

**REGULAR MEETING OF DALMENY TOWN COUNCIL  
MONDAY, FEBRUARY 8, 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. January 25, 2021 Regular Council Meeting

**BUSINESS ARISING FROM THE MINUTES:**

- a. Resolution to Borrow for Public Works Shop/Fire Storage Area – Saskatchewan Municipal Board

**ACCOUNTS FOR APPROVAL**

- a. Approval of Current Accounts
- b. Approval of Payroll
- c. Council Per Diems

**FINANCIALS**

- a. Tax Comparisons for the Month of January

**CORRESPONDENCE**

- a.

**REPORTS**

- a. Chief Administrative Officer's Report

**NEW BUSINESS**

- a. Minutes of the January 20, 2021 Dalmeny Library Board Meeting
- b. Minutes of the January 20, 2021 Town of Dalmeny Occupation Health & Safety Committee

**BYLAWS**

- a. Bylaw 8-2020, A Bylaw of the Town of Dalmeny to Amend Bylaw 2-2016 known as the Town of Dalmeny Zoning Bylaw (Possible Third Reading)
- b. Bylaw 2-2021, A Bylaw of the Town of Dalmeny to Adopt a Development Levy Bylaw (First Reading)

**QUESTIONS FROM THE PUBLIC**

**ROUND TABLE DISCUSSION/IN CAMERA**

**ADJOURN**

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Next Regular Meeting: February 22, 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: February 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, JANUARY 25, 2021  
VIDEO CONFERENCING

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

**ABSENT:** Councillor Ed Slack.

**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**

**28/21 – Zoller/Desnoyers** – That the agenda for the Regular meeting of Council of the Town of Dalmeny for January 25, 2021 be adopted as presented.

Carried.

**MINUTES**

**29/21 – Zoller/Boisvert** – That the Minutes of the January 11, 2021 Regular Council meeting be approved as circulated.

Carried.

**BOARD OF REVISION MINUTES**

**30/21 – Zoller/Bradley** – That the Minutes of the January 25, 2021 Board of Revision Meeting be accepted by Council as circulated.

Carried.

**SNOW REMOVAL POLICY AND PROCEDURE**

**31/20 – Boisvert/Bradley** – That the Policy & Procedure regarding Snow Removal on Streets and Alleys be updated to include any additional streets and alleys since the Policy was first adopted, and include a colour coded map of all streets and lanes, showing priority of when snow will be cleared by the Public Works Department.

Carried.

**ACCOUNTS PAYABLE**

**32/21 – Desnoyers/Bradley** – That the accounts as detailed on the attached cheque listing and amounting to \$134,894.04 for the period ending January 21, 2021 and representing cheque numbers 16208 to 16239 be approved by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, JANUARY 25, 2021  
VIDEO CONFERENCING

**PAYROLL**

**33/21 – Zoller/Bradley** – That the payroll listing in the amount of \$22,114.30 for the period ending January 11, 2021 be approved by Council.

Carried.

**BANK RECONCILIATION**

**34/20 – Boisvert/Bueckert** – That the Bank Reconciliation and Statement of Operating Revenues and Expenditures, less year-ending adjusting entries be accepted by Council for the period ending December 31, 2020.

Carried.

**PUBLIC MEETING**

A Public Hearing was held at 7:26 p.m. pertaining to Bylaw 8-2020. This Zoning Bylaw amendment would amend Bylaw No. 2-2016 to decrease the minimum site width in the MU – Mixed Use Zoning District from 12 metres to 9 metres for the following uses:

- Single Detached Dwellings;
- Adult Day Cares;
- Bed and Breakfast Homes; and
- Custodial Care Facilities.

There were no oral or written representations regarding this Bylaw.

There were no members of the public that attended the meeting to speak to the Bylaw.

**CORRESPONDENCE**

**35/21 – Desnoyers/Zoller** – That the following correspondence be filed:

- A. SREDA – Boundless Horizons, Unbreakable Spirit
- B. SREDA – Regional Member Package

Carried.

**CAO REPORT**

**36/21 – Zoller/Desnoyers** – That the Chief Administrative Officer's Report as presented by the Chief Administrative Officer Jim Weninger for January 25, 2021 be accepted by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, JANUARY 25, 2021  
VIDEO CONFERENCING

Project Lead, Tanner Jackson of Catterall and Wright arrived to the video conferencing meeting at 7:50 p.m.

**INVESTIGATE WATER CONSUMPTION**

**37/21 – Boisvert/Bradley** – That the Town of Dalmeny further investigate its Water Consumption to determine where water is being consumed, due to an unexplained water loss.

Carried.

**DELEGATION**

Project Lead, Tanner Jackson of Catterall & Wright talked about how the 2020 Capital Projects, along with Capital Projects proposed for 2021 as follows:

2020 Projects

- First Street CN Crossing
- Prairie Street and Ross Court Local Improvement
- Prairie Street and Prairie Place Water Replacements
- Grading and Servicing Plan for Proposed Town Shop/Fire Storage Area
- Railway Avenue Culverts
- Super Ultra Thin Overlay
- Asphalt Pavement Patches

2021 Projects

- Prairie Place Asphalt Pavement Local Improvement Project
- Grading and Servicing Plan for Proposed Town Shop/Fire Storage Area
- First Street CN Crossing

Project Lead, Tanner Jackson of Catterall and Wright left the video conferencing meeting at 8:39 p.m. and did not return.

**BYLAW 8-2020**

**38/21 – Boisvert/Bradley** – That Bylaw 8-2020 be read a second time.

Carried.

The CAO read Bylaw 8-2020 a second time.

**IN-CAMERA**

**39/21 – Desnoyers/Zoller** – That Council move into the Committee of the Whole and that the session be “in camera” at 8:47 p.m.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, JANUARY 25, 2021  
VIDEO CONFERENCING

Councillor Greg Bueckert left the video conferencing meeting at 9:54 p.m.

**RECONVENE**

**40/21 – Zoller/Desnoyers** - That Council reconvene and report at 9:54 p.m.

Carried.

**DEVELOPMENT LEVY BYLAW AUTHORIZATION**

**41/21 – Desnoyers/Boisvert** – That Council authorize the Chief Administrative Officer Jim Weninger to prepare the Town of Dalmeny Development Levy Bylaw.

Carried.

**PUBLIC WORKS SHOP/FIRE STORAGE BUILDING DESIGN**

**42/21 – Boisvert/Bradley** – That Council engage the services of Rempel Engineering & Management Ltd. for the design and production of building plans for the proposed Town of Dalmeny Public Works Shop/Fire Storage Building at a total cost of \$57,950.00, plus applicable taxes and that Cliff Rempel be advised of the same.

Carried.

**2021 TOWN OF DALMENY COUNCIL PER DIEMS**

**43/21 – Zoller/Bradley** – That the Council Per Diems be increased by 1 percent for the year 2021.

Carried.

**ADJOURN**

**44/21 – Zoller/Boisvert** – That the meeting be adjourned. Time 10:46 p.m.

Carried.

(seal)

\_\_\_\_\_  
Mayor

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

Report Date  
1/21/2021 2:51 PM

Dalmeny  
**Accounts for Approval**  
As of 1/21/2021  
Batch: 2021-00004

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
<b>Bank Code: AP - AP-GENERAL OPER</b>					
Computer Cheques:					
16208-Man	1/11/2021	AMSC Insurance Services Ltd 73	OCT/NOV/DEC GROUP INSURANCE	15,084.79	15,084.79
16209	1/25/2021	Accu-Sharp Tooling LTD 771/772	DDCC-ZAMBONI ICE KNIFE	132.87	132.87
16210	1/25/2021	AMSC Insurance Services Ltd 74	JANUARY GROUP INSURANCE	7,293.04	7,293.04
16211	1/25/2021	Bluewave Energy 3223799220664	ZAMBONI PROPANE	70.62	70.62
16212	1/25/2021	Brad Dyck 8	SGI MACK TRUCK MEDICAL	150.00	150.00
16213	1/25/2021	First Filter Service 248056/248220	PW BATTERIES LIFT/WATER/SHOP	408.48	408.48
16214	1/25/2021	Gord Krismer & Associates Ltd R3164	2021 BOARD OF REVISION	210.00	210.00
16215	1/25/2021	Greenline Hose & Fittings S6035096.001	BOBCAT HYDRAULIC HOSE	136.70	136.70
16216	1/25/2021	hbi office plus S021198	OFFICE/FIRE/PW OFFICE SUPPLIES	659.92	659.92
16217	1/25/2021	Inland Heidelberg Cement Group 6475991	PW-SAND	1,131.91	1,131.91
16218	1/25/2021	Karen Roberts 27	STAFF RECOGNITION	50.00	50.00
16219	1/25/2021	Loraas Disposal Services 134	GARBAGE/COMPOST PICKUP	15,030.10	15,030.10
16220	1/25/2021	Martensville Plumbing/Heating 18598	TOWN BUILDING FURNACE MAINT	1,665.00	1,665.00
16221	1/25/2021	Millsap Fuel Distributors Ltd. 571738-571935	PW-GAS/DIESEL	2,429.82	2,429.82
16222	1/25/2021	Minister of Finance 2067820213	POLCIE RADIO LICENSE	1,041.18	1,041.18
16223	1/25/2021	MuniCode Services Ltd. 51466/51464/507	BUILDING INSPECTIONS	434.42	434.42
16224	1/25/2021	Nordic Industries 98184	DOG PARK FENCE	18,602.81	18,602.81
16225	1/25/2021	Pitney Works 93	OFFICE POSTAGE	420.00	420.00
16226	1/25/2021	Praxair Distribution 60873416	PW-OXYGEN LEASE	174.84	174.84
16227	1/25/2021	Princess Auto 550972/232109	TOW STRAP/RAGS/BITS/WIPERS	77.66	77.66

Report Date  
1/21/2021 2:51 PM

Dalmeny  
**Accounts for Approval**  
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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
16228	1/25/2021	<b>Redhead Equipment Ltd.</b> P75774	GRADER EDGE	607.42	607.42
16229	1/25/2021	<b>Roto Rooter</b> B-10994/G-9235	SEWER LINE-220 4TH/506 CLOVER	445.77	445.77
16230	1/25/2021	<b>Sask Research Council</b> 8166/7720/7890	WATER LAB TESTING	82.68	82.68
16231	1/25/2021	<b>Sask Water</b> SW070127	BULK WATER DECEMBER	34,927.25	34,927.25
16232	1/25/2021	<b>Saskatoon CO-OP</b> 811	POLICE/FIRE FUEL	1,358.65	1,358.65
16233	1/25/2021	<b>SaskEnergy Corp.</b> 234	SASKPOWER/ENERGY PMT	17,400.29	17,400.29
16234	1/25/2021	<b>SaskTel CMR</b> 373	SASKTEL PMT	1,409.48	1,409.48
16235	1/25/2021	<b>SPI Health and Safety Inc.</b> 11028185-00 11035765-00	FIRE-CYLINDER TESTS PW -BOOTIES	70.08 56.03	126.11
16236	1/25/2021	<b>SREDA Inc.</b> 349	2021 REGIONAL MEMBERSHIP	5,272.58	5,272.58
16237	1/25/2021	<b>Surge Ahead Electrical</b> 378	ARENA POWER TROUBLESHOOT	138.75	138.75
16238	1/25/2021	<b>Thomson Reuters Canada</b> DEL #0438049277	POLICE- CRIMINAL CODE	60.90	60.90
16239	1/25/2021	<b>Town of Dalmeny</b> 15	ASPHALT PAVEMENT ROSS COURT L	7,860.00	7,860.00
				Total for AP:	134,894.04

Certified Correct This January 21, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator

# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	ec Type	Amount
<u>Anderson, Scott</u>	C	1546.90
<u>Berrecloth, Donald</u>	C	78.37
<u>Bonin, Edmund</u>	C	1142.39
<u>Dorner, Tyler</u>	C	1450.68
<u>Dyck, Bradley</u>	C	1453.05
<u>Elder, Rick</u>	C	1050.43
<u>Furi, Bonnie</u>	C	289.77
<u>Halcro, Mathew</u>	C	1313.41
<u>Hollingshead, Jayson</u>	C	1252.46
<u>Honeker, Sheila</u>	C	240.88
<u>Janzen, Kelly</u>	C	1297.26
<u>Johnson, Jeffrey</u>	C	1660.87
<u>Klein, Marlys</u>	C	826.28
<u>Rowe, Scott</u>	C	1967.51
<u>Splawinski, Scott</u>	C	1484.27
<u>Trayhorne, Laurelea</u>	C	761.06
<u>Van Meter, Christine</u>	C	1552.62
<u>Villafuerte, Carlos</u>	C	292.19
<u>Weninger, Jim</u>	C	2453.90

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22,114.30



*Business Meeting A+*

*Ready for  
Council  
Feb 4/21*

**RESOLUTION**

**TO REQUEST PERMISSION TO BORROW BY WAY OF LONG-TERM LOAN**

**RESOLVED:**

THAT application be made to the Local Government Committee for permission to borrow the sum of (\$1,000,000.00), in 2021 repayable over a period of 5 years, for the purpose of a Public Works Shop/Fire Storage Area;

AND that the amount of the said debt shall be payable in Five (5) equal annual installments of Two-Hundred (200,000.00) Dollars, in the years 2022 to 2026 inclusive, with interest at a rate approved by the Saskatchewan Municipal Board per centum per annum, payable at least annually.

Report Date  
2/04/2021 11:54 AM

*Proposed -*

Dalmeny  
**Accounts for Approval**  
As of 2/04/2021  
Batch: 2021-00006 to 2021-00008

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
<b>Bank Code: AP - AP-GENERAL OPER</b>					
Computer Cheques:					
16240	1/31/2021	<b>AMSC Insurance Services Ltd</b> 75	FEB GROUP INSURANCE	7,506.57	7,506.57
16241	1/31/2021	<b>M.E.P.P.</b> 216	JANUARY MEPP PAYMENT	12,598.06	12,598.06
16242	1/31/2021	<b>Minister of Finance</b> 36	JANUARY SCHOOL TAX COLLECTED	22,233.99	22,233.99
16243	2/08/2021	<b>Access Communications</b> 10	ARENA CABLE	142.89	142.89
16244	2/08/2021	<b>Accu-Sharp Tooling LTD</b> 821	DDCC-ZAMBONI ICE KNIFE	43.29	43.29
16245	2/08/2021	<b>Alberta Urban Municipalities</b> 20211308	2021 MEMBERSHIP	57.75	57.75
16246	2/08/2021	<b>Bell Mobility Inc.</b> JANUARY	AERATION BUILDING AUTODIALER	25.65	25.65
16247	2/08/2021	<b>Bluewave Energy</b> 99220665/220666	ZAMBONI PROPANE	227.95	227.95
16248	2/08/2021	<b>Bunker Fire Ltd.</b> 4020	T25- SCBA COVER	251.57	251.57
16249	2/08/2021	<b>Canadian National Railways</b> 91560240	SIGNAL MAINTENANCE	296.00	296.00
16250	2/08/2021	<b>Crestline Coach Ltd.</b> 134770	LIFEPAK APPRATUS MOUNT	522.22	522.22
16251	2/08/2021	<b>Crosby Hanna &amp; Assoc.</b> #77-(375-40)	ADVISORY SERVICES	1,008.00	1,008.00
16252	2/08/2021	<b>Dalmeny Daycare</b> 2	DONATIONS TO DATE	1,000.00	1,000.00
16253	2/08/2021	<b>First Filter Service</b> 248407	LIFT 1&2 FILTERS	19.32	19.32
16254	2/08/2021	<b>Inland Heidelberg Cement Group</b> 6483331/6483779	PW-SAND	876.49	876.49
16255	2/08/2021	<b>Jim Weninger</b> 79 80 81	RRSP CONTRIBUTIONS ZOOM/GIFT CARDS/MILEAGE STAFF RECOGNITION	3,057.50 146.06 50.00	3,253.56
16256	2/08/2021	<b>Legacy Bus Sales Ltd</b> 26980	HANDI VAN BATTERY	311.58	311.58
16257	2/08/2021	<b>Minister of Finance</b> 2021120213	FIRE RADIO LICENSE	893.55	893.55
16258	2/08/2021	<b>Municipal Leadership Dev Prog</b> 14	ANNA/GREG MLDP WEBINAR	456.75	456.75

Report Date  
2/04/2021 11:54 AM

Proposed

Dalmeny  
**Accounts for Approval**  
As of 2/04/2021

Batch: 2021-00006 to 2021-00008

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Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
16259	2/08/2021	Munisoft 2020/21-04885	RECEIPTS/NOTICES	496.47	496.47
16260	2/08/2021	Nor-Tec Linen Services 883854	OFFICE/POLICE/ARENA MATS	91.34	
		884627	OFFICE/POLICE/ARENA MATS	91.34	182.68
16261	2/08/2021	Princess Auto 2984437/3005793	LIFT 1/2 RAGS/SHOP SUPPLIES	57.68	57.68
16262	2/08/2021	Roto Rooter 11097/9258	SEWER LINE-612 ROSS/213 4TH	379.17	379.17
16263	2/08/2021	S.A.M.A. 2021109	2021 MUNICIPAL REQUISITION	16,918.00	16,918.00
16264	2/08/2021	S.U.M.A. 96453	CHIEF TRUCK TIRES	1,168.34	1,168.34
16265	2/08/2021	S.U.M.A. 2021 CONV	2021 SUMA CONVENTION	598.50	598.50
16266	2/08/2021	Sask Research Council 8388/8746/8906	WATER LAB TESTING	392.17	392.17
16267	2/08/2021	Sask. Government Insurance 146	GMC SIERRA #1/#2 PLATES	2,849.60	2,849.60
16268	2/08/2021	SaskTel CMR 374	SASKTEL PAYMENT	640.86	640.86
16269	2/08/2021	Trans-Care Rescue 20638/21-039/73	F-VESTS/BOOTS/KLEATS/WIPES	873.69	873.69
				Total for AP:	76,282.35

# Payor/Payee's List Ready for Manual Release

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[Back to Manual Release](#)**Payor/Payee Nam**

Anderson, Scott  
Berrecloth, Colleen  
Berrecloth, Donald  
Bonin, Edmund  
Derksen, Crystal  
Dorner, Tyler  
Dyck, Bradley  
Elder, Rick  
Furi, Bonnie  
Halcro, Mathew  
Hollingshead, Jayson  
Honeker, Sheila  
Janzen, Kelly  
Johnson, Jeffrey  
Klein, Marlys  
Rowe, Scott  
Splawinski, Scott  
Trayhorne, Laurelea  
Van Meter, Christine  
Villafuerte, Carlos  
Weninger, Jim

Rec Type	Amount
C	1457.21
C	456.76
C	127.89
C	1168.06
C	260.49
C	1629.92
C	1663.99
C	1140.13
C	348.89
C	1373.59
C	1602.33
C	214.80
C	1351.14
C	1679.38
C	830.19
C	1942.71
C	1465.23
C	765.26
C	1531.58
C	337.36
C	2483.48

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23,830.39

# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Rec ype	Amount
<u>Anderson, Alicia</u>	C	330.90
<u>Boisvert, Lacy</u>	C	74.56
<u>Bradley, Matt</u>	C	314.32
<u>Bueckert, Greg</u>	C	314.32
<u>Desnoyers, Eric</u>	C	84.56
<u>Hueser, Wilbur</u>	C	330.90
<u>Kroeker, Jonathan</u>	C	700.33
<u>Slack, Edward</u>	C	314.32
<u>Zoller, Anna-Marie</u>	C	314.32

2718,53

January Outstanding Municipal and School Property Taxes, along with Frontage Taxes

2021 TIPPS \$64,453.89/month

2020 TIPPS \$60,864.57/month

2019 TIPPS \$59,874.96/month

2018 TIPPS \$54,340.73/month

2021	Current	Arrears	Total
Municipal	\$ (73,710.21)	\$ 251,364.49	\$ 177,654.28
School	\$ (24,877.57)	\$ 54,792.32	\$ 29,914.75
Frontage	\$ (73.60)		\$ (73.60)
Totals	\$ (98,661.38)	\$ 306,156.81	\$ 207,495.43

2020	Current	Arrears	Total
Municipal	\$ (65,028.80)	\$ 298,460.34	\$ 233,431.54
School	\$ (22,693.67)	\$ 66,001.05	\$ 43,307.38
Frontage	\$ (35.48)		\$ (35.48)
Totals	\$ (87,757.95)	\$ 364,461.39	\$ 276,703.44

2019	Current	Arrears	Total
Municipal	\$ (52,836.63)	\$ 242,948.93	\$ 190,112.30
School	\$ (18,570.50)	\$ 61,260.15	\$ 42,689.65
Frontage	\$ (140.52)		\$ (140.52)
Totals	\$ (71,547.65)	\$ 304,209.08	\$ 232,661.43

2018	Current	Arrears	Total
Municipal	\$ (46,254.17)	\$ 227,887.46	\$ 181,633.29
School	\$ (16,632.30)	\$ 58,390.79	\$ 41,758.49
Frontage			\$ -
Totals	\$ (62,886.47)	\$ 286,278.25	\$ 223,391.78

2017	Current	Arrears	Total
Municipal	\$ (43,211.41)	\$ 249,071.94	\$ 205,860.53
School	\$ (16,742.18)	\$ 72,743.66	\$ 56,001.48
Frontage			\$ -
Totals	\$ (59,953.59)	\$ 321,815.60	\$ 261,862.01

2016	Current	Arrears	Total
Municipal	\$ (36,122.38)	\$ 254,374.01	\$ 218,251.63
School	\$ (13,997.69)	\$ 70,338.70	\$ 56,341.01
Frontage			\$ -
Totals	\$ (50,120.07)	\$ 324,712.71	\$ 274,592.64

## CAO REPORT

February 8, 2021

### **1. First Street CN Crossing:**

On Wednesday, February 3, 2021, I requested the second payment in the amount of \$145,112.90 from the Rail Safety Improvement Program (RSIP) through the Minister of Transport. Once the Town receives the invoice from KH Developments Ltd., a third payment request will be sent to RSIP.

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

Assessment Appraiser Joelynn Doell from the Saskatchewan Assessment Management Agency will be a delegation to the Town's Regular Council meeting scheduled for Monday, February 22, 2021.

### **3. 2020 Year-End:**

Below is a partial list of transfers that will be required to be completed as part of the 2020 year-end process.

- ◆ East Retention Pond - \$17,074.31 – Transfer Out (GPC)
- ◆ East Retention Pond - \$45,498.18 – Transfer Out (Spray & Play)
- ◆ East Retention Pond - \$107,734.00 – Transfer In (Gas Tax Fund)
- ◆ Road Maintenance Reserve - \$180,000.00 – Transfer In
- ◆ Road Maintenance Reserve - \$189,935.53 Transfer Out (Prairie Street)
- ◆ Road Maintenance Reserve - \$10,341.30 Transfer Out (Place Place)
- ◆ Road Maintenance Reserve - \$74,531.11 Transfer Out (Ross Court)
- ◆ Vehicle Replacement Reserve - \$30,000.00 – Transfer In - Increase
- ◆ Vehicle Replacement Reserve - \$44,139.16 – Transfer Out – Sierra – Unit #1
- ◆ Vehicle Replacement Reserve - \$45,553.84 – Transfer Out – Sierra – Unit #2
- ◆ Vehicle Replacement Reserve - \$18,371.00 – Transfer Out – Hustler 72" Mower
- ◆ Vehicle Replacement Reserve - \$4,770.00 – Transfer Out – Road Boss Grader
- ◆ Vehicle Replacement Reserve - \$20,597.46 – Transfer Out – Mack Truck – 5<sup>th</sup> Year
- ◆ Vehicle Replacement Reserve - \$7,320.83 – Transfer In – Para-Transit Bus – 1<sup>st</sup> Year
- ◆ Vehicle Replacement Reserve - \$14,554.91 – Transfer In – Police SUV – 1<sup>st</sup> Year
- ◆ Vehicle Replacement Reserve - \$424.00 – Transfer In – Oiler – 2<sup>nd</sup> Year
- ◆ Vehicle Replacement Reserve - \$2,161.34 – Transfer In – Hotsy – 2<sup>nd</sup> Year
- ◆ Vehicle Replacement Reserve - \$1,595.37 – Transfer In – Air Compressor – 2<sup>nd</sup> Year
- ◆ Vehicle Replacement Reserve - \$6,049.46 – Transfer In – Mower – 2<sup>nd</sup> Year
- ◆ Vehicle Replacement Reserve - \$9,807.56 – Transfer In – Police Vehicle – 4<sup>th</sup> Year
- ◆ Vehicle Replacement Reserve - \$41,194.92 – Transfer In – Mack Truck – 4<sup>th</sup> Year
- ◆ Town Shop/Fire Storage Area Reserve - \$157,000.00 – Transfer Out
- ◆ Town Shop/Fire Storage Area Reserve – 28,152.88 – Transfer In
- ◆ Offsite Development Fees Reserve - \$22,135.05 – Transfer Out
- ◆ Water Infrastructure Reserve - \$11,978.00 – Transfer Out – MEEP
- ◆ Water Infrastructure Reserve - \$119,654.00 – Transfer Out – MEEP
- ◆ Spray & Play Intergenerational Park Reserve - \$33,868.09 – Transfer Out – Rev over Exp
- ◆ Fire Rescue Department Reserve - \$58,498.25 (Proposed) – Transfer Out – Rev over Exp
- ◆ Fire Rescue Department Reserve - \$66,676.08 - (Proposed) – Transfer In – Fire Engine

Other transfers may be ready by Monday, February 8, 2021 and they will be brought forward, with a final list of transfers being presented at the Regular meeting scheduled for Monday, February 22, 2021.

## **CAO REPORT**

**February 8, 2021**

### **4. Development Levy Bylaw:**

As per the Regular Council meeting held January 25, 2021, I have prepared the proposed Development Levy Bylaw, along with the Public Notice that must appear for 2 successive weeks in the Clarks Crossing Gazette. Also attached is an excerpt from the Town of Dalmeny's Official Community Plan (OCP) stating that the Town can enter into a Development Services Bylaw.

### **5. Para-Transit Bus:**

The Para-Transit Bus was picked up by Crestline Coach Ltd. for its annual inspection. Due to the Para-Transit Bus not being utilized as frequently as past years, they expected some concerns with the wheelchair lift, however Crestline Coach Ltd. believes this is due to a battery problem. The batteries have been replaced and a charger cord has been installed. This cord acts as a trickle charger which will be plugged in when the Para-Transit Bus is not in use. The estimated cost of this trickle charger was \$200.00.

### **6. Additional Services offered by MuniCode Services Ltd.:**

MuniCode Services Ltd. would appreciate confirmation in writing that The Town of Dalmeny agrees that Municode Services be given permission to send out their own letter to Dalmeny homeowners with outstanding permits and communicate directly with the home builder and/or home owner in regards to periodic inspections. MuniCode Services Ltd. would send the Town the same letters for our records and the homeowners file.

Jim Weninger, Chief Administrative Officer



## **TOWN OF DALMENY**

### **PUBLIC NOTICE**

Public notice is hereby given that the Council of the Town of Dalmeny intends to adopt a Development Levy Bylaw pursuant to Section 169 of *The Planning and Development Act, 2007*.

#### **INTENT**

The Council of the Town of Dalmeny intends to adopt a Development Levy Bylaw 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/or recreational facilities.

#### **REASON**

To provide for the payment of development levies regarding the estimated capital costs of providing municipal servicing and recreational facilities for new development within the Town of Dalmeny.

#### **PUBLIC INSPECTION**

Any person may inspect the bylaw at the Town Office, located at 301 Railway Avenue, in the Town of Dalmeny, between the hours of 9:00 AM and 5:00 PM (closed between 12:00 PM and 1:00 PM) on Monday to Friday excluding statutory holidays. Copies of the proposed bylaw are available at the Town office at a cost of \$5.00.

#### **PUBLIC HEARING**

Council will hold a Public Hearing on March 22, 2021 at 7:20 PM at the Town Office to hear any person or group that wants to comment on the proposed bylaw. Council will also consider written comments received at the hearing, or delivered to the undersigned at the Town office before the hearing.

Issued at the Town of Dalmeny this 18<sup>th</sup> day of February, 2021.  
Jim Weninger, Chief Administrative Officer

Note: For Publication on Thursday, February 18, 2021 and  
Thursday, February 25, 2021

#### **4.2.5 Building Bylaw**

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

#### **4.2.6 Development Levies**

In accordance with Section 169 of *The Planning and Development Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.

*New Business A<sup>2</sup>*

*Ready for  
Council  
Feb 4/21*

**Dalmeny Library Board Meeting Minutes**

**January 20, 2021**

In Attendance (via e-mail): Bonnie Furi, Sheila Honeker, Katrina Funk, Bev Eberle, Ronda Farrow, Karen Lukey, Lacy Boisvert

Meeting was conducted via e-mail as we had our last meeting just before Christmas and there was nothing any of the Board members had to add to an agenda at this time.


The Board was informed of the introduction of the Fine-Free Policy for Wheatland.

We welcome Lacy Boisvert to the Board as our representative from Town Council and look forward to her ideas.

Date for the next meeting has not been determined at this time. We will schedule a meeting as well as the Annual General Meeting as we get closer to March.

*New business 'B'*

*Ready for Council  
Feb 4/21*

 <p>Government of Saskatchewan</p>	<h2 style="margin: 0;">Minutes</h2> <p style="margin: 0;">Occupational Health Committee</p>																																																						
<p><b>Complete all information on top: Type or handwrite</b></p>																																																							
<p>Name of firm <u>Town of Dalmeny</u></p> <p>Mailing address &amp; Postal Code <u>Box 400, DALMENY, SK</u></p> <p>Worksite address <u>S0K 1E0</u></p> <p><u>301 RAILWAY Ave</u></p> <p>Phone: <u>306-254-2133</u></p> <p>Fax: _____</p>	<p>Total # of workers in workplace <u>70</u></p> <p>Meeting date <u>January 20, 2021</u></p> <p>Date of next meeting <u>February 10, 2021</u></p>																																																						
<p>Employer Co-chairperson <u>Rick ELDER</u></p> <p>Worker Co-chairperson <u>Jason HOLLINGSHEAD</u></p>																																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Management members</th> <th style="width: 15%;">Occupation</th> <th style="width: 10%;">Present</th> <th style="width: 10%;">Absent</th> <th style="width: 10%;"></th> <th style="width: 20%;">Worker members</th> <th style="width: 15%;">Occupation</th> <th style="width: 10%;">Present</th> <th style="width: 10%;">Absent</th> </tr> </thead> <tbody> <tr> <td>Ed SLACK</td> <td>Councillor</td> <td></td> <td>X</td> <td></td> <td>Kelly JANZEN</td> <td>Office</td> <td>X</td> <td></td> </tr> <tr> <td>Rick ELDER</td> <td>Fire Chief</td> <td>X</td> <td></td> <td></td> <td>Dean VODDEN</td> <td>Firefighter</td> <td>X</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Jayson HOLLINGSHEAD</td> <td>Rec/PW</td> <td>X</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Scott ANDERSON</td> <td>PW</td> <td>X</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Christine VAN METER</td> <td>DPPS</td> <td>X</td> <td></td> </tr> </tbody> </table>		Management members	Occupation	Present	Absent		Worker members	Occupation	Present	Absent	Ed SLACK	Councillor		X		Kelly JANZEN	Office	X		Rick ELDER	Fire Chief	X			Dean VODDEN	Firefighter	X							Jayson HOLLINGSHEAD	Rec/PW	X							Scott ANDERSON	PW	X							Christine VAN METER	DPPS	X	
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<p>Item Date &amp; No.</p>	<p>Problem or Concern Give full explanation and details. Divide old/new concerns</p>	<p>Action Taken or Proposed name person responsible</p>	<p>Target Date</p>																																																				
1	Eyewash Stations required (Firehall, aeration plant, water plant, PW Shop, Police Station)	Procure eyewash stations, investigate procedure/inspection frequency for maintenance and install. <b>Action Item.</b> ELDER to procure and distribute.	Feb 10, 2021																																																				
2	Public Works clothing	Procure work clothing PPE for Public Works Staff	<b>Complete</b>																																																				
3	Tourniquet Stop bleed dressings – officer safety DPS.	Investigate/Procure/ issue/, train on use <b>Action Item:</b> DPS to determine path forward re: purchase, distribute, investigate online training. VAN METER to discuss with Chief ROWE.	Feb 10, 2021																																																				
4	Sharps containers – DPS	Purchase. <b>ACTION:</b> VAN METER to discuss with Chief ROWE.	<b>Complete</b>																																																				
5	First Aid Kits – PW Shop	<b>ACTION:</b> Staff to discuss with PW Foreman Johnson	Feb 10, 2021																																																				
6	Light installation – Foyer DPS	Investigate for installation. <b>ACTION</b> Janzen to investigate. Initiate	Feb 10, 2021																																																				
7	Checklist/inspection form for PW equipment	<b>ACTION:</b> Staff to discuss with PW Foreman Johnson	Feb 10, 2021																																																				
8	Firehall – potential presence of mold	<b>ACTION:</b> ELDER to initiate with WENINGER re investigate	Feb 10, 2021																																																				
9	Work Alone Policy Incident/Near Miss/investigate etc. OH & S Policy	<b>ACTION:</b> ELDER to investigate/initiate policy/procedure for TOD	Feb 10, 2021																																																				
10	Shop demob/PPE requirements	<b>ACTION:</b> determine level of PPE	<b>Complete</b>																																																				
11	COVID – PPE/Procedures	Adequate levels of PPE/Procedures	Ongoing																																																				
12	GHS/WHMIS compliance/training	WENINGER required all TOD staff for free online training. <b>ACTION:</b> Determine level of completion	Ongoing																																																				
13	Occupation Stress Injuries monitoring, record keeping etc.	Develop process/procedure to track incidents. Per Dept. Form circulated	Mar 31, 2021																																																				
14	Job specific training requirements for PW	<b>ACTION:</b> staff to discuss with PW Foreman JOHNSON. Confined Space, Fall Protection, Lift, Lock-out/tag Out	Feb 10, 2021																																																				

Other Business (including requests to Occupational Health and Safety)			
<b>Distribute copies as follows:</b> Copy 1 - Permanent Committee Files Copy 2 – Employer Copy Copy 3 – Post on Committee Board for workers’ information.	In my opinion the above is an accurate record of this meeting  _____ Employer Co-chairperson                      Worker Co-chairperson  Page ____ of ____		

## TOWN OF DALMENY

### BYLAW NO. 8-2020

A Bylaw to amend Bylaw No. 02-2016, known as the Zoning Bylaw.

The Council of the Town of Dalmeny, in the Province of Saskatchewan, enacts to amend Bylaw 2-2016 as follows:

1. Table 6-9 MU – Mixed Use District Development Standards for the Town of Dalmeny is amended by decreasing the minimum site width from 12 metres to 9 metres for the following uses:

#### ***Residential Uses***

- (9) Single Detached Dwellings

#### ***Commercial Uses***

- (1) Adult day cares
- (3) Bed and breakfast homes

#### ***Community Service and Other Uses***

- (5) Custodial care facilities

2. This Bylaw shall come into force and take effect when approved by Council.

\_\_\_\_\_  
Mayor

SEAL

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

# **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)

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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:



## 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

- 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 Pump house & 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.





## CATTERALL & WRIGHT | CONSULTING ENGINEERS

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

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

### 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 Pump house & 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 Pump house & 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



## 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

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	\$ 2,779,942.27	
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	\$ 1,121,909.88	
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	\$ 2,646,000.00	
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>		
	\$ 1,412.77	per person
	\$ 4,520.85	per lot
	\$ 301.39	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%	\$	<u>282,333.88</u>
Sub-total	\$	<b>2,164,559.78</b>
Land costs	\$	<b>25,000.00</b>
Total Cost	\$	<b>2,189,559.78</b>
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%)	\$	<u>3,570,116.94</u>
Engineering estimated @ 15%	\$	<u>535,517.54</u>
Total	\$	<b>4,105,634.49</b>
Cost per person	\$	2,052.82 per person
or	\$	6,569.02 per lot (assuming 3.2 person/lot)
or	\$	<b>437.93</b> 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%)	\$	<u>955,361.85</u>
Engineering estimated @ 15%	\$	<u>143,304.28</u>
Total	\$	<b>1,098,666.13</b>
or	\$	1,831.11 per person
or	\$	5,859.55 per lot (assuming 3.2 person/lot)
or	\$	<b>390.64</b> per lin.m (assuming 15m lots)
<b>Average</b>		
	\$	<b>1,948.63</b> per person
	\$	<b>6,235.63</b> per lot (assuming 3.2 persons/lot)
	\$	<b>415.71</b> 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)