

**REGULAR MEETING OF DALMENY TOWN COUNCIL  
MONDAY, MARCH 22, 2021, 7:00 P.M.  
DALMENY TOWN OFFICE VIA VIDEO CONFERENCING**

**AGENDA:**

**CALL TO ORDER – 7:00 p.m.**

**ADOPTION OF AGENDA – additions/deletions**

**MINUTES OF THE PREVIOUS MEETING**

- a. March 8, 2021 Regular Council Meeting

**BUSINESS ARISING FROM THE MINUTES:**

- a. SaskWater – Follow Up Meeting to Water Forum (Verbal)

**ACCOUNTS FOR APPROVAL**

- a. Approval of Current Accounts
- b. Approval of Payroll

**PUBLIC MEETING**

- a. Bylaw 2-2021, A Bylaw to Adopt A Development Levy Bylaw – 7:20 p.m.

**FINANCIALS**

- a.

**CORRESPONDENCE**

- a. Public Notice – Town of Dalmeny – Borrowing for PW Shop/Fire Storage Area

**REPORTS**

- a. Chief Administrative Officer's Report

**NEW BUSINESS**

- a. Proposed Signing Corridor

**BYLAWS**

- a. Bylaw 2-2021, A Bylaw of the Town of Dalmeny to Adopt a Development Levy Bylaw (Second and Third Reading)
- b. Bylaw 4-2021, A Bylaw of the Town of Dalmeny to Provide for Incurring a Debt in the sum of One Million Dollars for the Purpose of Building a New Public Works Shop/Fire Storage Area

**QUESTIONS FROM THE PUBLIC**

**ROUND TABLE DISCUSSION/IN CAMERA**

**ADJOURN**

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Next Regular Meeting: April 12, 2021

2021 Regular Council Meeting Schedule: January 11,25; February 8,22; March 8,22; April 12,26;  
May 10,31; June 14,28; July 19; August 9,30;  
September 13,27; October 18; November 8,22;  
December 6,20

Committee of Whole Meetings: 6:30 p.m. prior to Regular Council Meetings; and  
7:00 p.m. on alternate Mondays from council meetings, when required:

Next Dalmeny Police Commission Meeting: March 22, 2021 commencing at 5:00 p.m.

2021 Dalmeny Police Service Meeting Schedule: January 18; February 22; March 22; April 19;  
May 17; June 21; September 20; October 18;  
November 22; December 20

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, MARCH 8, 2021  
VIDEO CONFERENCING

**PRESENT:** Mayor Jon Kroeker, Councillors Ed Slack, Anna-Marie Zoller, Greg Bueckert, Matt Bradley, Eric Desnoyers, and Lacy Boisvert were all present through video conferencing due to the Covid-19 Pandemic. Also present was CAO Jim Weninger.

**ABSENT:** None.

**CALL TO ORDER**

Mayor Jon Kroeker called the Regular Council Meeting to order at 7:03 p.m., a quorum being present.

**ADOPTION OF AGENDA**

**77/21 – Desnoyers/Bradley** – That the agenda for the Regular meeting of Council of the Town of Dalmeny for March 8, 2021 be adopted as presented.

Carried.

**MINUTES**

**78/21 – Boisvert/Zoller** – That the Minutes of the February 22, 2021 Regular Council meeting be approved as circulated.

Carried.

**FINAL ASSESSMENT SCHEDULE ROSS COURT AND PRAIRIE STREET**

**79/21 – Bradley/Desnoyers** – That the Final Assessment Schedule for Prairie Street and the Final Assessment Schedule for Ross Court as they pertain to the Road Rehabilitation 2019 as signed by Project Engineer Tanner Jackson for Catterall & Wright, be accepted by Council and that the Saskatchewan Municipal Board Local Government Committee be advised of the same.

Carried.

**PUBLIC WORKS/FIRE STORAGE FORMAL FINANCIAL AUTHORIZATION**

**80/21 – Slack/Bueckert** – That the letter of February 25, 2021 from Financial Analyst Jaye Dereniwski regarding the Town of Dalmeny's formal authorization to borrow \$1,000,000.00 and draft borrowing bylaw for the proposed Public Works Shop/Fire Storage Area be accepted by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, MARCH 8, 2021  
VIDEO CONFERENCING

**SASKWATER FOLLOW UP MEETING**

**81/21 – Boisvert/Zoller** – That Council acknowledge the email from Business Development Coordinator Darlene Guy of SaskWater regarding a Follow Up meeting between the Town of Dalmeny, the City of Saskatoon and SaskWater proposed for March 11, 2021 at 2:00 p.m.

Carried.

**ACCOUNTS PAYABLE**

**82/21 – Bueckert/Bradley** – That the accounts as detailed on the attached cheque listing and amounting to \$279,653.58 for the period ending March 5, 2021 and representing cheque numbers 16300 to 16339 be approved by Council.

Carried.

**PAYROLL**

**83/21 – Desnoyers/Zoller** – That the payroll listing in the amount of \$23,662. 61 for the period ending February 22, 2021 be approved by Council.

Carried.

**PER DIEMS**

**84/21 – Bradley/Bueckert** – That the per diems in the amount of \$3,055.35 for the pay period ending March 31, 2021 be approved by Council.

Carried.

**OUTSTANDING TAX COMPARISONS**

**85/21 – Slack/Desnoyers** – That the listing of outstanding municipal and school property tax comparisons, along with frontage taxes for the month of February be accepted by Council.

Carried.

**CAO REPORT**

**86/21 – Slack/Zoller** – That the Chief Administrative Officer's Report as presented by the Chief Administrative Officer Jim Weninger for March 8, 2021 be accepted by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
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**2020 FINANCIAL STATEMENT TRANSFERS**

**87/21 – Bueckert/Bradley** – That Council approve the additional transfers as they relate to the 2020 Financial Statement.

- ◆ East Retention Pond - \$53,867.00 – Transfer In (Gas Tax Fund)
- ◆ Fire Rescue Department Reserve - \$2,255.00 (In Addition to Previous) – Transfer Out – Rev over Exp
- ◆ Fire Rescue Department Reserve - \$2,255.00 - (In Addition to Previous) – Transfer In – Fire Engine

Carried.

**CO-OP COMMUNITY SPACES GRANT APPLICATION SUPPORT**

**88/21 – Boisvert/Bueckert** – That the Council of the Town of Dalmeny support the Co-op Community Spaces Grant application as prepared by Recreation Director Mat Halcro for a Playground in Centennial Park.

Carried.

**BYLAW 3-2021 TAXATION EXEMPTION**

**89/21 – Bueckert/Bradley** – That Bylaw 3-2021, A Bylaw of the Town of Dalmeny to Provide for Exemption from Taxation for the Purposes of Economic Development be introduced and read a first time.

Carried.

The CAO read Bylaw 3-2021 for the first time.

**BYLAW 3-2021**

**90/21 – Slack/Boisvert** – That Bylaw 3-2021 be read a second time.

Carried.

The CAO read Bylaw 3-2021 a second time.

**91/21 – Zoller/Desnoyers** – That Bylaw 3-2021 be given third reading at this meeting.

Carried Unanimously.



TOWN OF DALMENY  
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**92/21 – Bradley/Bueckert** – That Bylaw 3-2021 be read a third time and adopted.

Carried.

The CAO read Bylaw 3-2021 a third time, and the Mayor and CAO signed and sealed the bylaw.

**IN-CAMERA**

**93/21 – Desnoyers/Zoller** – That Council move into the Committee of the Whole and that the session be “in camera” at 8:16 p.m.

Carried.

**RECONVENE**

**94/21 – Bueckert/Desnoyers** - That Council reconvene and report at 9:01 p.m.

Carried.

**SPRAY PARK TENDER**

**95/21 – Bradley/Zoller** – That Crosby Hanna & Associates be contracted to prepare and administer the Spray Park Tender at an estimated cost of \$15,000, plus applicable taxes and that CSLA William Hrycan be advised of the same.

Carried.

**FIRST STREET CN CROSSING CONTRACT CHANGE**

**96/21 – Slack/Zoller** – That Council approve the First Street Railway Crossing – Contract Change No. 2 – Change Order in the amount of \$555.00, plus applicable taxes and that Project Engineer Tanner Jackson be advised of the same.

Carried.

**ADJOURN**

**97/21 – Bueckert/Boisvert** – That the meeting be adjourned. Time 9:06 p.m.

Carried.

(seal)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

Report Date  
3/05/2021 9:44 AM

Dalmeny  
**Accounts for Approval**  
As of 3/05/2021  
Batch: 2021-00012 to 2021-00014

Page 1

Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
<b>Bank Code: AP - AP-GENERAL OPER</b>					
Computer Cheques:					
16300-Man	2/24/2021	<b>Fransoo Mechanical Consulting</b> 1	OFFER OF SERVICES-HVAC	6,250.00	6,250.00
16301	2/28/2021	<b>AMSC Insurance Services Ltd</b> 76	MARCH GROUP INSURANCE	8,175.19	8,175.19
16302	2/28/2021	<b>M.E.P.P.</b> 217	FEB MEPP PAYMENT	12,599.58	12,599.58
16303	2/28/2021	<b>Minister of Finance</b> 37	FEB SCHOOL TAXES COLLECTED	20,592.33	20,592.33
16304	3/08/2021	<b>Accu-Sharp Tooling LTD</b> 914/944	DDCC-ZAMBONI ICE KNIFE	129.87	129.87
16305	3/08/2021	<b>Alberta Fire Chiefs Assoc.</b> IN21-136	FIRE-TRAINING MATERIAL	1,290.62	1,290.62
16306	3/08/2021	<b>Bell Mobility Inc.</b> FEB 2021	AERATION BUILDING AUTODIALER	67.99	67.99
16307	3/08/2021	<b>Bluewave Energy</b> 220669	ZAMBONI PROPANE	65.93	65.93
16308	3/08/2021	<b>Brandon Beckett</b> 1	JJ REFUND	446.25	446.25
16309	3/08/2021	<b>Canadian National Railways</b> 91564143	SIGNAL MAINTENANCE	296.00	296.00
16310	3/08/2021	<b>Crosby Hanna &amp; Assoc.</b> 376-33/376-29	DEV LEVY BYLAW/PERMITS	1,110.38	1,110.38
16311	3/08/2021	<b>Cummins Canada ULC</b> BX-22119	LIFT 2 OXYGEN SENSOR	209.03	209.03
16312	3/08/2021	<b>Dalmeny Curling Club</b> 26	2020/2021 COMMUNITY GRANT	1,500.00	1,500.00
16313	3/08/2021	<b>Earthworks Equipment Corp</b> R06102/231/230	PAY LOADER RENT/BOBCAT	2,966.88	2,966.88
16314	3/08/2021	<b>Fer-Marc Equipment Limited</b> 99192	ZAMBONI PART	92.55	92.55
16315	3/08/2021	<b>ISC</b> 13	DEPOSIT ISC FUNDS	500.00	500.00
16316	3/08/2021	<b>Jenson Publishing</b> 60045/9890/9962	LEVY BYLAW NOTICE/ASSESS ROLL	635.72	635.72
16317	3/08/2021	<b>KH Developments Ltd</b> NO. 071-095-P1	1ST ST/CN CROSSING	193,222.62	193,222.62
16318	3/08/2021	<b>Loraas Disposal Services</b> 136	GARBAGE/COMPOST PICKUP	14,370.80	14,370.80
16319	3/08/2021	<b>Martensville Bldg.&amp;Home Supply</b> 936548	PW-REBAR	10.53	10.53

Report Date  
3/05/2021 9:44 AM

Dalmeny  
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As of 3/05/2021  
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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
16320	3/08/2021	<b>Maxill</b> 678568	FIRE-MEDICAL SUPPLIES	321.79	321.79
16321	3/08/2021	<b>Merlin Ford Lincoln</b> 452600	R24 CIRCUIT BREAKER	19.59	19.59
16322	3/08/2021	<b>Municipal Leadership Dev Prog</b> 16	ANNA/GREG MLDP COURSE	304.50	304.50
16323	3/08/2021	<b>MuniCode Services Ltd.</b> 50921/51605/604	BUILDING INSPECTIONS	445.30	445.30
16324	3/08/2021	<b>Nor-Tec Linen Services</b> 8855019/885018	OFFICE/POLICE/ARENA MATS	109.10	109.10
16325	3/08/2021	<b>Northern Factory Workwear</b> 208205	PW-SCOTT A BOOTS	194.79	194.79
16326	3/08/2021	<b>Petty Cash</b> 201	PETTY CASH REPLENISH	348.71	348.71
16327	3/08/2021	<b>Pitney Works</b> 94	OFFICE POSTAGE	1,050.00	1,050.00
16328	3/08/2021	<b>Princess Auto</b> 3058518	PW-SHOP SUPPLIES	49.93	49.93
16329	3/08/2021	<b>Redhead Equipment Ltd.</b> P80817	GRADER BLADE	559.88	559.88
16330	3/08/2021	<b>Robertson Implements</b> 9348/9702/9716	FIRE-BATTERY/SUPPLIES	286.74	286.74
16331	3/08/2021	<b>Robertson Stromberg</b> 630045	TAX ENFORCEMENT	24.30	24.30
16332	3/08/2021	<b>S.U.M.A.</b> 96605	STREET SIGN	199.05	199.05
16333	3/08/2021	<b>Sask Research Council</b> 9502/9185/9702	WATER LAB TESTING	82.68	82.68
16334	3/08/2021	<b>SASK. WCB</b> 2021-1/2	2021-1/2 PAYMENT	9,014.09	9,014.09
16335	3/08/2021	<b>SaskTel CMR</b> 376	SASKTEL PAYMENT	481.08	481.08
16336	3/08/2021	<b>Sea Hawk Specialized</b> 4331	FIRE-SWIVEL KIT/REPAIR PARTS	318.57	318.57
16337	3/08/2021	<b>Success Office Systems</b> 305305/305686	OFFICE-COPIER USEAGE	430.47	430.47
16338	3/08/2021	<b>Trans-Care Rescue</b> 21125/124/20682	FIRE-HELMET/SCBA/SALAMANDER	706.84	706.84
16339	3/08/2021	<b>Wilbur Hueser</b> 45	FIRE-TRAINING MATERIAL	173.90	173.90
				Total for AP:	279,653.58

Report Date  
3/05/2021 9:44 AM

Dalmeny  
**Accounts for Approval**  
As of 3/05/2021  
Batch: 2021-00012 to 2021-00014

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
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Certified Correct This March 5, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator

# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Account Number	Inst. ID	Route	Transit	Due Date	Trans Type	Rec Type	Amount
<u>Anderson, Scott</u>	-----						C	1621.73
<u>Berrecloth, Colleen</u>							C	456.76
<u>Berrecloth, Donald</u>							C	160.28
<u>Bonin, Edmund</u>							C	1154.56
<u>Derksen, Crystal</u>							C	260.49
<u>Dorner, Tyler</u>							C	1574.86
<u>Dyck, Bradley</u>							C	1738.45
<u>Elder, Rick</u>							C	1226.00
<u>Furi, Bonnie</u>							C	328.16
<u>Halcro, Mathew</u>							C	1342.37
<u>Hollingshead, Jaysor</u>							C	1310.43
<u>Honeker, Sheila</u>							C	277.26
<u>Janzen, Kelly</u>							C	1322.46
<u>Johnson, Jeffrey</u>							C	1669.12
<u>Klein, Marlys</u>							C	827.79
<u>Rowe, Scott</u>							C	1955.11
<u>Splawinski, Scott</u>							C	1474.75
<u>Trayhorne, Laurelea</u>							C	647.90
<u>Van Meter, Christine</u>							C	1542.10
<u>Villafuerte, Carlos</u>							C	304.92
<u>Weninger, Jim</u>							C	2467.11

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23,662.61

# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Amount
<u>Anderson, Alicia</u>	252.50
<u>Boisvert, Lacy</u>	301.18
<u>Bradley, Matt</u>	311.18
<u>Bueckert, Greg</u>	311.18
<u>Desnoyers, Eric</u>	311.18
<u>Hueser, Wilbur</u>	252.50
<u>Kroeker, Jonathan</u>	693.27
<u>Slack, Edward</u>	311.18
<u>Zoller, Anna-Marie</u>	311.18
	3055.35

Report Date  
3/18/2021 4:19 PM

Dalmeny  
*Proposed* - Accounts for Approval  
As of 3/18/2021  
Batch: 2021-00016

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
<b>Bank Code: AP - AP-GENERAL OPER</b>					
Computer Cheques:					
16340-Man	3/08/2021	Diamond International Trucks 1	2014 PW INTERNATIONAL TRUCK	78,920.00	78,920.00
16341	3/22/2021	Accu-Sharp Tooling LTD 999/1007	DDCC-ZAMBONI ICE KNIFE	86.58	86.58
16342	3/22/2021	ALL-NET.ca Inc. 102418	2021 WEBSITE	4,434.45	4,434.45
16343	3/22/2021	Anna Zoller 10	MLDP PER DIEMS	200.00	200.00
16344	3/22/2021	Bluewave Energy 220670/220671	ZAMBONI PROPANE	101.75	101.75
16345	3/22/2021	Cleartech Industries Inc. 848525	PUMPHOUSE CHEMICAL FEEDER	2,746.14	2,746.14
16346	3/22/2021	Dalmeny Sabres Senior Hockey 5	2020-2021 COMMUNITY GRANT	1,500.00	1,500.00
16347	3/22/2021	Earthworks Equipment Corp R06107	BOBCAT RENTAL-SNOW REMOVEAL	1,879.45	1,879.45
16348	3/22/2021	Entandem 98828	2021-JJ MUSIC LICENSE	208.51	208.51
16349	3/22/2021	First Filter Service 250704	BOBCAT PARTS	25.57	25.57
16350	3/22/2021	Fluent IMS 5625	FIRE"WHO'S RESPONDING" EQUIP	1,155.00	1,155.00
16351	3/22/2021	Great Plains College 7	MAT-PESTICIDE TRAINING	819.00	819.00
16352	3/22/2021	Greenline Hose & Fittings 95340/93842	FIRE BRUSH/HOTSY PARTS	120.13	120.13
16353	3/22/2021	Gregg Distributors LP 035-006980/6979	EYE STATIONS/FIRE SUPPLIES	367.26	367.26
16354	3/22/2021	Homewood Health Inc. H374622	FIRE- ASSISTANCE SERVICES	630.00	630.00
16355	3/22/2021	Inland Heidelberg Cement Group 6496814	PW-SALTED SAND	554.40	554.40
16356	3/22/2021	Lacy Boisvert 26	SURVEY MONKEY	264.60	264.60
16357	3/22/2021	Meidl Honda 425558	BRUSH TRUCK OIL FILTER	13.40	13.40
16358	3/22/2021	Millsap Fuel Distributors Ltd. 527225-972741	PW-GAS/DIESEL	890.96	890.96
16359	3/22/2021	MuniCode Services Ltd. 51674/662/661	BUILDING INSPECTIONS	829.69	829.69

Report Date  
3/18/2021 4:19 PM

Dalmeny  
*Proposed* - Accounts for Approval  
As of 3/18/2021  
Batch: 2021-00016

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
16360	3/22/2021	Nor-Tec Linen Services 885402/5187/403	OFFICE/POLICE/ARENA MATS	200.44	200.44
16361	3/22/2021	Receiver General For Canada 26099/10022266	FIRE/POLICE RADIO RENEWAL	885.29	885.29
16362	3/22/2021	Reed Security 1517929/1519997	SECURITY CAMERAS	557.22	557.22
16363	3/22/2021	Robertson Implements 9980/8780/9300	RETURN/VEHICLE EQUIP/FUEL	83.76	83.76
16364	3/22/2021	Robertson Stromberg 626698/626699	TAX ENFORCEMENT	317.02	317.02
16365	3/22/2021	Sask Research Council 1209978/1210300	WATER LAB TESTING	55.12	55.12
16366	3/22/2021	Sask Water SW070893	BULK WATER	36,063.89	36,063.89
16367	3/22/2021	Saskatoon CO-OP 777	POLICE/FIRE FUEL	1,473.00	1,473.00
16368	3/22/2021	SaskEnergy Corp. 236	SASKPOWER/ENERGY MAR	15,703.25	15,703.25
16369	3/22/2021	SaskTel CMR 377	SASKTEL PMT	2,129.33	2,129.33
16370	3/22/2021	Sea Hawk Specialized 4360	FIRE E21 PARTS	152.20	152.20
16371	3/22/2021	Stevenson Industrial 19984	ARENA DEHUMIDIFIER REPAIR	415.70	415.70
16372	3/22/2021	SVP Envoyer paiement a 9587/4163/426/2	28 WATER METERS/PARTS	12,967.62	12,967.62
16373	3/22/2021	The Bolt Supply House Ltd. 7278364-00	FIRE SUPPLIES	147.53	147.53
16374	3/22/2021	The Wireless Age 366407/368606	FIRE-RADIOS/E23 PARTS	314.56	314.56
				Total for AP:	167,212.82



# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Account Number	Inst. ID	Route	Transit	Due Date	Trans Type	Rec Type	Amount
<u>Anderson, Scott</u>								1768.31
<u>Berrecloth, Donald</u>								124.84
<u>Bonin, Edmund</u>								1154.56
<u>Dorner, Tyler</u>								1441.57
<u>Dyck, Bradley</u>								1460.43
<u>Elder, Rick</u>								1237.68
<u>Furi, Bonnie</u>								331.53
<u>Halcro, Mathew</u>								1342.37
<u>Hollingshead, Jayson</u>								1310.43
<u>Honeker, Sheila</u>								212.72
<u>Janzen, Kelly</u>								1322.46
<u>Johnson, Jeffrey</u>								1669.12
<u>Klein, Marlys</u>								943.99
<u>Rowe, Scott</u>								1955.11
<u>Splawinski, Scott</u>								1474.75
<u>Trayhorne, Laurelea</u>								585.69
<u>Van Meter, Christine</u>								1542.10
<u>Villafuerte, Carlos</u>								263.63
<u>Weninger, Jim</u>								2467.11

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22,608.40

*Correspondence 3/1*

# Public Notice

*Ready for Council  
March 19/21*

(Section 128 of The Municipalities Act)

## *Town of Dalmeny*

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Public notice is hereby given in accordance with the *Public Notice Policy* adopted by the Town of Dalmeny that:

The Council of the Town of Dalmeny intends to deal with the following matter at a meeting to be held at 7:00 p.m. in the Town of Dalmeny Council Chambers on Monday, March 22, 2021 through video conferencing due to the Covid-19 Pandemic.

- *To borrow by way of loan One Million dollars (\$1,000,000.00) for the construction of a new Public Works Shop/Fire Storage Area at 111 Third Street South in 2021.*
- *The amortization period of the loan will be Five (5) years with interest estimated to be below Three (3) Percent.*
- *The present Public Works Shop has been used since circa 1965 and requires many updates. Also, in 2020 the Public Works Shop was sold to the Ministry of Highways and Infrastructure for proposed Highway 305 West upgrades in 2021.*
- *The Fire Storage Area will be used by the Fire Rescue Department for the storage of their equipment and for training purposes. Presently, the Fire Rescue Department stores equipment off-site and outside.*
- *This loan will increase the Town's debt limit by One Million dollars (\$1,000,000.00)*

Jim Weninger  
Chief Administrative Officer  
Town of Dalmeny  
February 12, 2021

**CAO REPORT**  
**March 22, 2021**

**1. Rail Safety Improvement Program:**

The Town received the third cheque from the Rail Safety Improvement Program in the amount of \$147,615.12, as the costs relate to the First Street CN Crossing Project.

**2. Saskatchewan Assessment Management Agency (SAMA):**

The assessment roll will be open for the period March 4, 2021 to May 5, 2021 (60 days or greater). Assessment notices were mailed on Wednesday, March 3, 2021, with electronic assessment notices being sent on Thursday, March 4, 2021. An ad, with all the approximate links will be placed on the Town's web site [www.dalmeny.ca](http://www.dalmeny.ca) in the coming week. The links will be as follows:

<https://www.sama.sk.ca/document-library-news/educational-publications>

SAMAView and pamphlets on revaluation and assessment.

<https://www.sama.sk.ca/sites/default/files/2019-10/SAMAViewBenefitsofRegistration.pdf>

[https://www.sama.sk.ca/sites/default/files/2021-](https://www.sama.sk.ca/sites/default/files/2021-02/2021%20Revaluation%20Information%20Sheet%201%20Understanding%20Assessment.pdf)

[02/2021%20Revaluation%20Information%20Sheet%201%20Understanding%20Assessment.pdf](https://www.sama.sk.ca/sites/default/files/2021-02/2021%20Revaluation%20Information%20Sheet%201%20Understanding%20Assessment.pdf)

[https://www.sama.sk.ca/sites/default/files/2021-](https://www.sama.sk.ca/sites/default/files/2021-02/2021HowPropertyAssessmentWorksPamphlet_0.pdf)

[02/2021HowPropertyAssessmentWorksPamphlet\\_0.pdf](https://www.sama.sk.ca/sites/default/files/2021-02/2021HowPropertyAssessmentWorksPamphlet_0.pdf)

**3. Meeting with the SaskWater and the City of Saskatoon:**

On Thursday, March 11, 2021, Mayor Jon Kroeker, Councillor Eric Desnoyers and Chief Administrative Officer Jim Weninger met with representatives of SaskWater and the City of Saskatoon. The City of Saskatoon is quite adamant that an off-site charge will be forthcoming, however there would be a grandfathering period, length and circumstances, still unknown.

**4. Play to Win – Paperless Billing Contest:**

In promoting tax e-billing and utilities e-billing, the Town wishes to attract a greater number of users to this service. Shortly, a Paperless Billing Contest will be launched by the Town, with certain cash prizes, with increasing prize values based on the number of new users. I would also recommend that a draw be held for the users that have been using this system since the start.

An example of this would be for the first 50 people, 51 to 100 people, 101 to 200 people, and 201 to 300 people, with multiple prizes as the number of people increase.

**5. Signing Corridors:**

In the coming weeks, I will be sending out an invitation to all businesses to determine if they would be interested in a sign in the signing corridor. The proposed size would be 8' X 12'. These signs would be professionally manufactured.

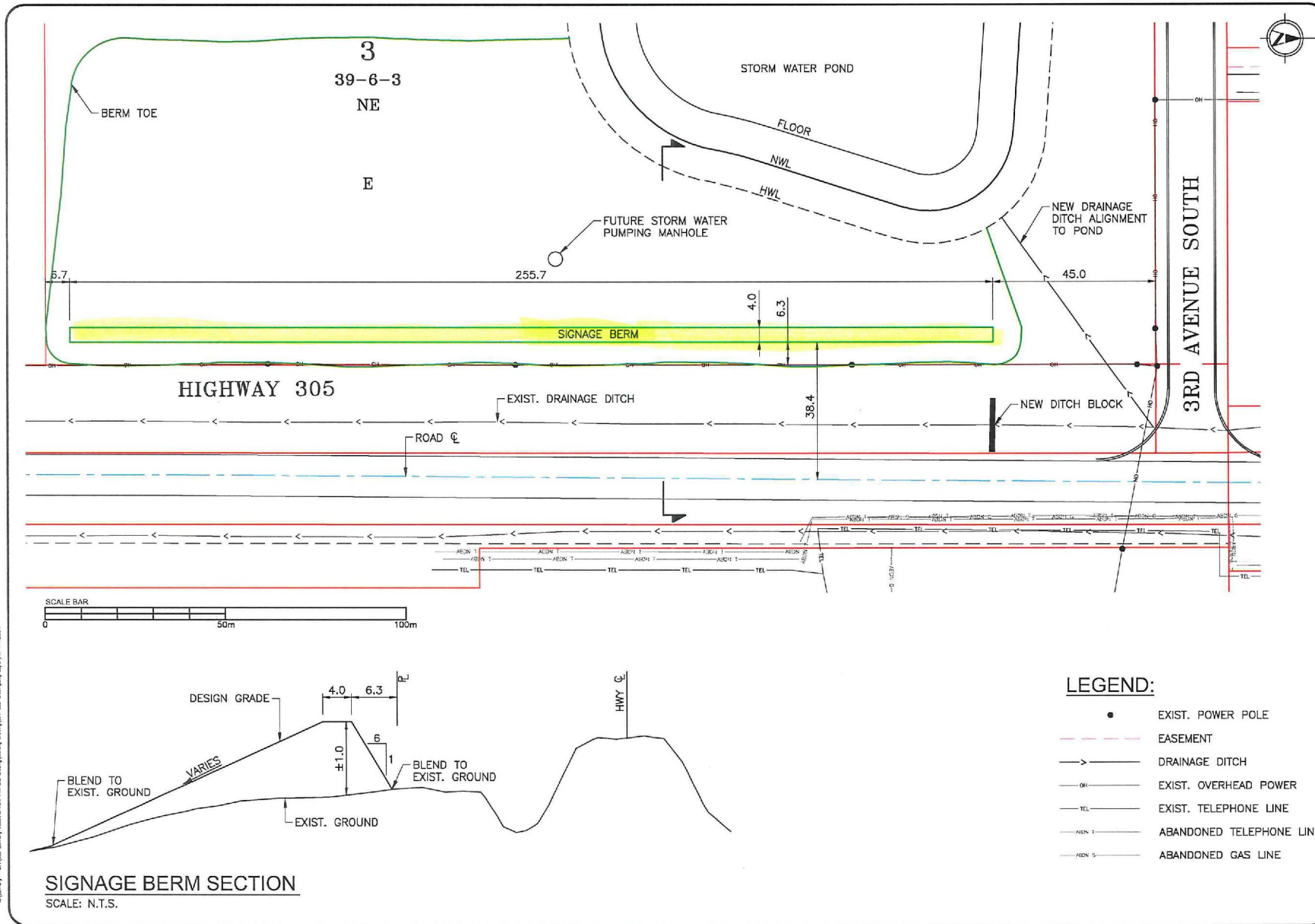
I will also be sending out a notice to everyone that has a sign in the temporary signing corridor explaining that these signs will be removed by the Town by May 31, 2021. This has been long overdue and will greatly clean-up this area.

Jim Weninger, Chief Administrative Officer



New Business "A"

Ready for  
Council  
Mon 19/21



**CATTERALL & WRIGHT**  
CONSULTING ENGINEERS  
1221 - 8th Street East  
SASKATOON SK S7H 0S5  
Tel: (306) 343-7230, Fax: (306) 555-3199



Association of Professional Engineers & Geoscientists  
of Saskatchewan  
**CERTIFICATE OF AUTHORIZATION**  
CATTERALL & WRIGHT  
Number 044  
Permitted to Control and Seal by:  
Signature: *Charles Catterall*  
CIVIL 12815

SCALE VERIFICATION  
WHEN DRAWING IS PLOTTED FULL SIZE  
THIS LINE IS 30mm IN LENGTH

DATE	REVISION

17/04/28 ISSUED FOR PERMIT  
17/04/12 ISSUED FOR REVIEW

OWNER  
TOWN OF  
DALMENY


LOCATION  
DALMENY, SK

PROJECT  
INDUSTRIAL PARK - PHASE 1  
SITE DEVELOPMENT  
& SERVICING

SHEET TITLE  
SIGNAGE BERM  
SITE PLAN

SCALE 1:1000	DESIGNED EBG
DRAWN ERL	CHECKED CRB
DATE 17/04/12	SHEET 1 of 1
DRAWING NUMBER 071-088 MOH2	

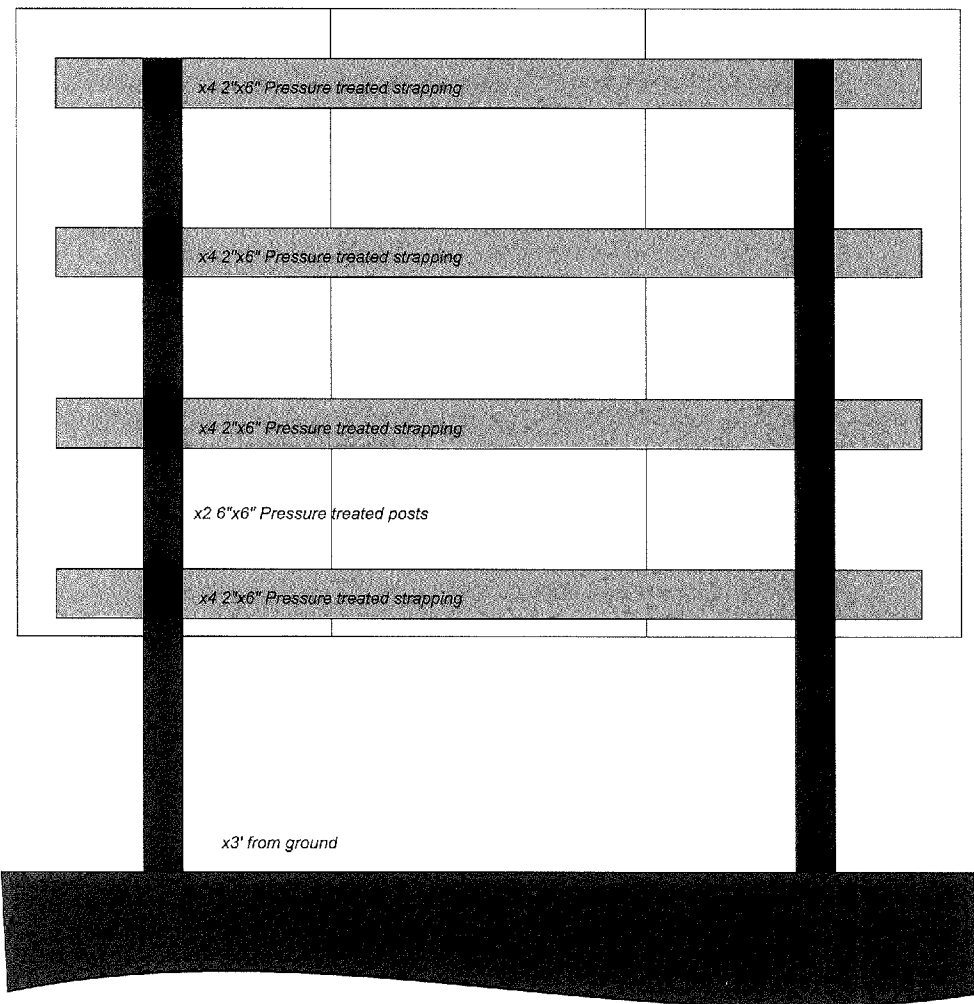


An aerial photograph of a rural road. The road is a two-lane asphalt road running vertically. To the left of the road is a large, dark, irregularly shaped pond. To the right of the road is a farmstead with several buildings, including a large white barn and a smaller white building. A road sign with the number '305' is visible on the right side of the road. A series of yellow dashed lines are drawn along the left side of the road, indicating the locations of signs. The text 'x8 signs - 50 meters apart' is written in the bottom left corner. The text 'first sign - town of Dalmeny' is written in the bottom left corner. The text '30 Degree angle to the road' is written in the bottom left corner.

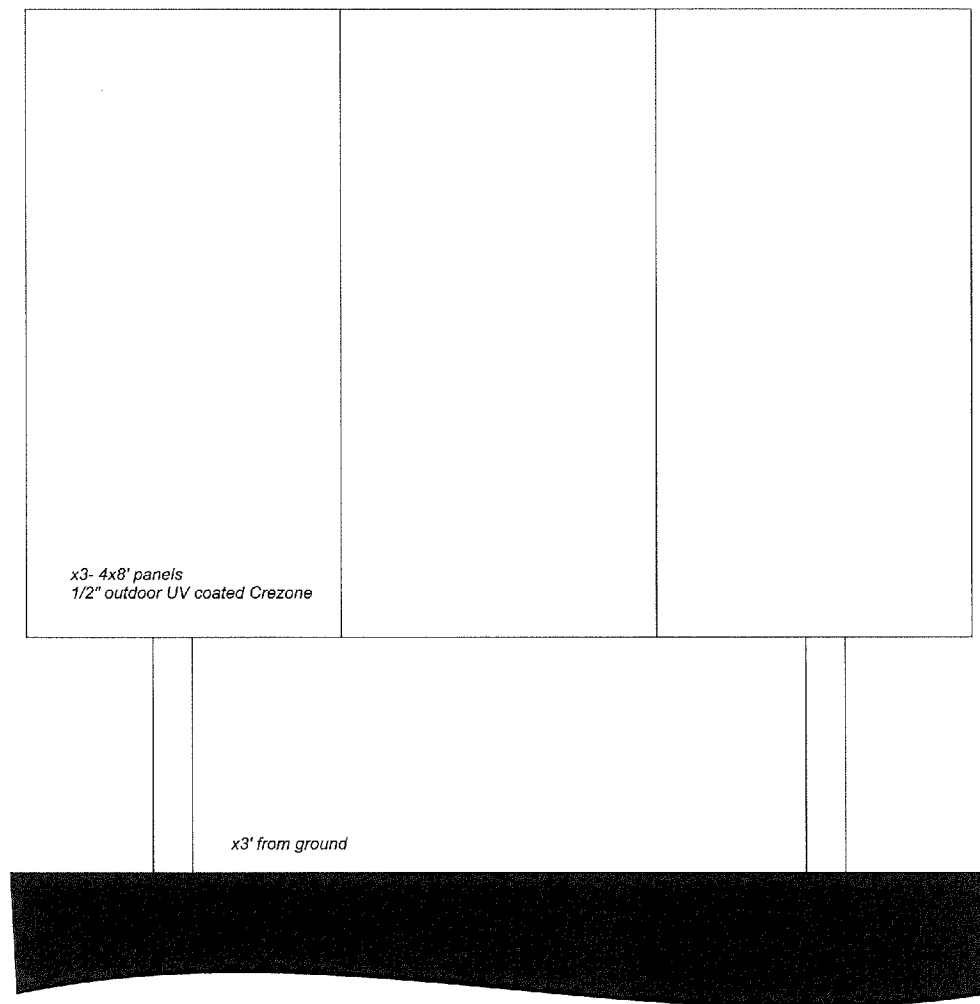
*x8 signs - 50 meters apart  
first sign - town of Dalmeny  
30 Degree angle to the road*

8x12 wood sign in ground - \$1575 ea  
Multiples of x8 - \$1269 ea = \$10,152.00 set  
Contract changes - \$600 each sign change  
if exclusive with Regent.  
Regular Price for Replacement \$945 ea





8'x12' sign



# **TOWN OF DALMENY**

## **BYLAW NO. 2-2021**

A Bylaw of The Town of Dalmeny to adopt a Development Levy Bylaw.

**WHEREAS** Section 169 of *The Planning and Development Act, 2007*, Chapter P-13.2 (the “Act”) provides that the Council of a municipality may pass a bylaw establishing a Development Levy;

**WHEREAS** certain lands within the Town of Dalmeny are proposed for future development;

**WHEREAS** Council for the Town of Dalmeny gave notice by advertising in a local weekly newspaper on February 18, 2021 and February 25, 2021 and a Public Hearing was held on March 22, 2021, in regards to the proposed Bylaw, in accordance with the public participation requirements contained in Section 207 of the Act;

**WHEREAS** the Council for the Town of Dalmeny deems it desirable to establish a Development Levy for the purposes of recovering all or a part of the capital costs of providing services and facilities associated with a proposed development, directly or indirectly, in regards to: sewage, water, and drainage works; roadways and related infrastructure; parks; and recreational facilities;

**WHEREAS** the Council has received a study or studies, regarding the estimated capital costs of providing municipal servicing and recreational requirements, which sets out a fair and equitable calculation of the development levies in accordance with the Act;

**WHEREAS** the Council has considered the future land use patterns and development and phasing of public works to help determine a fair and equitable calculation of the development levies in accordance with the Act; and

**WHEREAS** the Council wishes to enact a bylaw: to impose and provide for the payment of development levies; to authorize agreements to be entered into in respect of payment of development levies; to set out the conditions upon which the levy will be applied to specify land uses, classes of development, zoning districts or defined areas; and to indicate how the amount of the levy was determined.

**NOW THEREFORE** the Council of the Town of Dalmeny, in the Province of Saskatchewan, assembled in open meeting enacts as follows:

### **1. SHORT TITLE**

This bylaw may be cited as the “Development Levy Bylaw”.

## 2. PURPOSE AND INTENT

This bylaw is intended to:

- (a) to impose and provide for the payment of development levies;
- (b) to authorize agreements to be entered into in respect of payment of development levies;
- (c) to set out the conditions upon which the levy will be applied to specific land uses, classes of development, zoning districts or defined areas; and
- (d) to indicate how the amount of the levy was determined.

## 3. DEFINITIONS

In this bylaw:

- (a) “**Act**” shall mean the Planning and Development Act, 2007, Chapter P-13.2;
- (b) “**Capital Costs**” means the Town’s estimated cost of providing, altering, expanding or upgrading the following services and facilities associated, directly or indirectly, with a Proposed Development:
  - i. sewage, water or drainage works;
  - ii. roadways and related infrastructure;
  - iii. parks; and/or
  - iv. recreational facilities;
- (c) “**Chief Administrative Officer**” means the Chief Administrative Officer for the Town of Dalmeny;
- (d) “**Council**” means the Council of the Town of Dalmeny;
- (e) “**Development**” means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land;
- (f) “**Development Lands**” means those lands (or any part thereof) within the Town of Dalmeny, where no previous servicing agreement has been entered into for the specific proposed development and, in the opinion of Council, the Town will incur additional capital costs as a result of the proposed development;
- (g) “**Development Levy**” means the levy imposed and created by this bylaw pursuant to the Act;
- (h) “**Development Levy Agreement**” has the meaning ascribed to this term by the Act within Section 171;
- (i) “**Development Officer**” shall mean the development officer appointed by the Town;



- (j) **“Development Permit”** means a development permit as defined in the Act;
- (k) **“Proposed Development”** means a permitted or discretionary use within the Town of Dalmeny Zoning Bylaw, for which a person or corporation has made an application for a development permit;
- (l) **“Servicing Agreement”** has the meaning ascribed to this term by the Act within Section 172;
- (m) **“Town”** means the Town of Dalmeny;

#### **4. ADMINISTRATION AND ENFORCEMENT**

Council hereby delegates to the Chief Administrative Officer or his designate the duty and authority to enforce and administer this bylaw, including administering the Development Levy, Development Levy Agreements and Servicing Agreements.

#### **5. APPLICATION**

This Bylaw applies to Development Lands that benefit or will benefit from municipal services installed or to be installed by or on behalf of the Town.

The Development Levy imposed by this Bylaw is intended to recover all or a part of the Capital Costs incurred by the Town as a result of a Proposed Development.

The Development Levy adopted in this Bylaw has been determined on the basis set out in Schedule "A" annexed hereto and forming part of this Bylaw.

Pursuant to Section 169(3), the Development Levy will only be applied if the specific proposed development was not previously subject to a servicing agreement and, in the opinion of Council, additional capital costs will be incurred by the Town.

#### **6. IMPOSITION OF LEVY**

There is hereby imposed on the Development Lands a Development Levy in the amounts set out in Schedule "A" attached to and forming part of this bylaw.

Schedule "A" shall be updated to reflect changes in infrastructure costs, as required. Any revisions to Schedule "A" shall apply only to development permit applications accepted by the Town after the date the revision is adopted.

## **7. AUTHORITY TO ENTER INTO AGREEMENT**

Any Development Levy Agreement and the obligation to pay the applicable Development Levy shall be binding on successors on title to the original owner or owners, regardless of whether a caveat in respect of the Development Levy Agreement is registered by the Town against the Development Lands. The amount of the development levies payable shall be the amount under Schedule "A", as amended from time to time.

Nothing in this bylaw prevents the Town from imposing additional or new development levies on any portion of the Development Lands where the Town has not previously collected the Development Levy or entered into a Development Levy Agreement or Servicing Agreement.

The Town may register an interest based on a development agreement in the land registry against the land that is the subject of the agreement.

## **8. PAYMENT**

The Development Levy provided in this bylaw shall be paid, either:

- (a) One Hundred (100) Percent prior to issuance of a Development Permit; OR
- (b) In a fashion and timeline deemed appropriate by the Town within a Development Levy Agreement, pursuant to Section 171 of the Act.

In the event that any Development Levy payment imposed by this Bylaw payable under Development Levy Agreement is not paid at the time or times specified within the Agreement and without limiting the remedies of the Town, the Town may issue a stop order prohibiting further development on the Development Lands.

## **9. PURPOSE AND USE OF THE LEVY**

The development levy is intended to reimburse the Town for the capital costs associated with the construction, altering, expanding or upgrading of the following:

- i. sewage, water or drainage works;
- ii. roadways and related infrastructure;
- iii. parks; and/or
- iv. recreational facilities

associated directly or indirectly with the proposed development.

The development levy may be utilized to pay a debt incurred by the Town as a result of expenditure listed above or to reimburse an owner described in clause 173(d) of *The Act*.

## **10. CALCULATION OF LEVY**

The Development Levy adopted in this Bylaw was determined on the basis set out in Schedule “B” annexed hereto and forming part of this Bylaw.

## **11. SEVERABILITY**

In the event that any provision of this Bylaw is found to be null or void or contrary to law by any court of competent jurisdiction, then such provision shall be severed from this Bylaw and the remainder of this Bylaw shall continue to be of full force and effect.

## **13. ENACTMENT**

This Bylaw shall take effect and come into force upon the date of approval by the Minister of Government Relations.

Read a first time this 8<sup>th</sup> day of February, A.D. 2021

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MAYOR

(S E A L)

---

CHIEF ADMINISTRATIVE OFFICER

## **Schedule “A”**

**Council Resolution Number: 104/17**

### **Residential Development Levy\***

East Ponds     \$1,332.94 per front metre  
South Pond     \$1,136.54 per front metre

\*NOTE: Developer is responsible for Grading, Storm Water Retention, Roadways, Sanitary Sewer, Storm Sewer, & Water Mains.

### **Commercial & Industrial Levy\***

East Ponds     \$93,305.80 per hectare  
South Pond     \$79,557.80 per hectare

\*NOTE: Developer is responsible for Grading, Storm Water Retention, Roadways, Sanitary Sewer, Storm Sewer, & Water Mains.

### **Multi-Family Residential Development Levy\***

East Ponds     \$79,976.40 per hectare  
South Pond     \$68,192.40 per hectare

\*NOTE: Developer is responsible for Grading, Internal Roadways and Storm Sewer, and Sanitary Sewer Services & Water Services to Housing Units.

**Schedule “B”**

**AS ATTACHED**

**CATTERALL & WRIGHT CONSULTING ENGINEERS**  
**DEVELOPMENT LEVIES 2017**



## CATTERALL & WRIGHT | CONSULTING ENGINEERS

1221 – 8th STREET EAST | SASKATOON, SK S7H 0S5

TEL: (306) 343-7280 | [www.cwce.ca](http://www.cwce.ca) | FAX: (306) 956-3199

March 10, 2017

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

1. 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.
2. 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.
3. 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.





## CATTERALL & WRIGHT | CONSULTING ENGINEERS

1221 – 8th STREET EAST | SASKATOON, SK S7H 0S5

TEL: (306) 343-7280 | www.cwce.ca | FAX: (306) 956-3199

- 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.

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.
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.

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.
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*

## WATER PUMPHOUSE & RESERVOIR 2017

<b>Project 084-020</b>		
Reservoir capacity prior to expansion		388 persons
Reservoir capacity after expansion		2478 persons
Increase in capacity was therefore		2090 persons
Construction cost in 2012 dollars (estimated)	\$	2,137,184.14
Construction cost in 2014 (+10%)	\$	2,350,902.55
Construction cost projected for 2017 (+7.5%)	\$	2,527,220.24
Engineering estimated @ 10%	\$	252,722.02
Total cost	\$	<b>2,779,942.27</b>
or	\$	1,330.12 per person
or	\$	4,256.37 per lot (assuming 3.2 persons/lot)
or	\$	283.76 per lin.m (assuming 15m lots)
<b>Project 452-006</b>		
Capacity		860 persons
2012 Construction cost	\$	862,510.00
Construction cost 2014 (+10%)	\$	948,761.00
Construction cost projected for 2017 (+7.5%)	\$	1,019,918.08
Engineering estimated @ 10%	\$	101,991.81
Total cost	\$	<b>1,121,909.88</b>
or	\$	1,304.55 per person
or	\$	4,174.55 per lot (assuming 3.2 persons/lot)
or	\$	278.30 per lin.m (assuming 15m lots)
<b>Project 071-058</b>		
Reservoir Capacity Prior to Expansion		1950 persons
Reservoir Capacity after Expansion		3600 persons
Increase in Capacity		1650 persons
Estimated Construction Cost for 2017	\$	2,205,000.00
Contingency (10%)	\$	220,500.00
Engineering estimated @ 10%	\$	220,500.00
Total cost	\$	<b>2,646,000.00</b>
or	\$	1,603.64 per person
or	\$	5,131.64 per lot (assuming 3.2 persons/lot)
or	\$	342.11 per lin.m (assuming 15m lots)
<b>Average</b>		
	\$	<b>1,412.77</b> per person
	\$	<b>4,520.85</b> per lot
	\$	<b>301.39</b> per lin.m (assuming 15m lots)



## LAGOON CONSTRUCTION

2017

<b>Project 084-023</b>		
Current lagoon design capacity		879 persons
Proposed lagoon expansion design capacity		1995 persons
Increase in capacity is therefore		1116 persons
Construction cost in 2012 dollars (estimated)	\$	1,447,031.25
Construction cost to 2013 (+10%)	\$	1,591,734.38
Construction cost projected for 2014 (+10%)	\$	1,750,907.81
Construction cost projected for 2017 (+7.5%)	\$	1,882,225.90
Engineering estimated @ 15%	\$	282,333.88
Sub-total	\$	2,164,559.78
Land costs	\$	25,000.00
Total Cost	\$	2,189,559.78
or	\$	1,961.97 per person
or	\$	6,278.31 per lot (assuming 3.2 person/lot)
or	\$	418.55 per lin.m (assuming 15m lots)

<b>Project 071-045</b>		
Current lagoon design capacity		1500 persons
Proposed lagoon expansion design capacity		3500 persons
Increase in capacity is therefore		2000 persons
Construction cost in 2012 dollars (estimated)	\$	2,744,660.35
Construction cost to 2013 (+10%)	\$	3,019,126.38
Construction cost projected for 2014 (+10%)	\$	3,321,039.02
Construction cost projected for 2017 (+7.5%)	\$	3,570,116.94
Engineering estimated @ 15%	\$	535,517.54
Total	\$	4,105,634.49
Cost per person	\$	2,052.82 per person
or	\$	6,569.02 per lot (assuming 3.2 person/lot)
or	\$	437.93 per lin.m (assuming 15m lots)

<b>Project 313-005</b>		
Construction cost in 2012 dollars (estimated)	\$	734,470.00
Construction cost to 2013 (+10%)	\$	807,917.00
Construction cost projected for 2014 (+10%)	\$	888,708.70
Construction cost projected for 2017 (+7.5%)	\$	955,361.85
Engineering estimated @ 15%	\$	143,304.28
Total	\$	1,098,666.13
or	\$	1,831.11 per person
or	\$	5,859.55 per lot (assuming 3.2 person/lot)
or	\$	390.64 per lin.m (assuming 15m lots)
<b>Average</b>		
	\$	1,948.63 per person
	\$	6,235.63 per lot (assuming 3.2 persons/lot)
	\$	415.71 per lin.m (assuming 15m lots)

## SEWAGE PUMPING STATION & FORCE MAIN

2017

<b>Project 071-045</b>	
Area serviced	154 ha
Construction cost in 2012 dollars (estimated)	\$ 1,509,000.00
Construction cost to 2013 (+10%)	\$ 1,659,900.00
Construction cost projected to 2014 (+10%)	\$ 1,825,890.00
Construction cost projected to 2017 (+7.5%)	\$ 1,962,831.75
Engineering estimated @ 10%	\$ 196,283.18
Total cost	\$ 2,159,114.93
or	\$ 14,020.23 per ha
or	\$ 1,274.57 per lot (assuming 11 lot/ha)
or	\$ 84.97 per lin.m (assuming 15m lots)
<b>Force Main</b>	
Construction cost 2012 - 250mm force main @ 3,000 metres	\$ 450,000.00
Construction cost to 2013 (+10%)	\$ 495,000.00
Construction cost projected to 2014 (+10%)	\$ 544,500.00
Construction cost projected to 2017 (+7.5%)	\$ 585,337.50
Engineering estimated @ 15%	\$ 87,800.63
Total cost	\$ 673,138.13
or (based on 3300 persons)	\$ 203.98 per person
or Based on 3.2 person/lot)	\$ 652.74 per lot
or (based on 15 m lots)	\$ 43.52 per lin.m
Therefor Total Levy	\$ 1,927.31 per lot
	\$ 128.49 per lin.m.

<b>Project 225-109</b>	
Area serviced	192 ha
(3 quarters - Population projection 9615 persons)	
Construction cost for 2014 (tendered amount)	\$ 3,031,200.00
Construction cost projected to 2017 (+7.5%)	\$ 3,258,540.00
Engineering estimated @ 10%	\$ 325,854.00
Total cost	\$ 3,584,394.00
or	\$ 18,668.72 per ha
or	\$ 1,681.87 per lot (assuming 11.1 lot/ha)
or	\$ 112.12 per lin.m (assuming 15m lots)
<b>Force Main</b>	
Tendered for 2014 - 400mm & 250mm force mains @ 3,260 metres	\$ 2,237,000.00
Construction cost projected to 2017 (+7.5%)	\$ 2,404,775.00
Engineering estimated @ 15%	\$ 360,716.25
Total cost	\$ 2,765,491.25
or (based on 9615 persons)	\$ 287.62 per person
or Based on 3.2 person/lot)	\$ 920.39 per lot
or (based on 15 m lots)	\$ 61.36 per lin.m
Therefor Total Levy	\$ 2,602.26 per lot
	\$ 173.48 per lin.m.

Average	\$ 2,264.78 per lot
	\$ 150.99 per lin.m.

**Parks Levy  
2017**

<b>Project 184.082</b>		37405 sq.m. 3.74 ha
Tendered Value 2016	\$	693,153.00
Construction cost projected for 2017 (+2.5%)	\$	710,481.83
Landscape & Engineering Fees 15%	\$	106,572.27
Contingency 15%	\$	106,572.27
Total	\$	923,626.37
Assuming 10% MR dedication		
A 10ha development would have a 1ha park		
Assuming the remaining 9ha yielded 99 lots (11lots/ha) at 3.2persons/lot equates to 317 people		
Projected Construction Cost including design & contingency	\$	246,958.92 per ha
Remaining Residential Area		9 ha
Number of Lots		99 lots (11lots/ha)
Number of People		317 persons (3.2persons/lot)
	\$	2,494.53 per lot
	\$	166.30 per lin.m. (assuming 15m lot fronts)

**Storm Water Retention - South Pond  
2017**

Estimated Subtotal Construction Cost	\$	914,965	
Contingency (15%)	\$	137,245	
Engineering (15%)	\$	137,245	
Estimated Total Construction Cost	\$	1,189,455	
Land Costs (\$10,000 per acre)	\$	317,700	
Total Cost	\$	1,507,155	
Total Contributing Area (Proposed South Industrial Development Phase 1 & 2, plus 46.8 ha of Existing Town)		108.7 ha	
Number of Lots		1,196 lots (11lots/ha)	
Number of People		3,826 persons (3.2persons/lot)	
	\$	13,865.27	per hectare
	\$	1,260.48	per lot
	\$	84.03	per lin.m. frontage (based on 15m frontage)

**Storm Water Pumping Manhole & Force Main - South Pond  
2017**

Town of Dalmeny - South Pond			
Estimated Subtotal Construction Cost	\$	250,000	
Contingency (15%)	\$	37,500	
Engineering (15%)	\$	37,500	
Estimated Total Construction Cost	\$	325,000	
Total Contributing Area (Proposed South Industrial Development Phase 1 & 2, plus 46.8 ha of Existing Town)		108.7 ha	
Number of Lots		1,196 lots (11lots/ha)	
Number of People		3,826 persons (3.2persons/lot)	
	\$	2,989.88	per hectare
	\$	271.81	per lot
	\$	18.12	per lin.m. frontage (based on 15m frontage)

## Storm Water Retention - East Ponds 2017

Total Development Area East of SPS No. 2	90.42 ha
Ponding Area Required at HWL (pond 2 & 3)	10.97 ha
Ponding Storage requirement (storage btw NWL & HWL)	96,071 cu.m. storage (1:100 yr storm (85mm) with storage allowance for an additional 25% safety factor)
<b>See Original Estimate - Dalmeny East Planning-Ponds 71.043 for pond volumes previously generated</b>	
Note: Original preliminary pond sizing based on 100mm rainfall	
Construction Cost Estimate (2.0m storage between NWL & HWL 2.5m pond depth from NWL)	
Pond 2 Excav (198,000cu.m. x 85% = 168,300cu.m.)	\$ 1,683,000.00 Excav @ \$10/cu.m.
Pond 3 Excav (233,000cu.m. x 85% = 198,050cu.m.)	\$ 1,980,500.00 Excav @ \$10/cu.m.
Total Cost	\$ 3,663,500.00
Remaining Residential Area	79.45 ha
Number of Lots	874 lots (11lots/ha)
Number of People	2797 persons (3.2persons/lot)

	\$ 46,110.76 per hectare (based on area beyond pond HWL)
	\$ 4,191.89 per lot
	\$ 279.46 per lin.m. frontage (based on 15m frontage)

## Storm Water Pumping Manhole & Force Main Connection - East Ponds 2017

Estimated Subtotal Construction Cost	\$ 150,000
Contingency (15%)	\$ 22,500
Engineering (15%)	\$ 22,500
Estimated Total Construction Cost	\$ 195,000
Total Contributing Area (Proposed South Industrial Development Phase 1 & 2)	61.9 ha
Number of Lots	681 lots (11lots/ha)
Number of People	2,179 persons (3.2persons/lot)
	\$ 3,150.24 per hectare
	\$ 286.39 per lot
	\$ 19.09 per lin.m. frontage (based on 15m frontage)



BYLAW NO. 4-2021

A BYLAW OF THE TOWN OF DALMENY IN THE PROVINCE OF SASKATCHEWAN, TO  
PROVIDE FOR INCURRING A DEBT IN THE SUM OF ONE MILLION AND 00/100 DOLLARS  
(\$1,000,000.00) FOR THE PURPOSE OF BUILDING A NEW PUBLIC WORKS SHOP/FIRE  
STORAGE AREA

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WHEREAS the Council of the Town of Dalmeny deems it desirable and necessary to incur a debt as set out in Section 162 and 163 of *The Municipalities Act*, in the amount of ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00), for the purpose of building a new Public Works Shop/Fire Storage Area; and

WHEREAS the taxable assessment as shown by the last revised assessment roll thereof, being that for the year 2020 is the sum of ONE HUNDRED FIFTY-FIVE MILLION ONE HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$155,166,840);

WHEREAS the amount of the existing long-term debt of the Town of Dalmeny is the sum of ONE MILLION SEVEN HUNDRED FORTY-SIX THOUSAND ONE HUNDRED FORTY-SEVEN AND 14/100 DOLLARS (\$1,746,147.14);

NOW, THEREFORE, the Council of the Town of Dalmeny in the Province of Saskatchewan enacts as follows:

1. That pursuant to Sections 162 and 163 of *The Municipalities Act*, the Town of Dalmeny requires Saskatchewan Municipal Board approval to incur a debt in the amount of ONE MILLION DOLLARS (\$1,000,000.00); and
2. The amount of the said debt shall be payable in FIVE (5) annual instalments of principal in the amount of TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) plus interest at a rate of 2.25% per annum, in the years 2022 to 2026 inclusive to the Affinity Credit Union in Martensville, SK.
3. The source or sources of money to be used to pay the principal and interest owing under this bylaw will be funds derived from General Revenue. In any event, any other available source of revenue may be used.
4. THIS bylaw shall come into force and take effect on the date of approval being issued by the Saskatchewan Municipal Board, Local Government Committee.

( S E A L )

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Mayor

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Chief Administrative Officer