

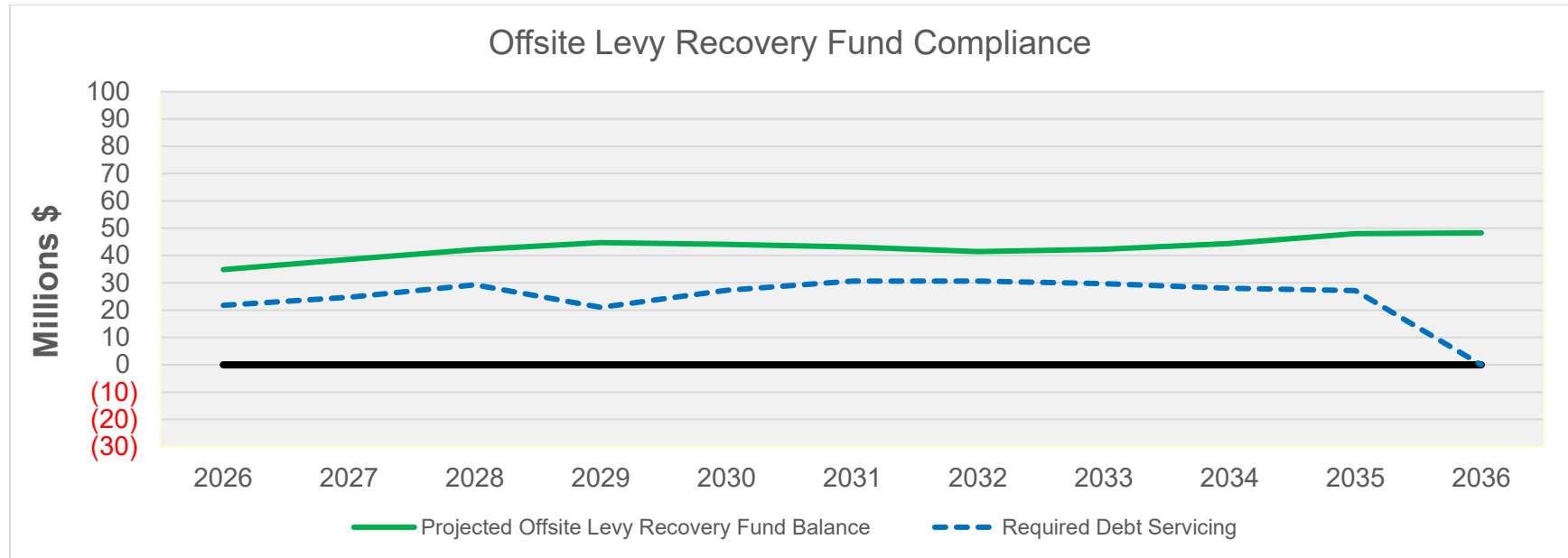
Attachment 13 – Offsite Levy Recovery Fund Compliance

Note: Assumed Project cost to be \$74.1M for all years and all scenarios.

Scenarios 1 and 2 assume debt of \$65.4 million; Scenarios 3 and 4 assume debt of \$39.5 million

Scenario: 1 a.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- Project start: 2029/2030

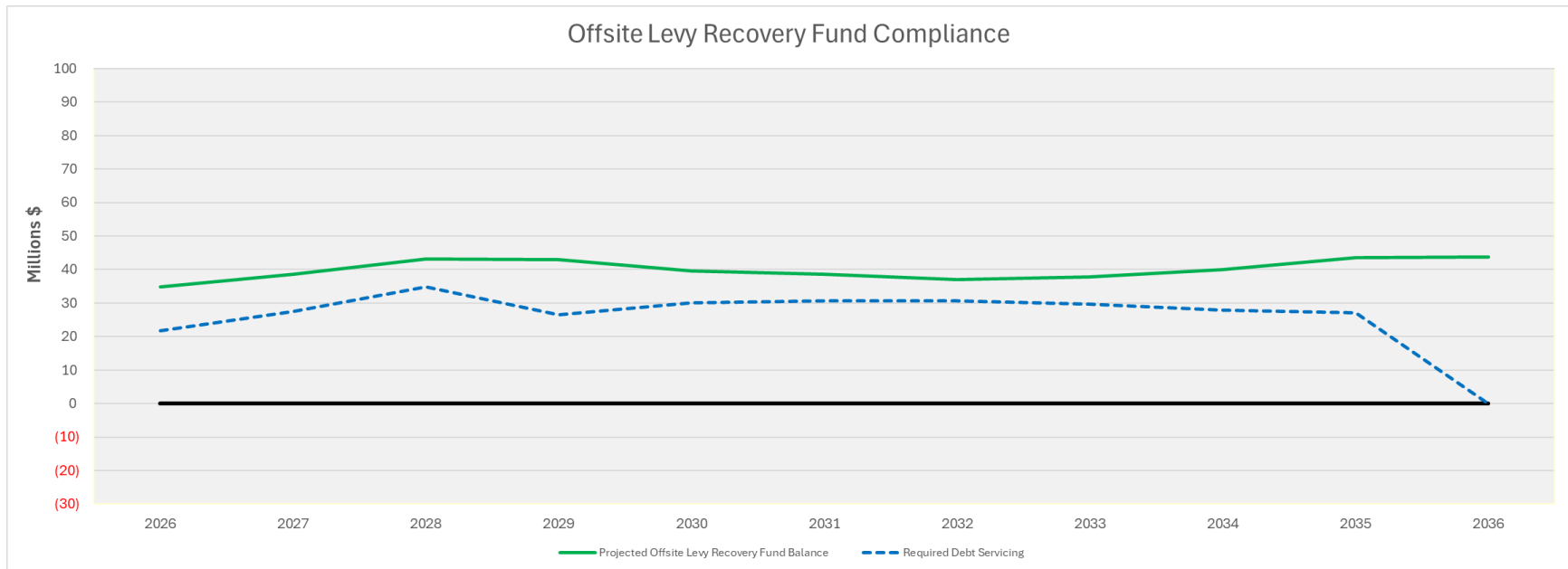


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 1 b.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- Project start: 2028/2029

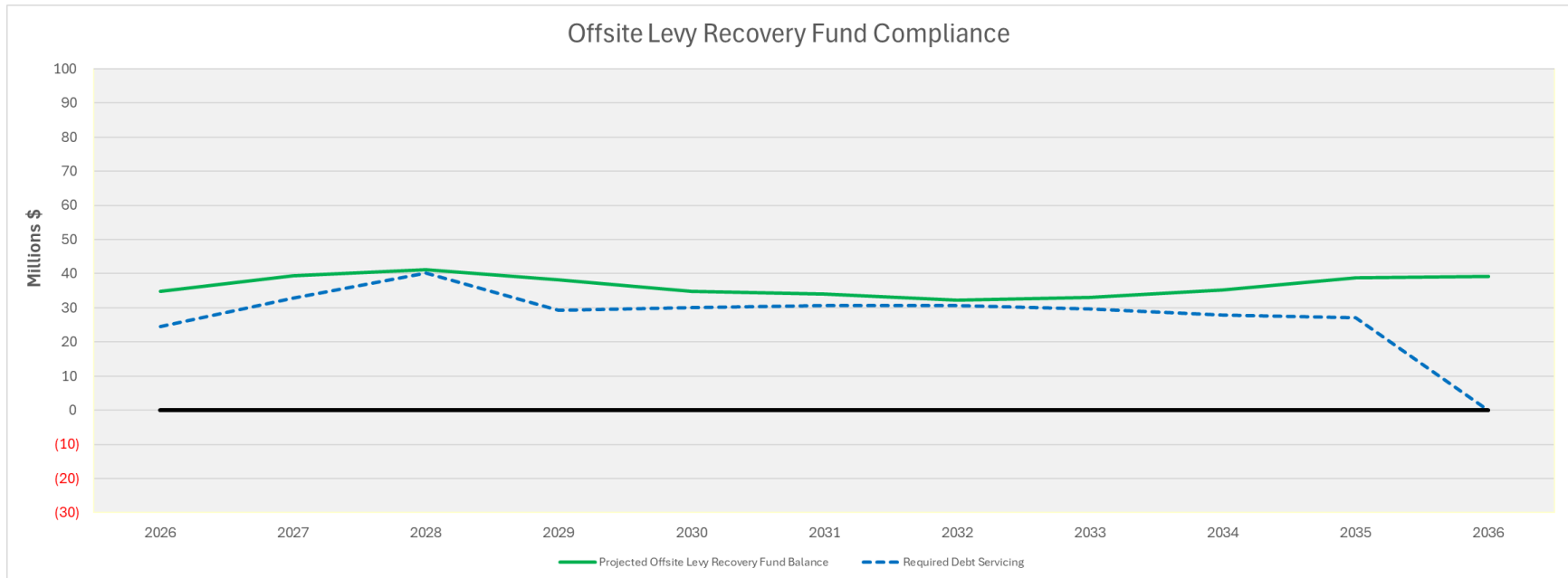


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 1 c.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- Project start: 2027/2028

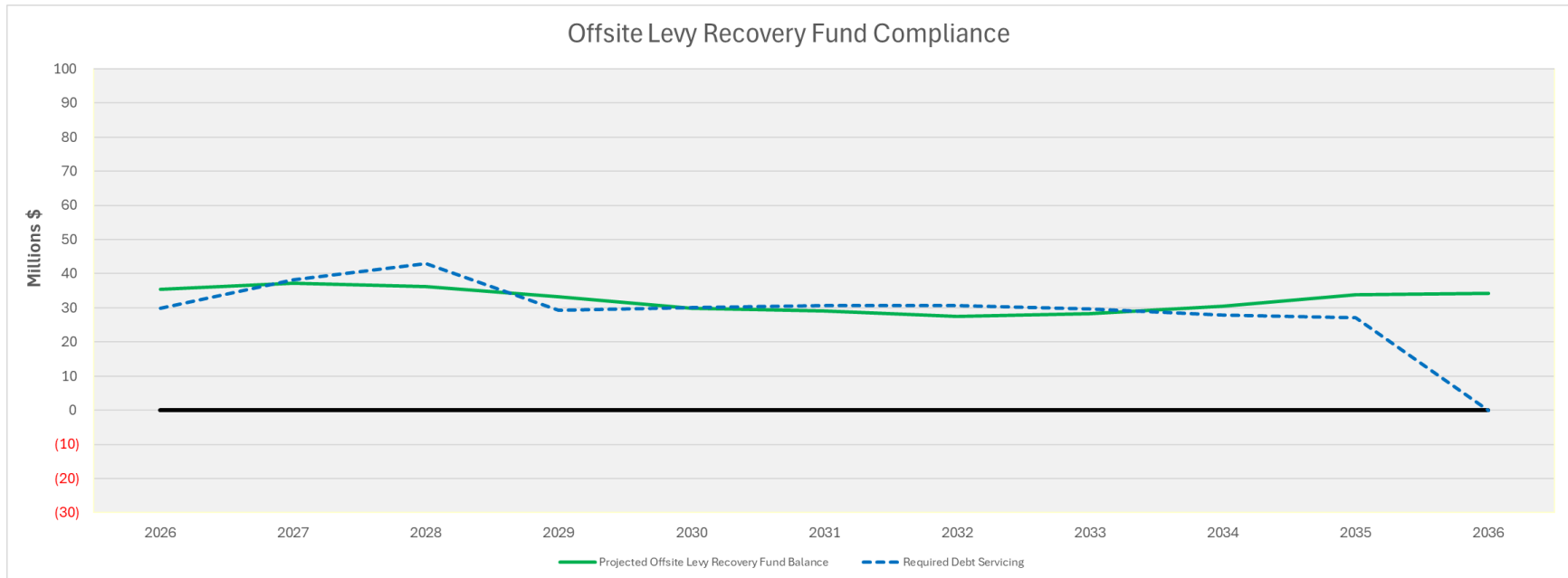


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 1 d.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- Project start: 2026/2027

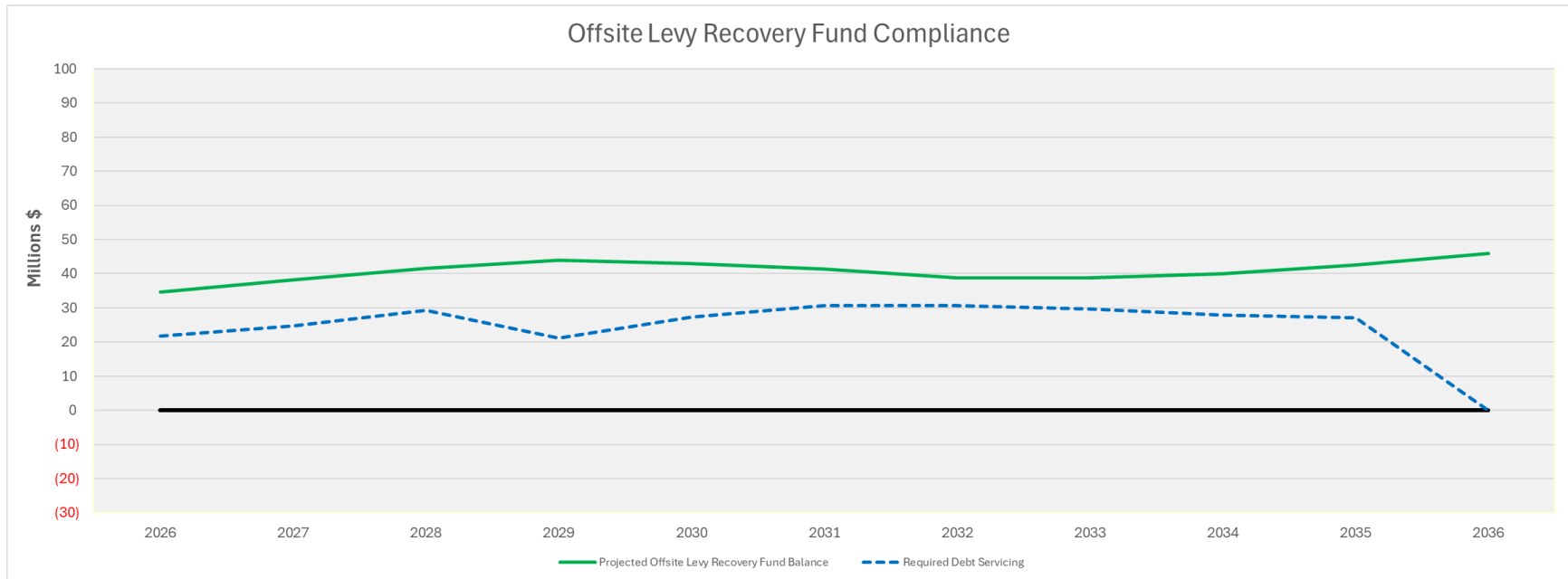


Results:

- Not compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 2 a.

- Development growth rate of 1.50% (25-year average of 37ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 43ha in last 5 years)
- Project start: 2029/2030

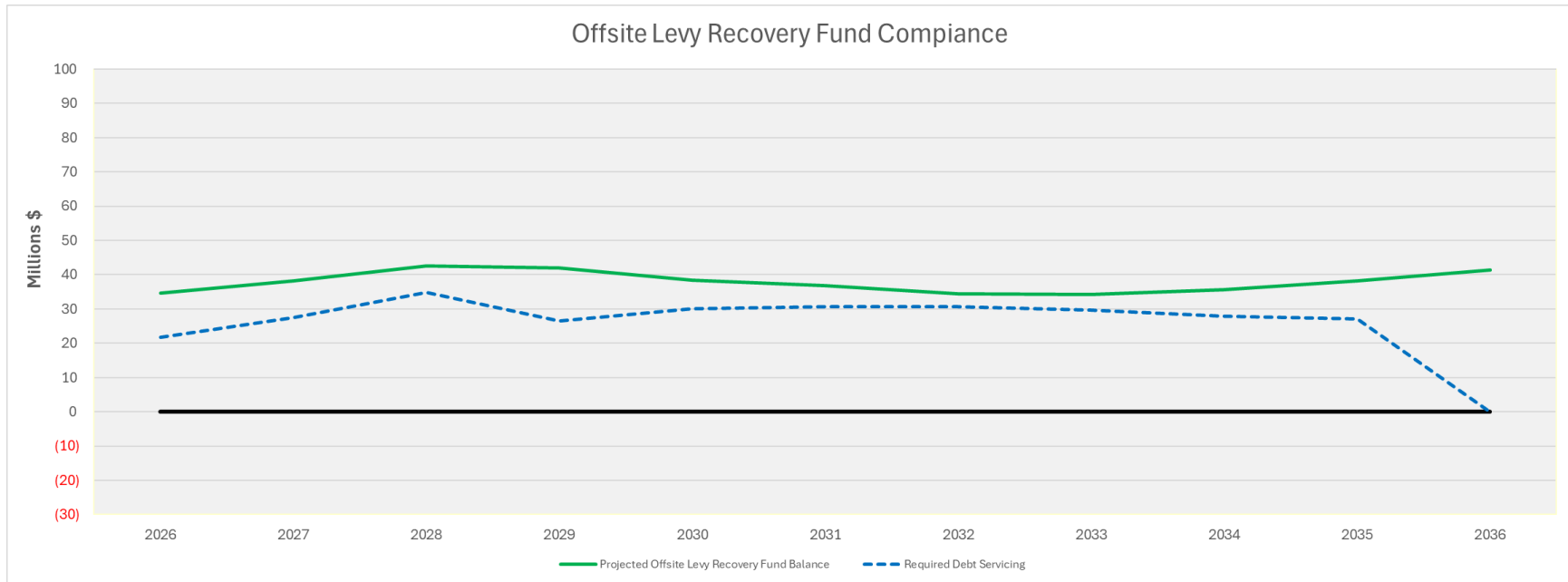


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 2 b.

- Development growth rate of 1.50% (25-year average of 37ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 43ha in last 5 years)
- Project start: 2028/2029

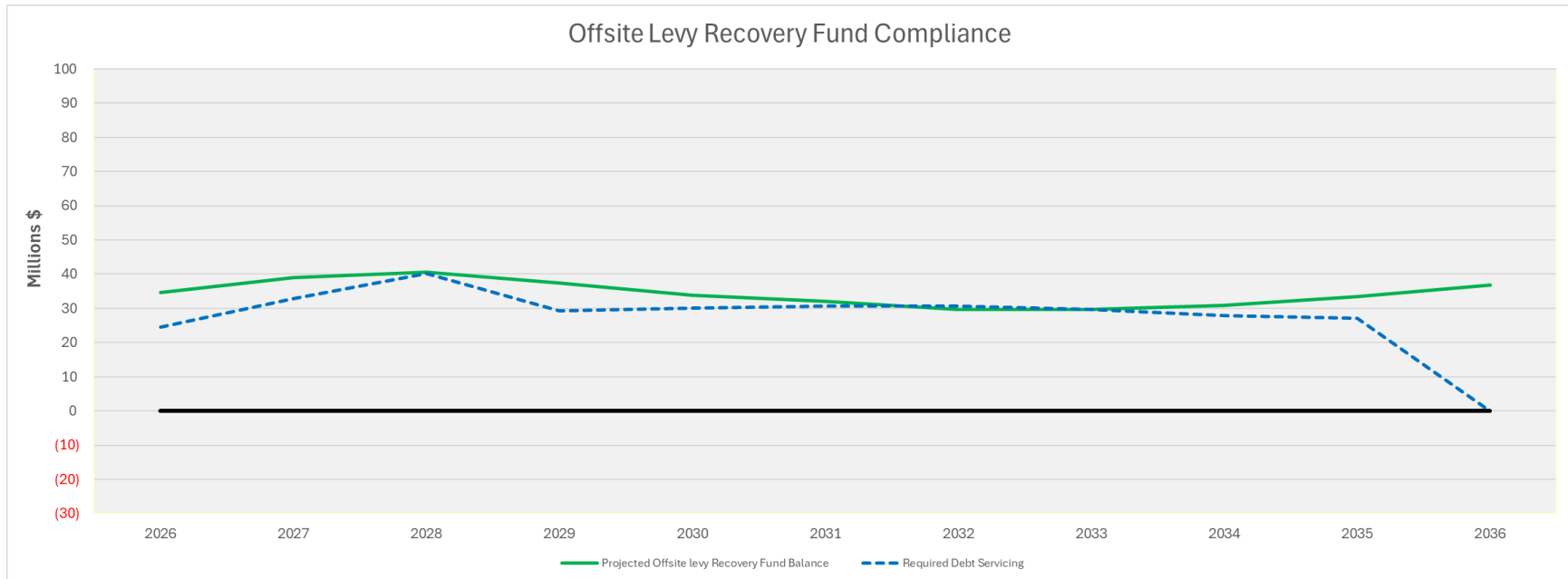


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 2 c.

- Development growth rate of 1.50% (25-year average of 37ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 43ha in last 5 years)
- Project start: 2027/2028

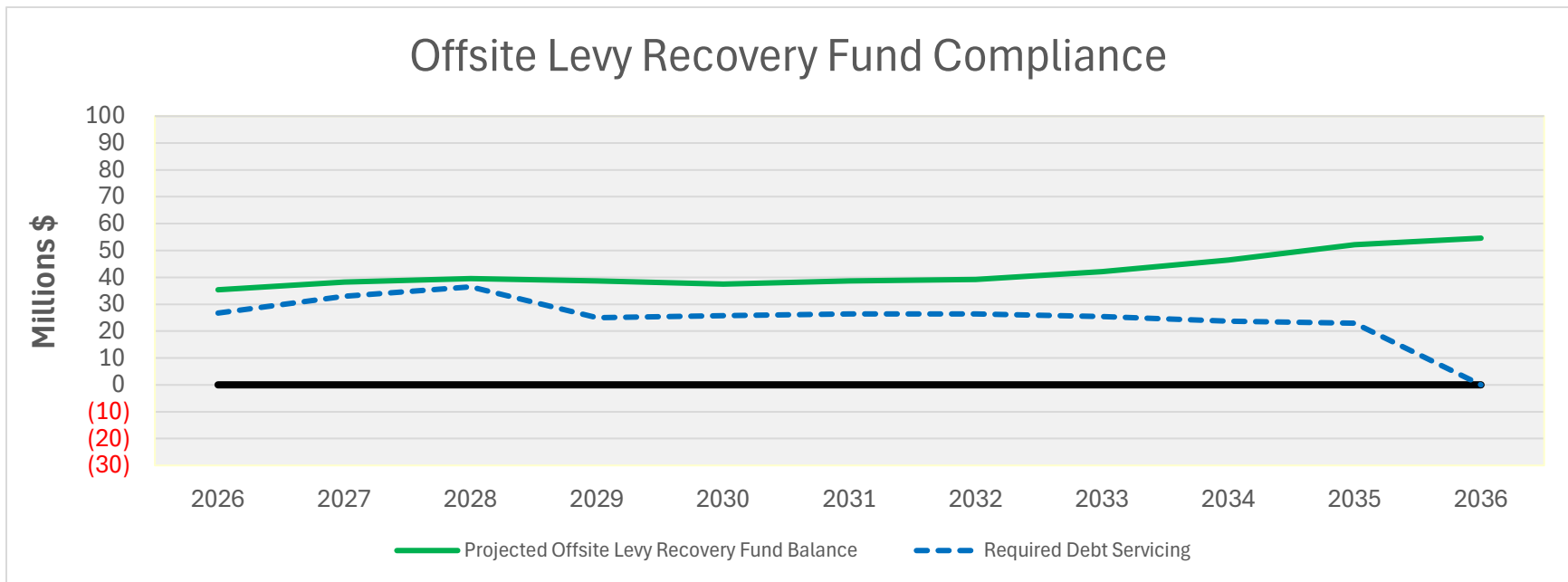


Results:

- Not compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 3 a.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- BCSF grant applied to funding
- Project start: 2026/2027

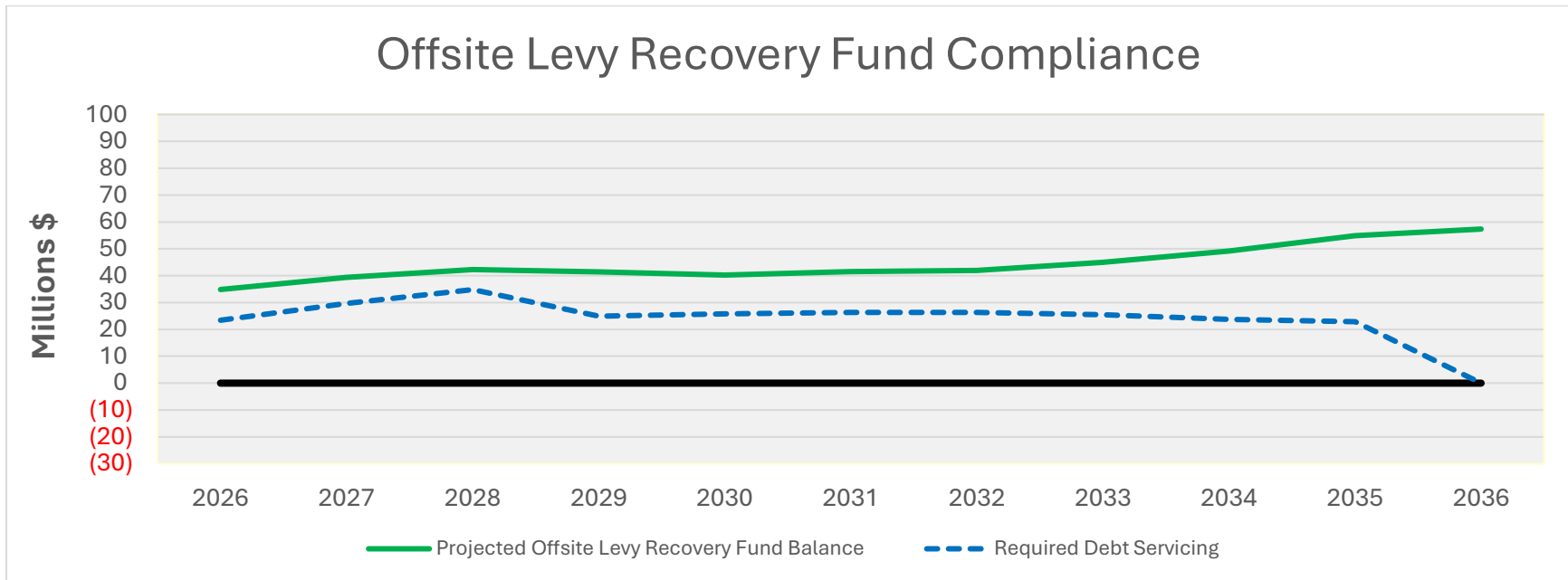


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 3 b.

- Development growth rate of 2.25% (25-year average of 41ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 50ha in last 5 years)
- BCSF grant applied to funding
- Project start: 2027/2028

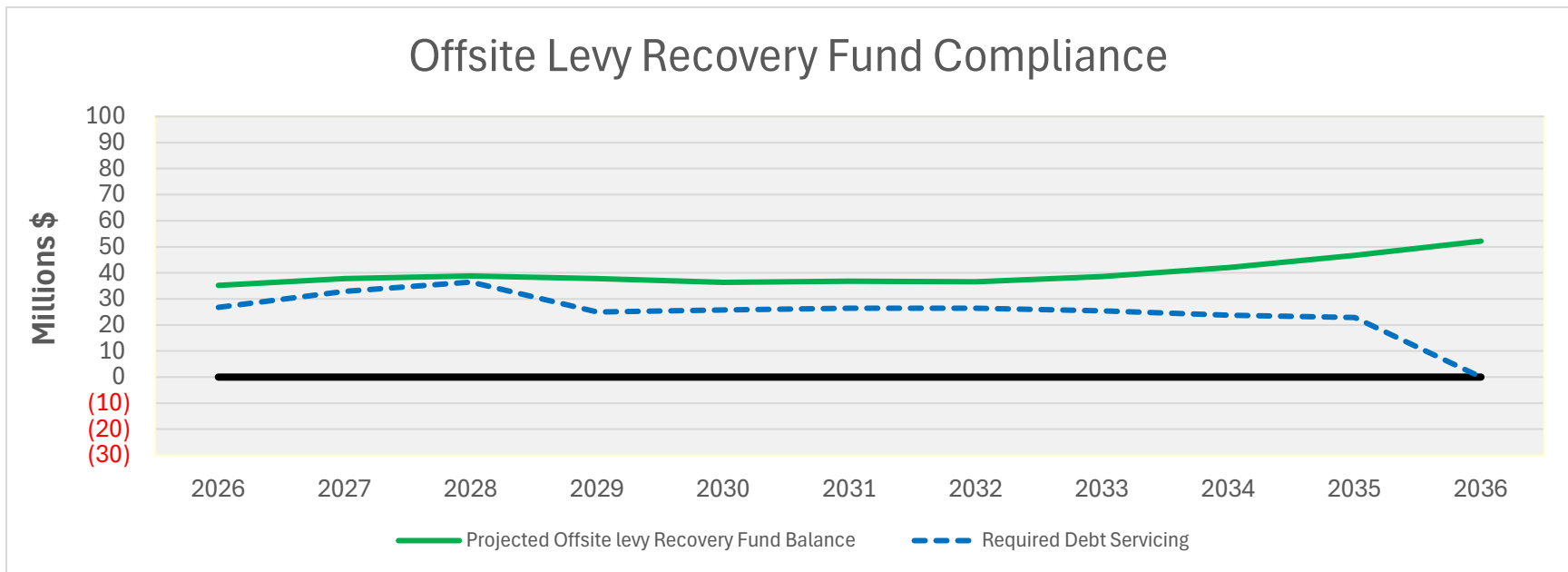


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements

Scenario: 4 a.

- Development growth rate of 1.50% (25-year average of 37ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 43ha in last 5 years)
- BCSF grant applied to funding
- Project start: 2026/2027

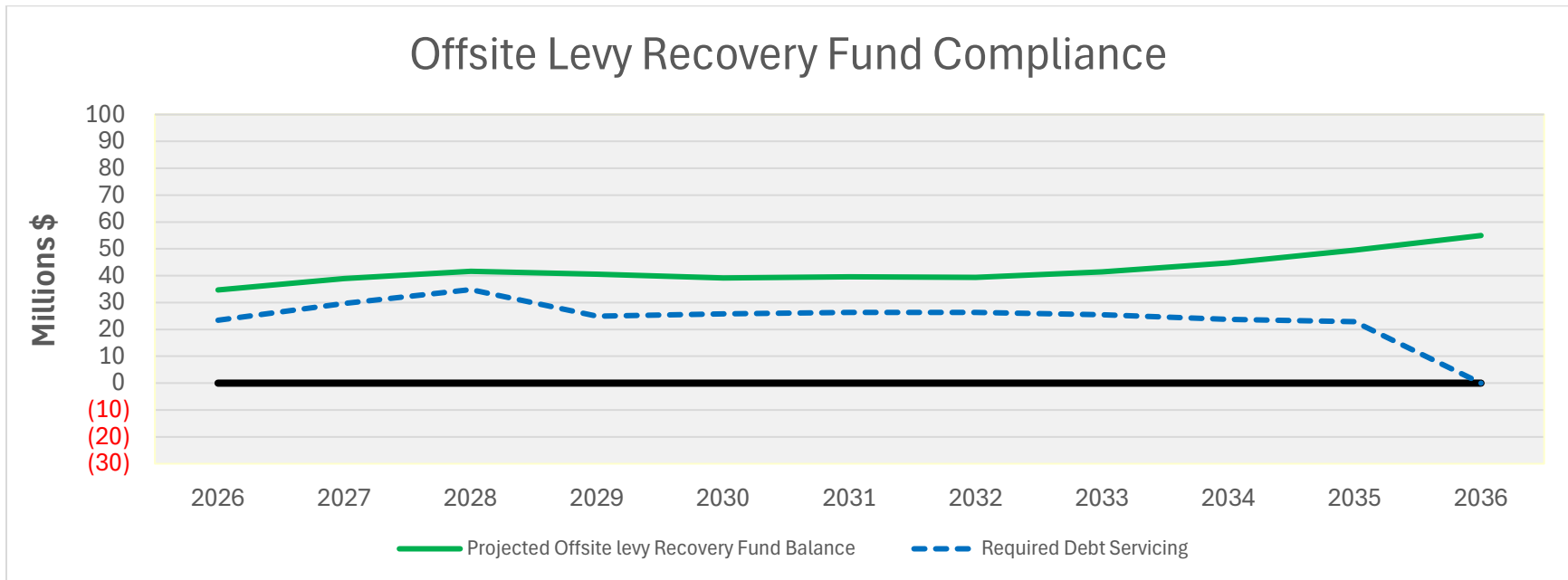


Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirement

Scenario: 4 b.

- Development growth rate of 1.50% (25-year average of 37ha per year)
- Growth ramped up in 5-year increments (32ha in first 5 years to 43ha in last 5 years)
- BCSF grant applied to funding
- Project start: 2027/2028



Results:

- Compliant with Council Policy C-FS-20 Offsite Levy Recovery Fund Utilization requirements