



TOWN OF DALMENY COUNCIL POLICY

POLICY TITLE	ADOPTED BY:	EFFECTIVE DATE	POLICY NO.	ORIGIN/AUTHORITY
Development Levy Policy	Zoller/Bueckert	March 13, 2017	1-2017	Municipalities Act

1. PURPOSE:

This policy is intended to provide for setting of development levy rates for use in servicing agreements & other development levies as authorized by legislation & bylaw.

The objective is to adopt a fair method of application of costs of infrastructure construction to properties benefitting from such infrastructure.

2. POLICY & PROCEDURE:

Levy Rates as calculated by consulting engineers & presented in reports shall be used in servicing agreements for new subdivisions. Council may use any or all of the rates, as required with each new subdivision. A copy of this policy with appended engineer report shall be attached to and form part of the Servicing Agreement for all new subdivisions, including infills.

3. INFRASTRUCTURE CONSIDERATIONS:

In accordance with the Planning & Development Act, the numbers will take into consideration the following: (1) Water Plant Expansion; (2) Lagoon Expansion; (3) Sewage Pumping Station (4) Park Development; (5) Storm Water Retention and Drainage; and, (6) Public Highways, Roadways and Related Facilities.

Should the Planning & Development Act be expanded to include other areas of consideration (i.e. protective services), these numbers may be revised. The Council will work in cooperation with various consultants and the provincial government to update the numbers to include other applicable areas.

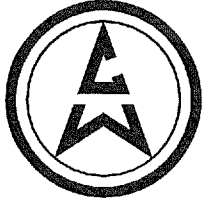
4. ENGINEER REPORT:

The Engineer Report shall consist of rates of construction of infrastructure as listed in part 3 above, with calculation for a frontage rate or a per acre rate as required. Residential single family lots shall use frontage rates, Multi unit residential, commercial & industrial developments shall use per acre rates. Such report shall be acceptable for use in both this policy in any Development Levy Bylaw, as approved by Saskatchewan Municipal Board.

5. REVIEW & UPDATE:

Council shall at minimum conduct an annual review of this policy, to determine need for an engineering report. Council may authorize production of a new report if market costs have changed to a degree considered material. Alternatively, Council may adjust development levy rates using industry standard rates provided from an independent source.

Terms of this policy may be adjusted by motion of Council at any time.



CATTERALL & WRIGHT | CONSULTING ENGINEERS

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March 10, 2017

Town of Dalmeny
Box 400
Dalmeny, SK S0K 1E0
via email: dalmenyadmin@sasktel.net

Attention: Mr. Jim Weninger, Town Administrator

Re: Development Levies 2017

At the Town's request, we have updated off-site levy recommendations for water plant expansion, lagoon expansion, sewage pumping station construction, storm water retention, and park development to reflect current construction costs. Costs were developed using a combination of actual and estimated construction costs including engineering fees. It was assumed that a residential development would yield 11 lots per hectare and typical frontage would be 15 metres. Levies for multi-family, and future industrial, and commercial developments were also established. The following sections detail how the levies were determined:

- Water Plant Expansion: A rate was developed using an average of estimated and actual construction costs from water plant expansion projects along with a new water plant and reservoir for a residential development project. The calculated rate is as follows:
 - The average construction cost was calculated to be \$1,412.77 per person serviced.
 - Using 3.2 persons per living unit, the cost was \$4,520.85 per unit.
 - Assuming an average of 15 metre lots, the resulting cost is \$301.39 per front metre.
- Lagoon Expansion: The analysis involved a cost comparison of three similar lagoon expansion projects. Using the cost of each expansion (allowing for construction cost increases to 2017), divided by the increased capacity per additional person serviced, yields the following (not including land procurement costs, if applicable):
 - An average expansion cost of \$1,948.63 per additional person serviced.
 - Using 3.2 persons per living unit, the cost was \$6,235.63 per unit.
 - Assuming an average of 15 metre lots, the resulting cost is \$415.71 per front metre.
- Sewage Pumping Station: Our analysis compared current construction pricing for a sewage pumping station and associated force mains with previous similar construction within the Town of Dalmeny (allowing for construction cost increases to 2017). Based on population and land area serviced, costs were broken down as follows:

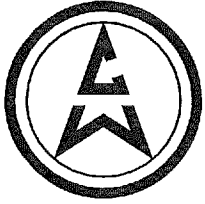


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- Average servicing cost of \$2,264.78 per lot.
 - Assuming an average of 15 metre lots, the resulting cost is \$150.99 per front metre.
4. Park Development: Park costs were based on a typical park development in the City of Martensville including topsoil, seeding, crusher dust pathways, limited lighting, planting beds, limited irrigation, and park benches for a cost of \$246,958.92 per hectare. Assuming a 10% MR dedication, a 10 hectare development would yield 1 hectare of park. Assuming the remaining 9 hectares yielded 99 lots (317 persons) the levy is calculated as follows:
- Living unit cost of \$2,494.53 per lot.
 - Assuming an average of 15 metre lots, the resulting cost is \$166.30 per front metre.
5. Storm Water Retention – South Pond: Costs for retaining storm water runoff were based on preliminary design and estimates for the south pond, including the purchase of required land. When considering pond levies, it is important to note that the levy for the pond will change depending on the area impacted by the development. The levy details below are only applicable for areas contributing into the south pond. This levy does not include the storm pumping manhole or related force mains.
- Cost per hectare of development is \$13,862.27
 - Assuming 11 lots per hectare, the cost is \$1,260.48
 - Assuming an average of 15 metre lots, the resulting cost is \$84.03 per front metre.
6. Storm Water Pumping Manhole & Force Main – South Pond: Costs for storm water pumping facilities were based on preliminary design and estimates for the south pond pumping station and force main. The levy details below are only applicable for areas contributing into the south pond. This levy does not include the construction of the storm pond.
- Cost per hectare of development is \$2,989.88
 - Assuming 11 lots per hectare, the cost is \$271.81 per lot.
 - Assuming an average of 15 metre lots, the resulting cost is \$18.12 per front metre.
7. Storm Water Retention – East Ponds: Costs for retaining storm water in the eastern development are based on the volume of water storage anticipated. As detailed design of the subdivision proceeds, the size of the pond may change. The levy details below are applicable for areas contributing into the east pond. This levy does not include a storm pumping manhole or the connection to the existing force main.
- Cost per hectare of development is \$46,110.76
 - Assuming 11 lots per hectare, the cost is \$4,191.89 per lot.



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- Assuming an average of 15 metre lots, the resulting cost is \$279.46 per front metre.
8. Storm Water Pumping Manhole & Force Main Connection – East Ponds: Costs for storm water pumping facilities were based on preliminary design and estimates for the east pond pumping station and connecting to the existing 200mm force main. The levy details below are only applicable for areas contributing into the east pond. This levy does not include the construction of the storm pond.
- Cost per hectare of development is \$3,150.24
 - Assuming 11 lots per hectare, the cost is \$286.39 per lot.
 - Assuming an average of 15 metre lots, the resulting cost is \$19.09 per front metre.

Residential Levy Summary - 2017

*Developer responsible for Grading, Storm Water Retention, Roadways, Sanitary Sewer, Storm Sewer, & Water Mains.

Levy	East Ponds	South Pond	Unit
Sewage Lift Station & Force Mains	\$ 150.99	\$ 150.99	per lin.m.
Water Pumphouse & Reservoir	\$ 301.39	\$ 301.39	per lin.m.
Lagoon Construction	\$ 415.71	\$ 415.71	per lin.m.
Parks	\$ 166.30	\$ 166.30	per lin.m.
Storm Water Retention	\$ 279.46	\$ 84.03	per lin.m.
Storm Water Pumping Station & Force Main	\$ 19.09	\$ 18.12	per lin.m.
Total	\$ 1,332.94	\$ 1,136.54	per lin.m.
Assuming 15m Frontage per Lot	\$ 19,994.10	\$ 17,048.10	per lot
Assuming 11 Lots per Hectare	\$ 219,935.10	\$ 187,529.10	per hectare

9. Commercial & Industrial Levies: Charges are assessed on an area basis for both commercial and industrial rates with an area multiplier of 70 front metres per hectare. This multiplier was determined using the approximate area and frontage of the proposed south industrial development in Dalmeny.



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Commercial & Industrial Levy - 2017				
Charges assessed on an area basis at a rate of 70 front metres per hectare				
*Developer responsible for Grading, Storm Water Retention, Roadways, Sanitary Sewer, Storm Sewer, & Water Mains.				
<u>Levy</u>	<u>East Ponds</u>		<u>South Pond</u>	<u>Unit</u>
Sewage Lift Station & Force Mains	\$	150.99	\$	150.99 per lin.m.
Water Pumphouse & Reservoir	\$	301.39	\$	301.39 per lin.m.
Lagoon Construction	\$	415.71	\$	415.71 per lin.m.
Parks	\$	166.30	\$	166.30 per lin.m.
Storm Water Retention	\$	279.46	\$	84.03 per lin.m.
Storm Water Pumping Station & Force Main	\$	19.09	\$	18.12 per lin.m.
Total	\$	1,332.94	\$	1,136.54 per lin.m.
Commercial & Industrial Multiplier		70	70	front metres per hectare
	\$	93,305.80	\$	79,557.80 per hectare
	\$	37,759.67	\$	32,196.03 per acre

10. Multi-Family Development Levies: Charges are assessed on an area basis for multi-family developments with an area multiplier of 60 front metres per hectare (equivalent to four residential lots with 15 metre frontage).

Multi-Family Levy - 2017				
Charges assessed at a rate of 60 front metres per hectare				
*Developer responsible for Grading, Internal Roadways, Sanitary Sewer Services & Water Services to Housing Units.				
<u>Levy</u>	<u>East Ponds</u>		<u>South Pond</u>	<u>Unit</u>
Sewage Lift Station & Force Mains	\$	150.99	\$	150.99 per lin.m.
Water Pumphouse & Reservoir	\$	301.39	\$	301.39 per lin.m.
Lagoon Construction	\$	415.71	\$	415.71 per lin.m.
Parks	\$	166.30	\$	166.30 per lin.m.
Storm Water Retention	\$	279.46	\$	84.03 per lin.m.
Storm Water Pumping Station & Force Main	\$	19.09	\$	18.12 per lin.m.
Total	\$	1,332.94	\$	1,136.54 per lin.m.
Multi-Family Multiplier		60	60	front metres per hectare
	\$	79,976.40	\$	68,192.40 per hectare
	\$	32,365.43	\$	27,596.59 per acre



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11. Infill Service Rates: The off-site levies for infill development, including developments where underground services and roadways were previously constructed but not paid for by the developer, will be determined on a case-by-case basis as part of the Development & Servicing Agreement. The applicable levies will vary depending on the location of the parcel considered for development and the amenities available for that lot.

Should a development opportunity arise, levies can be applied at the discretion of Council. In some situations, not all levies may be applicable.

Please advise if further information is required.

Catterall & Wright

Per:

Ehren Gadzella, *Engineer-in-Training*