respectfully requests that Council give consideration to the two following recommendations (Administration is looking for two separate motions):

1. That Council, based upon the risk and performance review of two lowest bid submissions and past performance on similar projects within the Northern Alberta Region completed by Select Engineering Consultants Ltd. Award the Heartland Commons Stage 1 project contract to Border Paving Ltd. for the revised upset amount of \$3,559,247.14 exclusive of Goods and Services Tax pending the securing of the funds necessary to complete the works.

Submitted By:



Farrell O'Malley  
CAO



August 15, 2023

File No.: 01-23063-4.3

Farrell O'Malley, CAO  
 Town of Gibbons  
 4807 – 50 Avenue  
 Gibbons AB T0A 1N0

Dear Farrell,

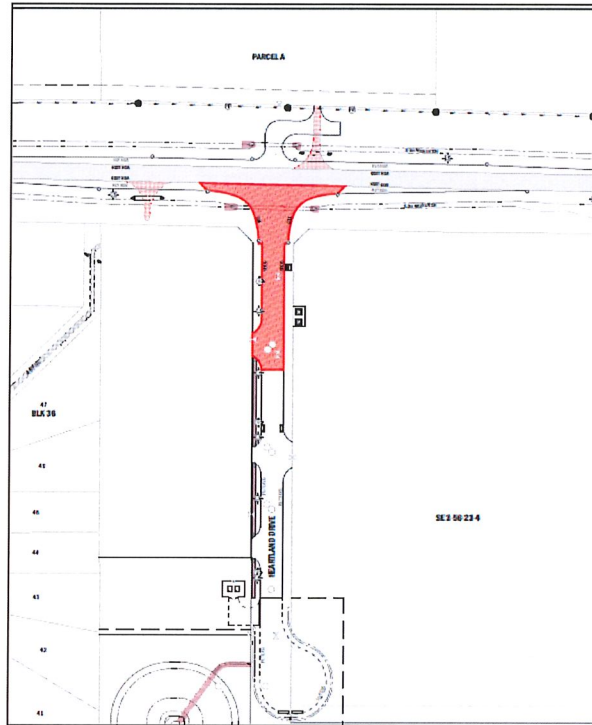
**Re: TOWN OF GIBBONS – HEARTLAND COMMONS AT GIBBONS – STAGE 1  
 CONSTRUCTION COST SUMMARY & COST PROJECTION**

Select Engineering has completed the overall construction cost for Stage 1 within Heartland Commons at Gibbons. This program consists of underground installation and surface work to be completed in order to service a commercial development on the south side of the Town. A preliminary cost estimate was provided to the Town of Gibbons late last year during the preliminary design phase for budgetary and planning purposes. It was decided to tender this program on April 27<sup>th</sup>, 2023 for a two week duration to retain actual market value construction cost to begin construction.

The table below outlines each component of this program with respect to the Preliminary Cost Estimates, Final Contract Values, and the difference between the two with explanation.

<b>Heartland Commons Stage 1</b>				
<b>Component</b>	<b>Preliminary Cost Estimate</b>	<b>Final Contract Value</b>	<b>Difference</b>	<b>Not Included in Preliminary Estimate</b>
Watermain	\$408,455.00	\$537,864.84	\$129,409.84	Watermain Highway Crossing Increased of \$153,952.04
Sanitary Sewer	\$163,604.00	\$298,135.04	\$134,531.04	Temp Sanitary Tanks Increase of \$120,415.24
Storm Sewer	\$777,825.00	\$628,374.46	(\$149,450.54)	Over Estimated Large Diameter Pipe Unit Rates
Subgrade Preparation	\$206,875.00	\$286,225.15	\$79,350.15	Turn Around Construction Increase of \$77,669
Concrete Curb and Gutter	\$172,950.00	\$221,032.01	\$48,082.01	Erosion, Sediment Controls, Fencing Increase of \$137,650.34
Asphalt	\$180,200.00	\$165,088.00	(\$15,112.00)	Over Estimated Asphalt Unit Rates
Highway 28A Surface Improvements	\$2,500,000.00	\$1,422,527.64		No Detail Cost Estimate was Previously Completed
Highway 28A Signals	\$450,000.00	In Tender Process (\$450,000)		
Shallow Utilities & Fortis Connection	\$450,000.00	To Be Verified By Fortis (\$450,000)		
<b>TOTAL</b>	<b>\$5,309,909.00</b>	<b>\$4,459,247.14</b>	<b>(\$850,661.86)</b>	

A construction phasing plan associated with its costs was conducted based on the start time of construction in the Fall of 2023 and the carry over that will be required to be completed in 2024. The work that will be completed 2023 is all the underground (Watermain, Sanitary & Storm) and a paved surface off of Highway 28A to the commercial site east access, see figure 1 below:



**FIGURE 1 – 2023 Planned Construction**

The estimated contract payments distributed across the new construction schedule are summarized in the following table.

<b>Heartland Commons at Gibbons Stage 1</b>		
<b>Cost Projection</b>		
<b>Duration</b>	<b>Scope Completed</b>	<b>Construction Cost</b>
September 2023	Underground Installation	\$1,465,000
October 2023	Highway Access to Commercial Site	\$445,000
November – December 2023	Shallow Utilities & Fortis Connection	\$450,000
April – June 2024	Remaining Surface Work	\$825,000
July – August 2024	Remaining Surface Work	\$825,000
August – September 2024	Traffic Signal Installation	In Tender Process

If you have any questions, require additional information please feel free to call me at 780-651-5782.



Farrell O'Malley  
August 15, 2023  
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Sincerely,

**Select** Engineering Consultants

A handwritten signature in black ink, appearing to read 'Justin Young', written over a white background.

**Justin Young**, P.Eng.  
Project Manager  
[jyoung@selecteng.ca](mailto:jyoung@selecteng.ca)

cc: Eric Lowe, Superintendent of Public Works  
Steve Brittain – Select Engineering



# CHANGE ORDER

All the noted Contract revisions are subject to the terms and conditions of the Contract documents.

Project: **Heartland Commons at Gibbons  
Stage 1**

Change Order No. **1**

Client: Town of Gibbons  
4807 50 Avenue, Gibbons, AB T4P 1A7

Date: August 16, 2023

Contractor: Border Paving Ltd.  
6711 Goldenwest Avenue, Red Deer, AB T0A 1N0

File No.: 01-22063-4.5

This document authorizes the following changes to the Contract.

Item(s):

1. Schedule 'A' increased by \$196,363.19 as per attached Schedule
2. Schedule 'B' increased by \$23,476.25 as per attached Schedule
3. Schedule 'C' increased by \$44,706.12 as per attached Schedule
4. Schedule 'D' increased by \$20,934.70 as per attached Schedule
5. Schedule 'E' increased by \$29,353.01 as per attached Schedule
6. Schedule 'F' decreased by \$2,464.00 as per attached Schedule
7. Schedule 'G' increased by \$337,853.13 as per attached Schedule

The Contract amount will be increased by an amount of **Six Hundred and Fifty Thousand, Two Hundred and Twenty-Two and 40/100 (\$650,222.40) Dollars.**

**CONTRACT ADJUSTMENT**

Contract Amount	\$ 2,909,024.74
Schedules 'A' to 'G' Adjusted	\$ 650,222.40
Contract Price As Per Change Order No. 1	<b>\$ 3,559,247.14</b>

Prepared by:

Select Engineering Consultants

Justin Young, P.Eng.  
Project Manager

Border Paving Ltd.

Town of Gibbons

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1  
Change Order No. 1**

**SCHEDULE 'A' - Onsite Underground - Watermain**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT	
1.	250 mm PVC C900 Water Main (Including All Fittings)	m (lin)	60		\$ 543.84		\$ 32,630.40			
2.	300 mm PVC C900 Water Main (Including All Fittings)	m (lin)	385	365	\$ 64.89	\$ 577.00	\$ 24,982.65	\$ 210,605.00	\$ 185,622.35	
3.	Trenchless Installation 400mm Dia. HDPE DR11 Water Main c/w HDPE to PVC Transition/Connection	m (lin)	80	86	\$ 1,790.14		\$ 143,211.20	\$ 153,952.04	\$ 10,740.84	
4.	Hydrants Complete (Including Tee, Valve, Lead, Extensions and Final Grade Adjustments)	ea.	3.0		\$ 20,665.92		\$ 61,997.76			
5.	Gate Valves Complete c/w Box, Stem, Extensions & Final Grade Adjustment	ea.	3.0		\$ 6,582.73		\$ 19,748.19			
	a) 250 mm	ea.	5.0		\$ 8,146.27		\$ 40,731.35			
	b) 300 mm									
6.	Connection to Existing Water Main	ea.	1.0		\$ 10,423.60		\$ 10,423.60			
	a) 200 mm Plug									
7.	Supply and Install Insulation Frost Box as per Detail	m (lin)	50.0		\$ 155.53		\$ 7,776.50			
<b>TOTAL SCHEDULE 'A'</b>								\$ 341,501.65	\$ 196,363.19	\$ 537,864.84



**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'B' - Onsite Underground - Sanitary Sewer**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT
1.	250 mm PVC SDR 35 Sanitary Sewer Pipe (Washed Rock Bedding) a) 4.0 - 5.0 m Depth	m(lin)	260	270	\$ 434.66	\$	113,011.60	\$ 117,358.20	\$ 4,346.60
2.	Sanitary Manholes c/w F-80 Standard Frame and Cover and Final Grade Adjustments a) Standard 1200 mm	m(vert)	15.0	20	\$ 2,277.33	\$	34,159.95	\$ 45,546.60	\$ 11,386.65
2a.	<b>450 mm PVC SDR 35 Sanitary Sewer Interconnecting Pipe (Washed Rock Bedding)</b> a) 4.0 - 5.0 m Depth	m(lin)		5	\$ 1,467.00	\$		\$ 7,335.00	\$ 7,335.00
3.	Video Inspection Including Flushing and Cleaning a) @ CCC b) @ FAC	m(lin) m(lin)	260 260	275 275	\$ 13.60 \$ 13.60	\$	3,536.00 3,536.00	\$ 3,740.00 \$ 3,740.00	\$ 204.00 \$ 204.00
4.	Connections to Temporary Holding Tank a) 250mm	ea.	1.0		\$ 5,483.72	\$	5,483.72		
5.	Supply and Install 2.5mx3.0mx2.8m Concrete Holding Tanks Rate for Traffic c/w F-39 Frame and Cover and HDPE Vault Liner	ea.	2.0		\$ 57,465.76	\$	114,931.52		
<b>TOTAL SCHEDULE 'B'</b>							\$ 274,658.79	\$ 23,476.25	\$ 298,135.04

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'C' - Onsite Underground - Storm Sewer**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT
1.	375mm PVC Pipe Storm Sewer (Including Washed Rock Bedding) b) 3.0 - 4.0 m Depth	m(lin)	35		\$ 408.91		\$ 14,311.85		
2.	450mm PVC Pipe Storm Sewer (Including Washed Rock Bedding) b) 3.0 - 4.0 m Depth	m(lin)	60	65	\$ 506.76		\$ 30,405.60	\$ 32,939.40	\$ 2,533.80
3.	750mm CONCRETE Pipe Storm Sewer (Including Washed Rock Bedding) b) 3.0 - 4.0 m Depth	m(lin)	25		\$ 747.78		\$ 18,694.50		
4.	900mm Concrete Pipe Storm Sewer (Including Washed Rock Bedding) a) 3.0 - 4.0 m Depth	m(lin)	150	148	\$ 949.66		\$ 142,449.00	\$ 140,549.68	\$ (1,899.32)
5.	1350mm Concrete Pipe Storm Sewer (Including Washed Rock Bedding) a) 3.0 - 4.0 m Depth	m(lin)	60		\$ 2,039.40		\$ 122,364.00		
6.	Storm Manholes c/w NF-80 Frame and Cover and Final Grade Adjustment a) 1200 mm b) 1500 mm c) 1800 mm d) 3000 mm	m(vert)	4.0 4.0 4.0 10.0	4.5 4.5 4.5 12.5	\$ 2,651.22 \$ 5,166.48 \$ 6,548.74 \$ 14,173.83		\$ 10,604.88 \$ 20,665.92 \$ 26,194.96 \$ 141,738.30	\$ 23,249.16 \$ 29,469.33 \$ 177,172.88	\$ 2,583.24 \$ 3,274.37 \$ 35,434.58
7.	Concrete Flared End c/w 10.0m(lin) of Class A Bedding a) 1350 mm	ea.	1.0		\$ 19,181.69		\$ 19,181.69		
8.	900 mm Catch Basin c/w Frame and Cover and Final Grade Adjustments a) K-7	ea.	2.0		\$ 9,279.27		\$ 18,558.54		
9.	Catch Basin Leads, DR35 (Including Connection to Existing Manholes) a) 250 mm	m (lin)	30	35	\$ 349.17		\$ 10,475.10	\$ 12,220.95	\$ 1,745.85
10.	Video Inspection Including Flushing and Cleaning a) @ COC b) @ FAC	m(lin) m(lin)	295 295	333 333	\$ 13.60 \$ 13.60		\$ 4,012.00 \$ 4,012.00	\$ 4,528.80 \$ 4,528.80	\$ 516.80 \$ 516.80
<b>TOTAL SCHEDULE 'C'</b>							\$ 583,668.34	\$ 44,706.12	\$ 628,374.46

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'D' - Onsite Subgrade Preparation**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT
1.	Fine Grading to Subgrade	m <sup>3</sup>	175.0	0	\$ 36.72		\$ 6,426.00	\$ -	\$ (6,426.00)
2.	Cement Stabilized Subgrade(Measured 0.3m from back of curb)								
	a) 20 kg/m2 at 300mm depth (Local)	m <sup>2</sup>	3,600.0		\$ 15.09		\$ 54,324.00		
	b) 10 kg/m2 at 150mm depth (Turnaround)	m <sup>2</sup>	1,915.0	2550	\$ 11.02		\$ 21,103.30	\$ 28,101.00	\$ 6,997.70
	c) Filter fabric envelope	m <sup>2</sup>		3600	\$ 3.70			\$ 13,320.00	\$ 13,320.00
3.	Addition of Extra Cement Directed by the Engineer	tonne	55.0		\$ 361.53		\$ 19,884.15		
4.	Granular Base Course - 20 mm Crush Gravel (Measured 0.3m from back of curb)								
	a) 350mm Depth - Local	m <sup>2</sup>	3,600.0		\$ 36.72		\$ 132,192.00		
	b) 150mm Depth - Turnaround	m <sup>2</sup>	1,850.0	2300	\$ 15.76		\$ 29,156.00	\$ 36,248.00	\$ 7,092.00
5.	Supply and Install Wick Drain c/w Connections to Catch Basins	m (lin)	450.0	440	\$ 4.90		\$ 2,205.00	\$ 2,156.00	\$ (49.00)
TOTAL SCHEDULE 'D'							\$ 265,290.45	\$ 20,934.70	\$ 286,225.15

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'E' - Onsite Curb and Gutter**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT	
1.	New Straight Face Curb and 250mm Gutter (150mm Gutter Face)	m(lin)	415	400	\$ 96.63	\$	\$ 40,101.45	\$ 38,652.00	\$ (1,449.45)	
2.	New 1.8m Wide Separate Walk	m(lin)	130	115	\$ 267.85	\$	\$ 34,820.50	\$ 30,802.75	\$ (4,017.75)	
3.	New Curb Ramps	sq.m	45	26.5	\$ 521.77	\$	\$ 23,479.65	\$ 13,826.91	\$ (9,652.74)	
<b>3a.</b>	<b>0.6m Wide Concrete Swale</b>	<b>m(lin)</b>	<b>18</b>		<b>\$ 207.30</b>	<b>\$</b>	<b>\$ 3,731.40</b>	<b>\$</b>	<b>3,731.40</b>	
4.	Line Markings at COC									
	a) 300mm Wide - White Stop Bar	m(lin)	10	0	\$ 22.15	\$	\$ 221.50	\$ -	\$ (221.50)	
	b) 100mm Wide - Solid Yellow	m(lin)	235	220	\$ 2.68	\$	\$ 629.80	\$ 589.60	\$ (40.20)	
	c) 100mm 3-3 Broken White	m(lin)	235	145	\$ 2.68	\$	\$ 629.80	\$ 388.60	\$ (241.20)	
5.	Line Markings at FAC									
	a) 300mm Wide - White Stop Bar	m(lin)	30	0	\$ 22.15	\$	\$ 664.50	\$ -	\$ (664.50)	
	b) 100mm Wide - Solid Yellow	m(lin)	235	220	\$ 2.68	\$	\$ 629.80	\$ 589.60	\$ (40.20)	
	c) 100mm 3-3 Broken White	m(lin)	235	145	\$ 2.68	\$	\$ 629.80	\$ 388.60	\$ (241.20)	
	<b>Miscellaneous</b>									
6.	Supply and Install Checkerboard Sign	ea.	1.0		\$ 386.25	\$	\$ 386.25	\$	\$	
7.	Supply and Install Wooden Bollards	ea.	11.0		\$ 128.75	\$	\$ 1,416.25	\$	\$	
8.	Supply and Install Catch Basin Rock Sock	ea.	2.0		\$ 216.30	\$	\$ 432.60	\$	\$	
9.	Supply and Place Topsoil and Seed	m <sup>2</sup>	4,400	7050	\$ 10.97	\$	\$ 48,268.00	\$ 77,338.50	\$ 29,070.50	
10.	Supply and Install C32BD Biodegradable Coconut Matting	sq.m	380	545	\$ 6.81	\$	\$ 2,587.80	\$ 3,711.45	\$ 1,123.65	
11.	Supply and Install Silt Fencing	m(lin)	1030	1250	\$ 6.46	\$	\$ 6,653.80	\$ 8,075.00	\$ 1,421.20	
12.	Supply and Place Class II Rip Rap within Pond Channel	sq.m	225		\$ 133.90	\$	\$ 30,127.50	\$	\$	
13.	Supply and Install Chainlink Fence w/6.0m Double Swing Gate	m(lin)		45	\$ 235.00	\$	\$	\$ 10,575.00	\$ 10,575.00	
<b>TOTAL SCHEDULE 'E'</b>							\$	\$ 191,679.00	\$	\$ 29,353.01
							\$	\$	\$	\$ 221,032.01

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'F' - Onsite Asphalt**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT	
1.	Asphaltic Concrete Base Course a) Base Lift - Asphalt Concrete Pavement M1 PG 52-34 at 75mm Depth c/w Prime Coat	m <sup>2</sup>	3,400.0	3350	\$ 27.44		\$ 93,296.00	\$ 91,924.00	\$ (1,372.00)	
2.	Asphalt Concrete Surface Course at FAC a) Top Lift - Asphalt Concrete Pavement M1 PG 52-34 at 50mm Depth c/w Tack Coat	m <sup>2</sup>	3,400.0	3350	\$ 21.84		\$ 74,256.00	\$ 73,164.00	\$ (1,092.00)	
<b>TOTAL SCHEDULE 'F'</b>							\$ 167,552.00	\$	\$ (2,464.00)	\$ 165,088.00

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'G' - Highway 28A Surface Improvements**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT
1.	Topsoil Stripping to Windrow	c.u.m	1400	2500	\$ 5.36		\$ 7,504.00	\$ 13,400.00	\$ 5,896.00
2.	Common Excavation - Slope Cutting/Widening a) Import from Onsite c/w Compaction to 100% SPD	c.m.	5000		\$ 13.04		\$ 65,200.00		
3.	Cold Mill Pavement Edge at 500mm Width to 60mm Depth	m(lin)	1325	1050	\$ 9.06		\$ 12,004.50	\$ 9,513.00	\$ (2,491.50)
4.	Sawcut Existing Asphalt Edge	m(lin)	1330	1050	\$ 6.80		\$ 9,044.00	\$ 7,140.00	\$ (1,904.00)
5.	Remove and Disposal of Existing Asphalt	sq.m	240	1310	\$ 9.08		\$ 2,179.20	\$ 11,894.80	\$ 9,715.60
6.	300mm Depth - Subgrade Preparation c/w Compaction to 100% SPD	sq.m	9540	10550	\$ 4.06		\$ 38,732.40	\$ 42,833.00	\$ 4,100.60
7.	350mm Depth - 20mm Granular Base Course Compaction to 100% SPD	tonne	6775	6460	\$ 44.22		\$ 299,590.50	\$ 285,661.20	\$ (13,929.30)
<b>7a.</b>	<b>400mm Depth - 80mm Granular Base Course Compaction to 100% SPD</b>	<b>tonne</b>		<b>8400</b>	<b>\$ 42.80</b>			<b>\$ 359,520.00</b>	<b>\$ 359,520.00</b>
8.	Base Lift - Asphalt Concrete Pavement M1 PG 58-28 at 140mm Depth c/w Prime Coat	tonne	2175	2255	\$ 150.73		\$ 327,837.75	\$ 339,896.15	\$ 12,058.40
9.	Top Lift - Asphalt Concrete Pavement M1 PG 58-28 at 60mm Depth c/w Tack Coat	tonne	815	585	\$ 150.73		\$ 122,844.95	\$ 88,177.05	\$ (34,667.90)
10.	Cold Plastic Line Markings a) 100mm Wide - Solid Yellow b) 100mm Wide - Solid White c) 100mm 3:3 Broken White d) Directional Arrows	m(lin) m(lin) m(lin) ea.	650 1335 650 10	630 1050 460 13	\$ 10.20 \$ 10.20 \$ 10.20 \$ 278.10		\$ 6,630.00 \$ 13,617.00 \$ 6,630.00 \$ 2,781.00	\$ 6,426.00 \$ 10,710.00 \$ 4,692.00 \$ 3,615.30	\$ (204.00) \$ (2,907.00) \$ (1,938.00) \$ 834.30

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE 'G' - Highway 28A Surface Improvements - Continued**

ITEM NO.	DESCRIPTION	UNIT OF MEASURE	TENDER QUANTITY	CO1 QUANTITY	TENDER UNIT PRICE	CO1 UNIT PRICE	TENDER AMOUNT	CO1 AMOUNT	ADJUSTMENT AMOUNT	
11.	Street Signs									
	a) Stop Sign with Metal Post	ea.	1	0	\$ 386.25	\$ 403.00	\$ 386.25	\$ 403.00	\$ (386.25)	
	b) Street ID Two Blades with Metal Post	ea.	1	0	\$ 373.89	\$ 403.00	\$ 373.89	\$ 403.00	\$ (373.89)	
	c) Lane Control with Metal Post	ea.	2	0	\$ 386.25	\$ 384.00	\$ 772.50	\$ 384.00	\$ (772.50)	
	d) Traffic Delineator	ea.	13		\$ 103.00		\$ 1,339.00			
	e) Left Turn Only	ea.	1	1	\$ 403.00	\$ 403.00	\$ 403.00	\$ 403.00	\$ 403.00	
	f) Right Turn Only	ea.	2	2	\$ 403.00	\$ 403.00	\$ 806.00	\$ 806.00	\$ 806.00	
	g) Straight Through or Left Turn	ea.	1	1	\$ 384.00	\$ 384.00	\$ 384.00	\$ 384.00	\$ 384.00	
	h) Straight Through Only	ea.	2	2	\$ 421.00	\$ 421.00	\$ 842.00	\$ 842.00	\$ 842.00	
	i) Street ID "Highway 28A"	ea.	1	1	\$ 373.89	\$ 373.89	\$ 373.89	\$ 373.89	\$ 373.89	
	j) Street ID "Heartland Drive"	ea.	2	2	\$ 373.89	\$ 373.89	\$ 747.78	\$ 747.78	\$ 747.78	
	k) Lane Control Left with Metal Post	ea.	1	1	\$ 386.25	\$ 386.25	\$ 386.25	\$ 386.25	\$ 386.25	
	l) Lane Control Right with Metal Post	ea.	1	1	\$ 386.25	\$ 386.25	\$ 386.25	\$ 386.25	\$ 386.25	
	m) Speed "Max 80" with Metal Post	ea.	1	1	\$ 399.00	\$ 399.00	\$ 399.00	\$ 399.00	\$ 399.00	
12.	CSP Culvert c/w Class II Rip Rap Treatment and Silt Fence	m (lin)	75	77	\$ 557.23		\$ 41,792.25	\$ 42,906.71	\$ 1,114.46	
13.	Remove and Dispose of Existing 600mm CSP Culverts	m (lin)	35	32	\$ 51.56		\$ 1,804.60	\$ 1,649.92	\$ (154.68)	
14.	Re-Topsoil and Seed Ditches									
	a) 150mm Depth Topsoil and Seed	sq.m	14680	15100	\$ 1.67		\$ 24,515.60	\$ 25,217.00	\$ 701.40	
	b) Supply and Install C32BD Biodegradable Coconut Matting	sq.m	6200	6150	\$ 3.20		\$ 19,840.00	\$ 19,680.00	\$ (160.00)	
	c) 2 years Landscaping Maintenance/Warranty	LS	1		\$ 20,600.00		\$ 20,600.00			
15.	Supply and Install 12" Straw Wattle Check Dams	ea.	4	3	\$ 216.18		\$ 864.72	\$ 648.54	\$ (216.18)	
16.	Supply and Install Silt Fencing	m (lin)	1,560	1,450	\$ 6.46		\$ 10,077.60	\$ 9,367.00	\$ (710.60)	
17.	Cash Allowance for Gas Crossing including Hydro-Excavation, Location, etc.	Cash Allowance					\$ 15,000.00			
18.	Preparation and Maintenance execution of an Approved AT Traffic Accommodation Plan for the Duration of the Project	LS	1.0		\$ 32,712.80		\$ 32,712.80			
<b>TOTAL SCHEDULE 'G'</b>								\$ 1,084,674.51	\$ 337,853.13	\$ 1,422,527.64

**Town of Gibbons  
Heartland Commons at Gibbons - Stage 1**

**SCHEDULE SUMMARY**

DESCRIPTION	TENDER AMOUNT	ADJUSTMENT AMOUNT	TOTAL AMOUNT
SCHEDULE 'A' - Onsite Underground - Watermain	\$ 341,501.65	\$ 196,363.19	\$ 537,864.84
SCHEDULE 'B' - Onsite Underground - Sanitary Sewer	\$ 274,658.79	\$ 23,476.25	\$ 298,135.04
SCHEDULE 'C' - Onsite Underground - Storm Sewer	\$ 583,668.34	\$ 44,706.12	\$ 628,374.46
SCHEDULE 'D' - Onsite Subgrade Preparation	\$ 265,290.45	\$ 20,934.70	\$ 286,225.15
SCHEDULE 'E' - Onsite Curb and Gutter	\$ 191,679.00	\$ 29,353.01	\$ 221,032.01
SCHEDULE 'F' - Onsite Asphalt	\$ 167,552.00	(2,464.00)	\$ 165,088.00
SCHEDULE 'G' - Highway 28A Surface Improvements	\$ 1,084,674.51	\$ 337,853.13	\$ 1,422,527.64
<b>TOTAL SCHEDULE SUMMARY</b>	<b>\$ 2,909,024.74</b>	<b>\$ 650,222.40</b>	<b>\$ 3,559,247.14</b>



# Report to Council



**Date Submitted:** August 17, 2023  
**Submitted to:** Mayor Deck and Members of Council  
**Submitted by:** Farrell O'Malley, CAO  
**Report Topic:** Local Improvement Tax Bylaw ALT 5/23

## Introduction

Council has adopted the Local Improvement Tax Bylaw ALT 4/23 at the July 26, 2023, Regular Meeting of Council. Due to inaccurate information provided to the Administration after the adoption of Bylaw ALT 4/23, the document is in need of being repealed and replaced with the proposed Local Improvement Tax Bylaw ALT 5/23 (see attached). To meet the commitments of installing the underground services and Highway 28A Intersection Access to allow for the construction and sale of serviced properties; Administration is respectfully recommending that Council consider borrowing \$3,600,000 for the project from Alberta Capital Finance Authority for a term of 15 years via Local Improvement Borrowing Bylaw ALT 6/23 and \$859,247.14 from our Capital Line of Credit in 2024 for a total of \$4,459,247.14 of which the funds will be recovered in accordance with Local Improvement Tax Bylaw ALT 5/23.

## Background

The local improvements that need to be levied total \$4,459,247.14 on 50.5 acres of land in Heartland Common and 4.5 acres in Heartland Station totaling 55.0 acres. The Administration is recommending borrowing the necessary funds from Alberta Capital Finance Authority for a fifteen (15) year term at the rate of 5.26%. A copy of the loan calculations from ACFA is attached for Council's perusal that is based upon the total commitment of \$4,459,247.14 to give a clearer picture of the interest impacts. Equal semi-yearly payments would be required in the amount of \$216,762.39. The amount that will be levied on a per acre basis annually will total \$7,882.27.11 which will translate into \$81,077.22 in base cost plus \$37,156.81 in interest for a total \$118,234.03 per acre over the term of the borrowing and will provide \$433,524.78 in yearly revenue to the Town providing the funds that will be required to meet the Town borrowing bylaw commitments.

The borrowing bylaw is for 15 years at an interest rate of 5.26% requiring a total levy of \$6,502,871.70 means that the levy per acre will be \$118,234.03 providing a total accumulated levy of \$6,502,871.70 which will provide the funds required to meet the borrowing commitment.

## Options Available

The following options are available to Council at this time:

- a) That Council approves and provides all three readings of the Local Improvement Tax Bylaw No. ALT 5/23.
- b) That Council Provide 1<sup>st</sup> and 2<sup>nd</sup> readings of Local Improvement Tax Bylaw No. ALT 5/23.
- c) That Council set a Special Meeting for August 18, 2023, at 10:00 a.m. for the purpose of holding 3<sup>rd</sup> reading.
- d) Advise Administration of changes required.

## Recommendation for Action

Administration would like to respectfully request that Council give consideration to the following recommendation:

1. That Council Provide 1<sup>st</sup> and 2<sup>nd</sup> readings of Local Improvement Bylaw No. ALT 5/23
2. That Council set a Special Meeting for August 18, 2023, at 10:00 a.m. for the purpose of holding 3<sup>rd</sup> reading.

Submitted By:

*Farrell O'Malley*  
Farrell O'Malley, CAO

4.2



**TOWN OF GIBBONS**

**LOCAL IMPROVEMENT TAX BYLAW**

**Bylaw ALT 5/23**

**THIS BYLAW AUTHORIZES THE COUNCIL OF THE TOWN OF GIBBONS IN THE PROVINCE OF ALBERTA, TO IMPOSE A LOCAL IMPROVEMENT TAX IN RESPECT OF ALL LANDS THAT DIRECTLY BENEFIT FROM HEARTLAND COMMON-HEARTLAND STATION LOCAL IMPROVEMENT PROJECT.**

**WHEREAS** the Council of the Town of Gibbons has decided to issue a bylaw pursuant to Section 397 the *Municipal Government Act*, to authorize a local improvement tax levy to pay for the HEARTLAND COMMON – HEARTLAND STATION local improvement project.

**AND WHEREAS:** a local improvement plan has been prepared and the required notice of the project given to the benefitting owners in accordance with the attached schedule A and Schedule B and no sufficient objection to HEARTLAND COMMON – HEARTLAND STATION local improvement project has been filed with the Municipality's Chief Administrative Officer.

**AND WHEREAS:** The Council has decided to set a uniform tax rate of \$81,077.22 per acre plus the applicable interest charges based on the number of units of area assessed against the benefitting owners.

**AND WHEREAS:** Plans and specifications have been prepared. The total cost of the project is estimated to be \$4,459,247.14 (including deep servicing and highway access costs) and the local improvement plan estimates that the following contributions will be applied to the project:

Municipality at large	\$0.00
Benefitting Owners	<u>\$4,459,247.14</u>
Total Cost	<b>\$4,459,247.14</b>

**AND WHEREAS:** The local improvement tax will be collected for 15 to 30 (fifteen to thirty) years and the total amount levied annually against the benefitting owners is between \$237,256.29 and \$35,470.21 dependent on the number of years and the rate of interest.

---

**AND WHEREAS:** All required approvals for the project have been obtained and the project is in compliance with all *Acts and Regulations* of the Province of Alberta.

**NOW THEREFORE, THE COUNCIL OF THE TOWN OF GIBBONS DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. That for the purpose of completing the HEARTLAND COMMON – HEARTLAND STATION local improvement project the sum of between \$237,256.29 (Two hundred thirty-seven thousand and two hundred and fifty-six dollars and twenty-nine cents) and \$35,470.21 (Thirty-five thousand four hundred and seventy dollars and twenty-one cents) annually dependent on the number of years and the rate of interest.
2. That Local Improvement Tax Bylaw ALT 4/23 is hereby Repealed.

Read a first time this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor, Dan Deck

\_\_\_\_\_  
Chief Administrative Officer, Farrell O'Malley

Read a second time this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor, Dan Deck

\_\_\_\_\_  
Chief Administrative Officer, Farrell O'Malley

Read a third time this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor, Dan Deck

\_\_\_\_\_  
Chief Administrative Officer, Farrell O'Malley

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**Heartland Commons - Heartland Station  
Local Improvement Tax  
Bylaw ALT 5/23**



Heartland Common - Heartland Station - Stage 1 Project Costs	
Stage 1 - Underground Services & Highway Intersection Construction	\$3,559,247.14
Highway Signalization and Lighting: \$450,000.00	
Onsite Local Industrial Power Servicing and Street Lighting: \$450,000.00	
<b>Subtotal</b>	<b>\$900,000.00</b>
<b>Subtotal Stage 1 - Project Cost</b>	<b>\$4,459,247.14</b>
<b>Total Stage 1 - Project Interest Cost (15 Years @ 5.26%)</b>	<b>\$2,043,624.56</b>
<b>Total Stage 1 - Project &amp; Interest Cost</b>	<b>\$6,502,871.70</b>

Heartland Common - Heartland Station - Stage 1 - Benefiting Parties	
	Acreage
Town of Gibbons - Heartland Station	4.5
Landrex Inc. - Heartland Commons	50.50
<b>Total Land Acreage of Benefiting Parties</b>	<b>55.00</b>

Heartland Common - Heartland Station - Stage 1 - Local Improvement Tax			
	Construction Cost Per Acre	Interest Cost Per Acre	Aggregate Cost Per Acre
Total Stage 1 Project Cost	\$4,459,247.14	\$2,043,624.56	\$6,502,871.70
Total Stage 1 - Benefiting Lands Acreage	55.00	55.00	55.00
<b>Total Stage 1 Cost per Acre:</b>	<b>\$81,077.22</b>	<b>\$37,156.81</b>	<b>\$118,234.03</b>

Land Owner - Benefiting Party	Acres	Cost per Acre	Interest for 15 Years @ 5.26%	Interest Cost per Acre	Aggregate Cost Per Acre	Annual Cost per acre (15 Years)
	55.00	\$81,077.22	\$2,043,624.56	\$37,156.81	\$118,234.03	\$7,882.27

Land Owner - Benefiting Party	Acres	Total Principal Cost	Interest for 15 Years @ 5.26%	Total Aggregate Cost	Annual Cost over 15 Years
Town of Gibbons - Heartland Station	4.5	\$364,847.49	\$167,205.65	\$532,053.14	\$35,470.21
Landrex - Heartland Commons	50.50	\$4,094,399.65	\$1,876,418.91	\$5,970,818.56	\$398,054.57
Parcel A	5.11	\$414,304.60	\$189,871.30	\$604,175.90	\$40,278.39
Parcel B	6.13	\$497,003.36	\$227,771.25	\$724,774.61	\$48,318.31
Parcel C	1.46	\$118,372.74	\$54,248.94	\$172,621.69	\$11,508.11
Parcel D	2.96	\$239,988.57	\$109,984.16	\$349,972.73	\$23,331.52
Parcel E	4.74	\$384,306.03	\$176,123.28	\$560,429.31	\$37,361.95
Parcels A - E (Aggregate)	20.40	\$1,653,975.30	\$757,998.93	\$2,411,974.23	\$160,798.28
Parcel F (Open Lot)	30.10	\$2,440,424.34	\$1,118,419.99	\$3,558,844.33	\$237,256.29
<b>Total Local Improvement Tax Implications</b>	<b>55.00</b>	<b>\$4,459,247.14</b>	<b>\$2,043,624.56</b>	<b>\$6,502,871.70</b>	<b>\$433,524.78</b>



IN PROGRESS

No.	ISSUED FOR	DATE

PROJECT  
Gibbons Business Park  
Gibbons, Alberta

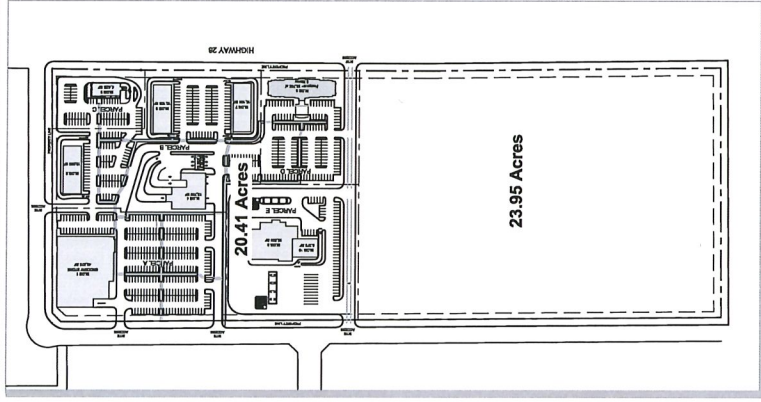
DRAWING  
Concept  
Site Plan



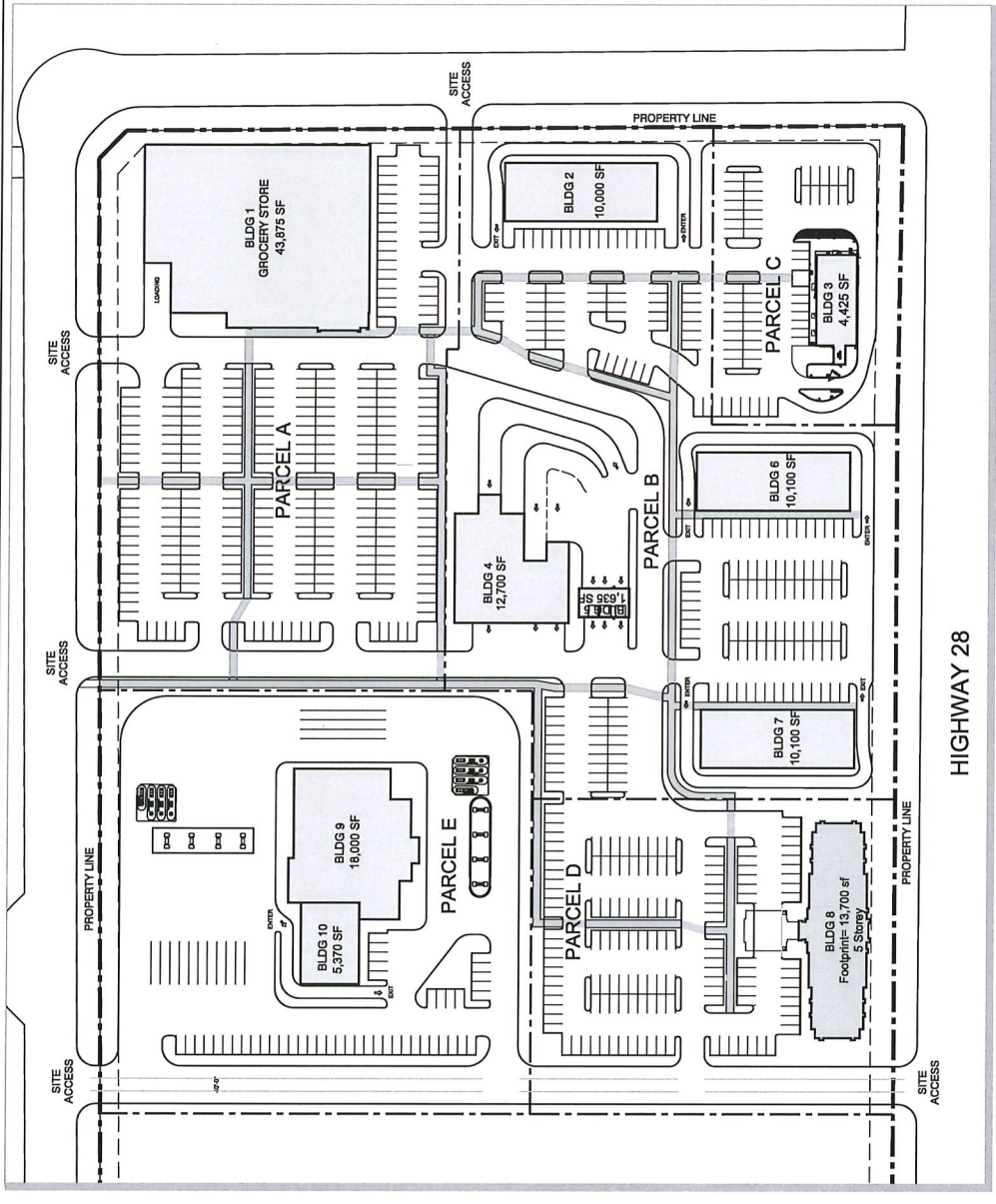
DESIGNED BY  
DRAWN BY  
CE  
CHECKED BY

PROJECT No.  
DATE  
March 2, 2020

DRAWING  
A0-1



2 OVERALL SITE PLAN  
ACT. NTS



HIGHWAY 28

SITE STATISTICS	
ZONING:	Highway Commercial C-3 District
OVERALL SITE AREA:	1932813.9 SF (44.36 acres)
PARCEL A	223,000.1 SF (5.11 acres) SITE AREA: 43,975 SF BLDG AREA: 4,425 SF SITE COVERAGE: 10.7% PARKING: 270 STALLS (6.11/000sf)
PARCEL B	297,188.8 SF (6.13 acres) SITE AREA: 15,700 SF BLDG AREA: 4,425 SF SITE COVERAGE: 16.7% PARKING: 178 STALLS (4.01/000sf)
PARCEL C	63,960.7 SF (1.46 acres) SITE AREA: 4,425 SF BLDG AREA: 4,425 SF SITE COVERAGE: 100% PARKING: 59 STALLS (13.51/000sf)
PARCEL D	128,743.0 SF (2.96 acres) SITE AREA: 15,700 SF BLDG AREA: 10,000 SF SITE COVERAGE: 10.6% PARKING: 139 STALLS (2.01/000sf)
PARCEL E	226,845.1 SF (4.74 acres) SITE AREA: 15,700 SF BLDG AREA: 4,425 SF SITE COVERAGE: 11.3% PARKING: 46 STALLS (2.01/000sf)

1 CONCEPT SITE PLAN  
A0-1 1/28" = 1'-0"

LANDREX INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS C-3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS WAY AND CONTAINS 20.4 ha.



**KEY PLAN  
NOT TO SCALE**

REV. NO.	DATE	ORIGINAL PLAN COMPLETED	ITEM	BY
0	JUN. 19/20			

**REVISIONS**

**GIBBONS BUSINESS PARK  
TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION**

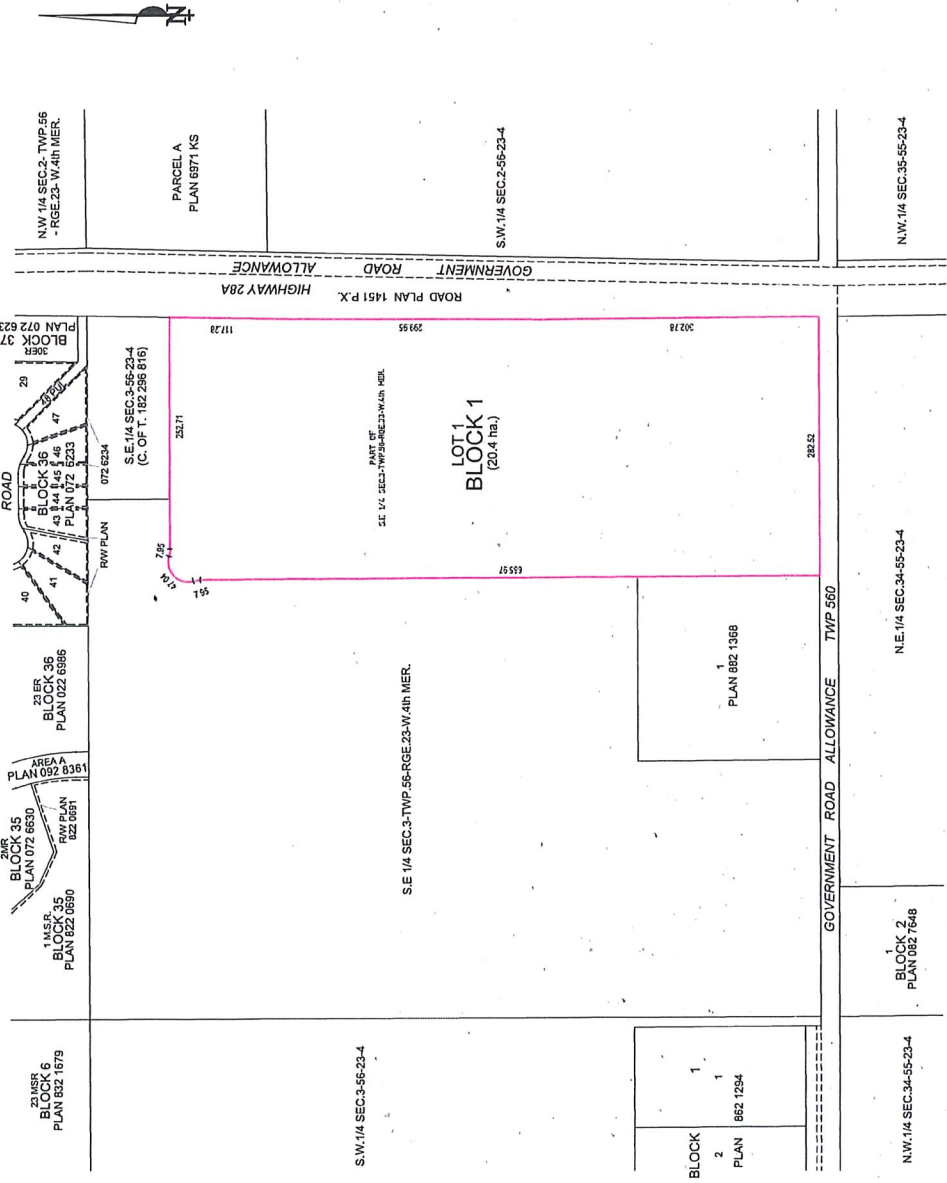
OF  
PART OF S.E. 1/4 SEC.3-TWP.56-RGE.23-W.4th MER.

**GIBBONS - ALBERTA**



**PJ Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-3847  
 Email: admin@palsgeomatics.com  
 10704-179 Street, NW, Edmonton, Alberta T5S 1C7

FILE NO. 12000987 DRAFTED BY: RH CHECKED BY: MK



BLOCK 2  
PLAN 862 1234

N.W. 1/4 SEC.34-55-23-4

BLOCK 2  
PLAN 882 7648

N.E. 1/4 SEC.34-55-23-4

1  
PLAN 882 1388

**LOT 1  
BLOCK 1**  
(20.4 ha.)

S.E. 1/4 SEC.3-TWP.56-RGE.23-W.4th MER.

S.W. 1/4 SEC.3-56-23-4

23MSR  
BLOCK 6  
PLAN 832 1079

23MSR  
BLOCK 35  
PLAN 822 0690

AREA A  
PLAN 092 8381

23ER  
BLOCK 36  
PLAN 022 6986

RWP PLAN

072 6234

S.E. 1/4 SEC.3-56-23-4  
(C. OF T. 182 296 816)

N.W. 1/4 SEC.3-TWP.56  
- RGE.23-W.4th MER.  
PLAN 072 6233

PARCEL A  
PLAN 6571 KS

S.W. 1/4 SEC.2-56-23-4

N.W. 1/4 SEC.35-55-23-4



June 14, 2023

Town of Gibbons  
4807 – 50 Avenue  
Box 68  
Gibbons, Alberta T0A 1N0

**Attention: Farrell O'Malley, CAO**

Dear Sir:

**Re: Town of Gibbons – Landrex Lands (50.5 Acres)**

We are pleased to support your initiative as to Stage 1, as it pertains to the Landrex lands, 50.5 acres, along the Highway. We can confirm that Landrex is ready, willing and able to immediately proceed with development and use of a local improvement approach.

Yours truly,

**LANDREX INC.**

Per:   
Garry G. Wetsch



› info@landrex.com  
P 780-459-5263

› www.landrex.com  
F 780-459-1220

› 220 Summit Plaza  
190 Boudreau Road  
St. Albert, AB, T8N 6B9

# Loan Calculator

Recalculation options

Type Blended Amortization



Term 15

Deferment

NA

Print

Recalculate Loan

## Calculations based on:

Principal is \$4,459,247.14

Term is 15 Years

Loan Type is Blended

Deferred payments NA

Interest rate of 5.26 %

Payment #	Payment	Principal	Interest	Balance
1	\$216,762.39	\$99,484.19	\$117,278.20	\$4,359,762.95
2	\$216,762.39	\$102,100.62	\$114,661.77	\$4,257,662.33
3	\$216,762.39	\$104,785.87	\$111,976.52	\$4,152,876.46
4	\$216,762.39	\$107,541.74	\$109,220.65	\$4,045,334.72
5	\$216,762.39	\$110,370.09	\$106,392.30	\$3,934,964.63
6	\$216,762.39	\$113,272.82	\$103,489.57	\$3,821,691.81
7	\$216,762.39	\$116,251.90	\$100,510.49	\$3,705,439.91
8	\$216,762.39	\$119,309.32	\$97,453.07	\$3,586,130.59
9	\$216,762.39	\$122,447.16	\$94,315.23	\$3,463,683.43
10	\$216,762.39	\$125,667.52	\$91,094.87	\$3,338,015.91
11	\$216,762.39	\$128,972.57	\$87,789.82	\$3,209,043.34
12	\$216,762.39	\$132,364.55	\$84,397.84	\$3,076,678.79
13	\$216,762.39	\$135,845.74	\$80,916.65	\$2,940,833.05
14	\$216,762.39	\$139,418.48	\$77,343.91	\$2,801,414.57
15	\$216,762.39	\$143,085.19	\$73,677.20	\$2,658,329.38
16	\$216,762.39	\$146,848.33	\$69,914.06	\$2,511,481.05
17	\$216,762.39	\$150,710.44	\$66,051.95	\$2,360,770.61
18	\$216,762.39	\$154,674.12	\$62,088.27	\$2,206,096.49
19	\$216,762.39	\$158,742.05	\$58,020.34	\$2,047,354.44
20	\$216,762.39	\$162,916.97	\$53,845.42	\$1,884,437.47
21	\$216,762.39	\$167,201.68	\$49,560.71	\$1,717,235.79
22	\$216,762.39	\$171,599.09	\$45,163.30	\$1,545,636.70
23	\$216,762.39	\$176,112.14	\$40,650.25	\$1,369,524.56
24	\$216,762.39	\$180,743.89	\$36,018.50	\$1,188,780.67



25	\$216,762.39	\$185,497.46	\$31,264.93	\$1,003,283.21
26	\$216,762.39	\$190,376.04	\$26,386.35	\$812,907.17
27	\$216,762.39	\$195,382.93	\$21,379.46	\$617,524.24
28	\$216,762.39	\$200,521.50	\$16,240.89	\$417,002.74
29	\$216,762.39	\$205,795.22	\$10,967.17	\$211,207.52
30	\$216,762.39	\$211,207.52	\$5,554.87	\$0.00
	<b>Totals:</b>	<b>\$6,502,871.70</b>	<b>\$2,043,624.56</b>	

# Report to Council



**Date Submitted:** August 17, 2023  
**Submitted to:** Mayor Deck and Members of Council  
**Submitted by:** Farrell O'Malley, CAO  
**Report Topic:** Local Improvement Borrowing Bylaw ALT 6/23

## Introduction

Council has adopted the Local Improvement Tax Bylaw ALT 5/23. In order to meet the commitments of installing the underground services and Highway 28A Intersection Access to allow for the construction and sale of serviced properties Administration is recommending that the costs of servicing the lots in Heartland Common and Heartland Station that Council considers borrowing the funds for the project from Alberta Capital Finance Authority for a term of 15 years.

## Background

The local improvements that need to be levied total \$4,459,247.14 on 50.5 acres of land in Heartland Common and 4.5 acres in Heartland Station totaling 55.0 acres. The Administration is recommending borrowing \$3,600,000.00 from Alberta Capital Finance Authority for a fifteen (15) year term at the rate of 5.26%, and that the remaining \$859,247.14 be borrowed from the Capital line-of-credit in 2024 at a reduced rate of interest. A copy of the loan calculations from ACFA is attached for Council's perusal. Equal semi-yearly payments would be required in the amount of \$174,994.70. The amount that will be levied on a per acre basis annually will total \$7,882.27 which will translate into \$81,077.22 in base cost plus \$37,156.81 in interest for a total \$118,234.03 per acre over the term of the borrowing and will provide \$433,524.78 in yearly revenue to the Town providing the funds that will be required to meet the Town borrowing bylaw commitments.

The borrowing bylaw is for 15 years at an interest rate of 5.26% requiring a total levy of \$6,502,871.70 means that the levy per acre will be \$118,234.03 providing a total accumulated levy of \$6,502,871.70 which will provide the funds required to meet the borrowing commitment.

## Options Available

The following options are available to Council at this time:

- a) That Council approves and provides all three readings of the Local Improvement Borrowing Bylaw No. ALT 6/23.
- b) Provide 1<sup>st</sup> and 2<sup>nd</sup> readings of Local Improvement Borrowing Bylaw No. ALT 6/23 and set a Special Meeting for August 18, 2023, at 10:00 a.m. for the purpose of holding 3<sup>rd</sup> reading.
- c) Advise Administration of changes required.

## Recommendation for Action

Administration would like to respectfully request that Council give consideration to the following recommendation:

4.3

# Report to Council

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1. Provide 1<sup>st</sup> and 2<sup>nd</sup> readings of Local Improvement Borrowing Bylaw No. ALT 6/23.
2. That a Special Meeting for August 18, 2023, at 10:00 a.m. for the purpose of holding 3<sup>rd</sup> reading.

Submitted By:

*Farrell O'Malley*  
Farrell O'Malley, CAO



**TOWN OF GIBBONS**

**Local Improvement Borrowing Bylaw**

**Bylaw ALT 6/23**

**THIS BYLAW AUTHORIZES THE COUNCIL OF THE TOWN OF GIBBONS IN THE PROVINCE OF ALBERTA, TO INCUR INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF \$3,600,000.00 FOR THE PURPOSE OF PROVIDING SERVICING TO ALL LANDS THAT DIRECTLY BENEFIT FROM HEARTLAND COMMON-HEARTLAND STATION LOCAL IMPROVEMENT PROJECT.**

**WHEREAS** the Council of the Town of Gibbons has decided to issue a bylaw pursuant to Section 263 the *Municipal Government Act*, to authorize the financing, undertaking and completion of HEARTLAND COMMON-HEARTLAND STATION local improvement project as described in the local improvement plan authorized by council;

**AND WHEREAS:** Plans and specifications have been prepared. The total cost of the project is estimated to be \$3,600,000.00 (including all servicing costs) and the Municipality estimates the following contributions will be applied to the project:

Municipality at large	\$0.00
Benefitting Owners	<b><u>\$3,600,000.00</u></b>
Total Cost	<b><u>\$3,600,000.00</u></b>

In order to complete the project, it will be necessary for the Municipality to borrow the sum of \$3,600,000.00, for a period not to exceed fifteen (15) years, from the Alberta Capital finance Authority, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this bylaw is equal to, or in excess of seventy-five (75) years.

The principal amount of the outstanding debt of the Municipality at August 16, 2023, is \$7,121,822.00 and no part of the principal or interest is in arrears.

**AND WHEREAS:** All required approvals for the project have been obtained and the project is in compliance with all *Acts and Regulations* of the Province of Alberta.

**NOW THEREFORE, THE COUNCIL OF THE TOWN OF GIBBONS DULY  
ASSEMBLED, ENACTS AS FOLLOWS:**

1. That for the purpose of completing the HEARTLAND COMMON-HEARTLAND STATION local improvement project the sum of \$3,600,000.00 (Three Million six hundred thousand dollars) be borrowed from the Alberta Capital Finance Authority by way of debenture on the credit and security of the Municipality at large.
2. The amount of \$3,600,000.00 (Three Million six hundred thousand dollars) is to be collected by way of local improvement tax imposed pursuant to the municipality's Local Improvement Tax Bylaw No. ALT 5/23.
3. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the HEARTLAND COMMON-HEARTLAND STATION local improvement project.
4. The municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual equal payments of combined principal and interest installments not to exceed fifteen (15) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority on the date of the borrowing, and not to exceed SIX (6) percent.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

This Bylaw shall come into force on the date it is passed.

Read a first time on \_\_\_\_\_, 2023.

Read a second time on \_\_\_\_\_, 2023.

Read a third and final time on \_\_\_\_\_, 2023.

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Mayor

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CAO

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August 15, 2023

File No.: 01-23063-4.3

 Farrell O'Malley, CAO  
 Town of Gibbons  
 4807 – 50 Avenue  
 Gibbons AB TOA 1N0

Dear Farrell,

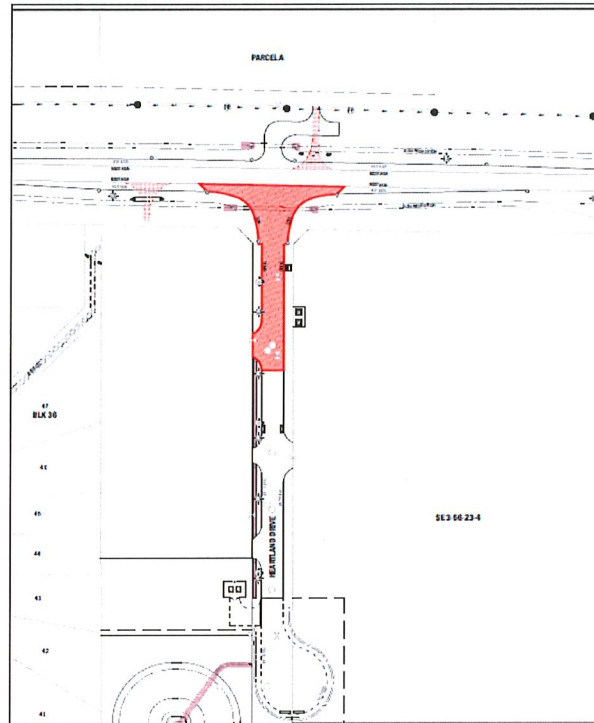
**Re: TOWN OF GIBBONS – HEARTLAND COMMONS AT GIBBONS – STAGE 1  
 CONSTRUCTION COST SUMMARY & COST PROJECTION**

Select Engineering has completed the overall construction cost for Stage 1 within Heartland Commons at Gibbons. This program consists of underground installation and surface work to be completed in order to service a commercial development on the south side of the Town. A preliminary cost estimate was provided to the Town of Gibbons late last year during the preliminary design phase for budgetary and planning purposes. It was decided to tender this program on April 27<sup>th</sup>, 2023 for a two week duration to retain actual market value construction cost to begin construction.

The table below outlines each component of this program with respect to the Preliminary Cost Estimates, Final Contract Values, and the difference between the two with explanation.

<b>Heartland Commons Stage 1</b>				
<b>Component</b>	<b>Preliminary Cost Estimate</b>	<b>Final Contract Value</b>	<b>Difference</b>	<b>Not Included in Preliminary Estimate</b>
Watermain	\$408,455.00	\$537,864.84	\$129,409.84	Watermain Highway Crossing Increased of \$153,952.04
Sanitary Sewer	\$163,604.00	\$298,135.04	\$134,531.04	Temp Sanitary Tanks Increase of \$120,415.24
Storm Sewer	\$777,825.00	\$628,374.46	(\$149,450.54)	Over Estimated Large Diameter Pipe Unit Rates
Subgrade Preparation	\$206,875.00	\$286,225.15	\$79,350.15	Turn Around Construction Increase of \$77,669
Concrete Curb and Gutter	\$172,950.00	\$221,032.01	\$48,082.01	Erosion, Sediment Controls, Fencing Increase of \$137,650.34
Asphalt	\$180,200.00	\$165,088.00	(\$15,112.00)	Over Estimated Asphalt Unit Rates
Highway 28A Surface Improvements	\$2,500,000.00	\$1,422,527.64		No Detail Cost Estimate was Previously Completed
Highway 28A Signals	\$450,000.00	In Tender Process (\$450,000)		
Shallow Utilities & Fortis Connection	\$450,000.00	To Be Verified By Fortis (\$450,000)		
<b>TOTAL</b>	<b>\$5,309,909.00</b>	<b>\$4,459,247.14</b>	<b>(\$850,661.86)</b>	

A construction phasing plan associated with its costs was conducted based on the start time of construction in the Fall of 2023 and the carry over that will be required to be completed in 2024. The work that will be completed 2023 is all the underground (Watermain, Sanitary & Storm) and a paved surface off of Highway 28A to the commercial site east access, see figure 1 below:



**FIGURE 1 – 2023 Planned Construction**

The estimated contract payments distributed across the new construction schedule are summarized in the following table.

<b>Heartland Commons at Gibbons Stage 1</b>		
<b>Cost Projection</b>		
<b>Duration</b>	<b>Scope Completed</b>	<b>Construction Cost</b>
September 2023	Underground Installation	\$1,465,000
October 2023	Highway Access to Commercial Site	\$445,000
November – December 2023	Shallow Utilities & Fortis Connection	\$450,000
April – June 2024	Remaining Surface Work	\$825,000
July – August 2024	Remaining Surface Work	\$825,000
August – September 2024	Traffic Signal Installation	In Tender Process

*Handwritten notes:*  
 4,010,000  
 900,000

If you have any questions, require additional Information please feel free to call me at 780-651-5782.



Farrell O'Malley  
August 15, 2023  
Page 3

Sincerely,

**Select** Engineering Consultants

A handwritten signature in black ink, appearing to read 'Justin Young', is written over a light blue horizontal line.

**Justin Young, P.Eng.**  
Project Manager  
[jyoung@selecteng.ca](mailto:jyoung@selecteng.ca)

cc: Eric Lowe, Superintendent of Public Works  
Steve Brittain – Select Engineering





# Loan to Local Authorities Debt Limit Worksheet Municipal Authorities and Regional Services Commissions

Protected A (when completed)

Loans to Local Authorities

Please read the instructions below and fill in the fields in absolute values. For definitions on 'borrowing', please refer to Section 241(a.1) of the *Municipal Government Act*.

For the  of  Jurisdiction Name

Calculation of Debt Limit and Debt Service Limit as at:  (Enter Today's Date / Calculation Date)

Bylaw Number(s)

Loan Amount

(If there is more than one loan application for the same borrowing date, please include the aggregate loan amount.)

### Part 1

Total debt as at December 31,  (prior year) being the aggregate of (a) + (b) + (c) - (d):

(a) Principal balances outstanding on debenture borrowing from the Province

(b) Principal balances outstanding on all other borrowing and as detailed in the Summary of Credit Facilities at the end of the worksheet.

(c) Principal outstanding at the calculation date on loans guaranteed by the municipality that are in good standing plus the amount (principal and interest) that the municipality is liable to pay between January 1,  (current year) to  (calculation date) on loans it has guaranteed that are not in good standing.

**LESS:**

(d) Amounts recoverable from another municipality in respect of (a) + (b) above:

**Sub-Total**

(e) Principal repayment of debt from January 1,  (current year) to  (calculation date):

(f) Early payout of debt (principal only) occurring January 1,  (current year) to  (calculation date):

**PLUS:**

(g) Debt issued from January 1,  (current year) to  (calculation date):

(h) Less amount recoverable from another municipality in respect of (g) if applicable:

(i) Debt issue applied for under Bylaw number(s):

**Total debt for calculation of debt limit as at**  (calculation date): **(i)**

## Part 2

Total revenue as defined by Alberta Regulation No. 255/2000, for the year ended December 31,  (prior year), excluding government transfers for capital purposes and excluding amounts reported as contributed or donated tangible capital assets if those amounts are included in the total revenue:

## Debt Limit

Most municipalities: 1.5 times revenue

City of Calgary, City of Edmonton, City of Medicine Hat, and Regional Municipality of Wood Buffalo: 2 times revenue

Regional Service Commissions:

- providing public utility services: 2 times revenue
- providing non-public utility services: 0.5 times revenue

(ii)

## Part 3

Service on debt being the aggregate of:

(a) Total payments of principal and interest on borrowing to December 31,  (prior year)

required to be paid to the Province between January 1 and December 31,  (current year):

(b) Total payments of principal and interest required to be paid on all other loans (including demand loans)

between January 1 and December 31,  (current year):

(c) [Pro-rata \(Go to Part 5 Pro-rata calculation\)](#) portion of principal and interest amount in respect of borrowing where no principal payments are required during the next 12 months:

(d) Amount estimated to become due during the next 12 months as a result of guarantees referred to in Section 266 of the *Municipal Government Act* that are not in good standing:

### LESS:

(e) Amounts recoverable from another municipality in respect of (a) + (b) + (c) above:

(f) Total payments of principal and interest on loans from Province that matured between January 1,  (current year) to  (calculation date):

### PLUS:

(g) Annual payment of principal and interest payable on loans issued by the Province between January 1,  (current year) to  (calculation date):

(h) Less amount recoverable from another municipality in respect of (g):

(i) Annual payment of principal and interest payable on the debt issue under Bylaw number(s):

[Click here for Loan Calculator to generate an estimated annual payment calculated at current lending rate](#)

**Total service on debt for calculation of service on debt limit as at**

(iii)

## Part 4

Total revenue as defined by Alberta Regulation No. 255/2000, for the year ended December 31, 2022 (prior year):  
excluding government transfers for capital purposes and excluding amounts reported as contributed or donated  
tangible assets if those amounts are included in the total revenue:

\$7,186,431.80

(same as Part 2)

## Service on Debt Limit

Most municipalities: 0.25 times revenue

City of Calgary, City of Edmonton, City of Medicine Hat, and Regional Municipality of Wood Buffalo: 0.35 times revenue

Regional Service Commissions:

- providing public utility services: 0.35 times revenue
- providing non-public utility services: 0.1 times revenue

(iv) \$1,796,607.95

## Part 5 - Pro-Rata Calculation as at the calculation date (if required, i.e. if loan outstanding is more than 12 months)

This Part 5 is in reference to [Part 3\(c\)](#) if required. Pro-rata calculation includes, for example, a loan where only interest payments are required for a portion of the term

Pro-rata amount to be included in the debt service calculation being the aggregate of:

(a) Principal balance outstanding at the calculation date on borrowings that do not require any principal payments during the next 12 months:

**PLUS:**

(b) Interest payments required from the calculation date to the end of the amortization period

(If the actual rate of interest under a borrowing is not known at the calculation date the current lending rates should be used):

**LESS:**

(c) Amounts recoverable from another municipality in respect of (a) or (b):

**EQUALS:**

(d) Total principal and interest from the calculation date to the end of the amortization period (a) + (b) - (c):

\$0.00

(e) Number of months from the calculation date to the end of the amortization period:

**Pro-rata amount equals (d) multiplied by 12 divided by (e):**

### Summary of Debt Limit and Debt Service

Debt Limit (ii)	\$10,779,647.70	100.00%
Total Debt (i)	\$10,721,822.00	99.46%
Debt Limit Remaining	\$57,825.70	0.54%
Service on Debt Limit (iv)	\$1,796,607.95	100.00%
Total Service on Debt (iii)	\$1,018,478.38	56.69%
Total Service on Debt Limit Remaining	\$778,129.57	43.31%
Does the total debt for calculation of debt limit (i) exceed debt limit (ii)?		No
Does total service on debt (iii) exceed service on debt limit (iv)?		No
<b>If answer to either question is yes, please attach approval of the borrowing by the Minister of Municipal Affairs.</b>		

Supplement to Part 1(b) and (c)

### Summary of authorized credit facilities (excluding debentures held by the Province):

Include operating lines of credit, revolving loans, credit card facilities, capital leases, and/or capital/term loans. Also include any loans guaranteed by the municipality.

Lender	Type of Credit Facility*	Authorized Limit**	Outstanding amount as at Year-End Date***	Outstanding as at Calculation Date
SERVUS CREDIT UNION	LINE OF CREDIT	\$1,000,000.00	\$850,948.80	\$250,000.00
SERVUS CREDIT UNION	CAPITAL LINE OF CREDIT	\$2,800,000.00	\$1,108,487.87	\$1,980,766.84
Totals		\$3,800,000.00	\$1,959,436.67	\$2,230,766.84

\*E.g. Operating line, capital loan, capital lease, loan guarantee, revolving capital loan.

\*\*For reducing facilities, use the amount outstanding as at the calculation date. For revolving facilities, use the authorized limit.

\*\*\*This amount should equal the amount entered in part 1(b) and 1(c) of the worksheet above.

TOWN OF GIBBONS BORROWING STATUS AS OF AUGUST 16, 2023

	Amount being used	Authorized Limit	Amount Paid	Amount Available	
Operating line-of-credit	\$ 250,000.00	\$ 1,000,000.00	\$ 250,000.00	\$ 1,000,000.00	Paid off September 8, 2023 with proceeds from sale of 4.5 acres
Capital line-of-credit	\$ 1,980,766.84	\$ 2,800,000.00	\$ 910,000.00	\$ 2,800,000.00	on September 8, 2023 \$910,000 applied against this line-of-credit
			\$ 1,070,766.84		On January 3, 2024 paid off the remaining line-of-credit
		<b>\$ 3,800,000.00</b>		<b>\$ 3,800,000.00</b>	
Cottage lands		\$ 325,000.00			
Putnam Building		\$ 215,000.00			
Downtown Buildings		\$ 338,462.78			
Capital works for 4.5 acres		\$ 1,102,304.06			
		\$ 1,980,766.84			
	<b>\$ 2,230,766.84</b>				
Sale of 4.5 acres					
08-Sep-23		\$ 1,160,000.00			
02-Jan-24		\$ 1,160,000.00			
remainder of the funds of \$89,233.16 to be entered into the Town operating account					
Interest saved per month	Operating Line	\$ 1,455.14			
	Capital line	\$ 13,609.00			
		\$ 15,064.14			
Sept/Oct/Nov/Dec/Jan		<b>\$ 60,256.56</b>			
Interest on 3.6 mil loan for 15 yrs	\$ 1,649,841.00				
Interest on 4.45 mil for 15 yrs	\$ 2,043,624.56				
Savings	<b>\$ 393,783.56</b>				

**By borrowing 3.6 million today we will still have \$859,247.14 remaining to cover in 2024 by using the capital line of credit but we will have saved \$393,783.56 of interest over the span of 15 years**

# Loan Calculator

Print

**Recalculation options**

Type Blended Amortization    Term 15    Deferment NA

Recalculate Loan

**Calculations based on:**

Principal is \$3,600,000.00

Term is 15 Years

Loan Type is Blended

Deferred payments  
NA

Interest rate of 5.26 %

Payment #	Payment	Principal	Interest	Balance
1	\$174,994.70	\$80,314.70	\$94,680.00	\$3,519,685.30
2	\$174,994.70	\$82,426.98	\$92,567.72	\$3,437,258.32
3	\$174,994.70	\$84,594.81	\$90,399.89	\$3,352,663.51
4	\$174,994.70	\$86,819.65	\$88,175.05	\$3,265,843.86
5	\$174,994.70	\$89,103.01	\$85,891.69	\$3,176,740.85
6	\$174,994.70	\$91,446.42	\$83,548.28	\$3,085,294.43
7	\$174,994.70	\$93,851.46	\$81,143.24	\$2,991,442.97
8	\$174,994.70	\$96,319.75	\$78,674.95	\$2,895,123.22
9	\$174,994.70	\$98,852.96	\$76,141.74	\$2,796,270.26
10	\$174,994.70	\$101,452.79	\$73,541.91	\$2,694,817.47
11	\$174,994.70	\$104,121.00	\$70,873.70	\$2,590,696.47
12	\$174,994.70	\$106,859.38	\$68,135.32	\$2,483,837.09
13	\$174,994.70	\$109,669.78	\$65,324.92	\$2,374,167.31
14	\$174,994.70	\$112,554.10	\$62,440.60	\$2,261,613.21
15	\$174,994.70	\$115,514.27	\$59,480.43	\$2,146,098.94
16	\$174,994.70	\$118,552.30	\$56,442.40	\$2,027,546.64
17	\$174,994.70	\$121,670.22	\$53,324.48	\$1,905,876.42
18	\$174,994.70	\$124,870.15	\$50,124.55	\$1,781,006.27
19	\$174,994.70	\$128,154.24	\$46,840.46	\$1,652,852.03
20	\$174,994.70	\$131,524.69	\$43,470.01	\$1,521,327.34
21	\$174,994.70	\$134,983.79	\$40,010.91	\$1,386,343.55
22	\$174,994.70	\$138,533.86	\$36,460.84	\$1,247,809.69
23	\$174,994.70	\$142,177.31	\$32,817.39	\$1,105,632.38
24	\$174,994.70	\$145,916.57	\$29,078.13	\$959,715.81
25	\$174,994.70	\$149,754.17	\$25,240.53	\$809,961.64
26	\$174,994.70	\$153,692.71	\$21,301.99	\$656,268.93
27	\$174,994.70	\$157,734.83	\$17,259.87	\$498,534.10
28	\$174,994.70	\$161,883.25	\$13,111.45	\$336,650.85
29	\$174,994.70	\$166,140.78	\$8,853.92	\$170,510.07
30	\$174,994.70	\$170,510.07	\$4,484.63	\$0.00
<b>Totals:</b>	<b>\$5,249,841.00</b>	<b>\$3,600,000.00</b>	<b>\$1,649,841.00</b>	

**Heartland Commons - Heartland Station  
Local Improvement Borrowing  
Bylaw ALT 6/23**



Heartland Common - Heartland Station - Stage 1 Project Costs	
Stage 1 - Underground Services & Highway Intersection Construction	\$3,559,247.14
Highway Signalization and Lighting:	\$450,000.00
Onsite Local Industrial Power Servicing and Street Lighting:	\$450,000.00
<b>Subtotal</b>	\$900,000.00
<b>Subtotal Stage 1 - Project Cost</b>	<b>\$4,459,247.14</b>
<b>Total Stage 1 - Project Interest Cost (15 Years @ 5.26%)</b>	<b>\$2,043,624.56</b>
<b>Total Stage 1 - Project &amp; Interest Cost</b>	<b>\$6,502,871.70</b>

Heartland Common - Heartland Station - Stage 1 - Benefiting Parties	
	Acreage
Town of Gibbons - Heartland Station	4.5
Landrex Inc. - Heartland Commons	50.50
<b>Total Land Acreage of Benefiting Parties</b>	<b>55.00</b>

Heartland Common - Heartland Station - Stage 1 - Local Improvement Tax			
	Construction Cost Per Acre	Interest Cost Per Acre	Aggregate Cost Per Acre
Total Stage 1 Project Cost	\$4,459,247.14	\$2,043,624.56	\$6,502,871.70
Total Stage 1 - Benefiting Lands Acreage	55.00	55.00	55.00
<b>Total Stage 1 Cost per Acre:</b>	<b>\$81,077.22</b>	<b>\$37,156.81</b>	<b>\$118,234.03</b>

Land Owner - Benefiting Party	Acres	Cost per Acre	Interest for 15 Years @ 5.26%	Interest Cost per Acre	Aggregate Cost Per Acre	Annual Cost per acre (15 Years)
	55.00	\$81,077.22	\$2,043,624.56	\$37,156.81	\$118,234.03	\$7,882.27

Land Owner - Benefiting Party	Acres	Total Principal Cost	Interest for 15 Years @ 5.26%	Total Aggregate Cost	Annual Cost over 15 Years
Town of Gibbons - Heartland Station	4.5	\$364,847.49	\$167,205.65	\$532,053.14	\$35,470.21
Landrex - Heartland Commons	50.50	\$4,094,399.65	\$1,876,418.91	\$5,970,818.56	\$398,054.57
Parcel A	5.11	\$414,304.60	\$189,871.30	\$604,175.90	\$40,278.39
Parcel B	6.13	\$497,003.36	\$227,771.25	\$724,774.61	\$48,318.31
Parcel C	1.46	\$118,372.74	\$54,248.94	\$172,621.69	\$11,508.11
Parcel D	2.96	\$239,988.57	\$109,984.16	\$349,972.73	\$23,331.52
Parcel E	4.74	\$384,306.03	\$176,123.28	\$560,429.31	\$37,361.95
Parcels A - E (Aggregate)	20.40	\$1,653,975.30	\$757,998.93	\$2,411,974.23	\$160,798.28
Parcel F (Open Lot)	30.10	\$2,440,424.34	\$1,118,419.99	\$3,558,844.33	\$237,256.29
<b>Total Local Improvement Tax Implications</b>	<b>55.00</b>	<b>\$4,459,247.14</b>	<b>\$2,043,624.56</b>	<b>\$6,502,871.70</b>	<b>\$433,524.78</b>

No.	ISSUED FOR	DATE	DATE

PROJECT  
Gibbons Business Park  
Gibbons, Alberta

DRAWING  
Concept Site Plan

DESIGNED BY  
**PERCUTILITY**  
CONSULTANTS

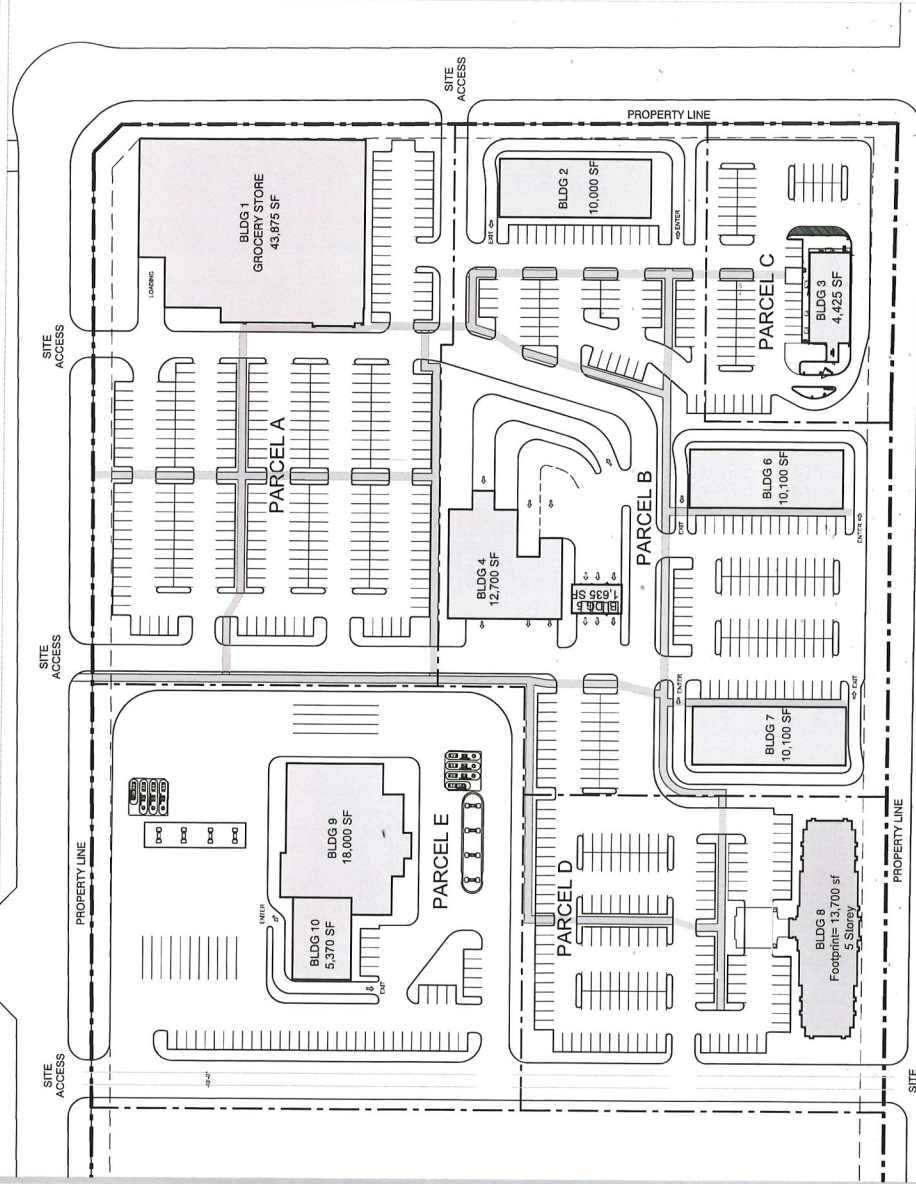
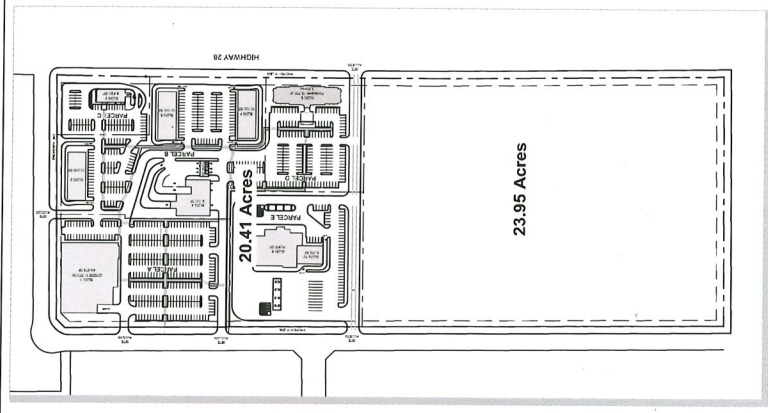
DRAWN BY  
CE

CHECKED BY

PROJECT No.

DATE  
March 2, 2020

DRAWING  
**A0-1**



**1 CONCEPT SITE PLAN**  
A0-1 1/125" = 1'-0"

**SITE STATISTICS**

ZONING: Highway Commercial C-3 District

OVERALL SITE AREA: 183,261.9 SF (44.36 acres)

Parcel	Site Area	Site Coverage	Parking
PARCEL A	223,000.1 SF (5.11 acres)	19.7%	270 STALLS (6.11/1,000sf)
PARCEL B	207,196.8 SF (6.13 acres)	16.7%	178 STALLS (4.01/1,000sf)
PARCEL C	63,580.7 SF (1.46 acres)	4.2%	58 STALLS (13.51/1,000sf)
PARCEL D	128,743.0 SF (2.96 acres)	10.8%	139 STALLS (2.01/1,000sf)
PARCEL E	208,645.1 SF (4.74 acres)	11.3%	46 STALLS (2.01/1,000sf)



LANDREX INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS C.3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 20.4 Tib.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	Jun 19/20	ORIGINAL PLAN COMPLETED	RH

**REVISIONS**

**GIBBONS BUSINESS PARK**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
PART OF S.E. 1/4 SEC. 3-TWP. 56-RGE. 23-W. 4th MER.

**GIBBONS - ALBERTA**



**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: admin@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.: 12000897 DRAFTED BY: RH CHECKED BY: MK

