

TOWN OF DALMENY
REGULAR COUNCIL MEETING
MONDAY, MARCH 22, 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 7:00 p.m., a quorum being present.

ADOPTION OF AGENDA

98/21 – Zoller/Desnoyers – That the agenda for the Regular meeting of Council of the Town of Dalmeny for March 22, 2021 be adopted as presented.

Carried.

MINUTES

99/21 – Boisvert/Bradley – That the Minutes of the March 8, 2021 Regular Council meeting be approved as circulated.

Carried.

MUNICIPAL WATER FORUM REPORT

100/21 – Slack/Zoller – That the Verbal Report provided by Mayor Jon Kroeker regarding the Follow Up Meeting to the Municipal Water Forum be acknowledged by Council.

Carried.

PUBLIC MEETING

A Public Hearing was held at 7:20 p.m. pertaining to Bylaw 2-2021. This Bylaw would Adopt a Development Levy for the Town of Dalmeny.

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.

ACCOUNTS PAYABLE

101/21 – Boisvert/Bueckert – That the accounts as detailed on the attached cheque listing and amounting to \$167,212.82 for the period ending March 18, 2021 and representing cheque numbers 16340 to 16374 be approved by Council.

Carried.



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PAYROLL

102/21 – Desnoyers/Bradley – That the payroll listing in the amount of \$22,608.40 for the period ending March 8, 2021 be approved by Council.

Carried.

CORRESPONDENCE

103/21 – Slack/Bradley – That the following correspondence be filed:

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

Carried.

CAO REPORT

104/21 – Bueckert/Boisvert – That the Chief Administrative Officer's Report as presented by the Chief Administrative Officer Jim Weninger for March 22, 2021 be accepted by Council.

Carried.

SIGNING CORRIDOR

105/21 – Boisvert/Bradley – That the Town explore with local businesses, the installation of eight (8) foot X twelve (12) foot signs in the Town's Signing Corridor adjacent to the South Retention Pond.

Carried.

SIGN REMOVAL

106/21 – Bueckert/Slack – That Council request the owners to remove their sign by May 31, 2021 for all signs adjacent to Centennial Park. The Town will remove any sign from this area after May 31, 2021.

Carried.

BYLAW 2-2021 DEVELOPMENT LEVY

107/21 – Boisvert/Bradley – That Bylaw 2-2021 be read a second time.

Carried.

The CAO read Bylaw 2-2021 a second time.



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108/21 – Zoller/Bueckert – That Bylaw 2-2021 be given third reading at this meeting.

Carried Unanimously.

109/21 – Bradley/Desnoyers – That Bylaw 2-2021 be read a third time and adopted.

Carried.

The CAO read Bylaw 2-2021 a third time, and the Mayor and CAO signed and sealed the bylaw.

BYLAW 4-2021 PROVIDE FOR INCURRING A DEBT

110/21 – Slack/Boisvert – That 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 be introduced and read a first time.

Carried.

The CAO read Bylaw 4-2021 for the first time.

BYLAW 4-2021

111/21 – Bradley/Zoller – That Bylaw 4-2021 be read a second time.

Carried.

The CAO read Bylaw 4-2021 a second time.

112/21 – Desnoyers/Zoller – That Bylaw 4-2021 be given third reading at this meeting.

Carried Unanimously.

113/21 – Slack/Boisvert – That Bylaw 4-2021 be read a third time and adopted.

Carried.

The CAO read Bylaw 4-2021 a third time, and the Mayor and CAO signed and sealed the bylaw.

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IN-CAMERA

114/21 – Bueckert/Desnoyers – That Council move into the Committee of the Whole and that the session be “in camera” at 8:06 p.m.

Carried.

RECONVENE

115/21 – Bueckert/Zoller - That Council reconvene and report at 9:32 p.m.

Carried.

PENALTY AND INTEREST SWITCHES

116/21 – Bradley/Slack – That due to the outstanding property taxes in the amount of \$23,386.87 for the property legally known as Lot 9, Block 29, Plan 84S00145, that the penalty and interest switches be turned off subject to the following terms and conditions.

- Post-dated cheques in the amount of \$800.00 per month be given to the Town for the period beginning April 15, 2021.
- All utility invoices are to remain current.
- In the event that a monthly cheque is not received by the Town and/or honoured by the Credit Union and/or Financial Institution that the penalty and interest switches be turned back on, until the cheque(s) is honoured.
- That upon the property taxes becoming current, that the owners enrol in the Tax Installment Payment Plan Service (T.I.P.P.S).
- That the owners enrol in the Utility pre-authorized payment plan.
- That this arrangement be acceptable to the Provincial Mediation Board
- That this matter be reviewed again on or about September 25, 2021.

Carried.

AFFINITY CREDIT UNION

117/21 – Bueckert/Desnoyers – That the Affinity Credit Union be awarded the Town of Dalmeny’s financial services for the period January 1, 2021 to December 31, 2022 and that Manager, Advisory Services Tony Korol be advised of the same.

Carried.

ADJOURN

118/21 – Bueckert/Boisvert – That the meeting be adjourned, Time 9:06 p.m.



Carried
Original Signed by Mayor Jon Kroeker

Original Signed by CAO Jim Weninger

Report Date
3/18/2021 4:19 PM

Dalmeny
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
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Bank Code: AP - AP-GENERAL OPER

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
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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

Certified Correct This March 18, 2021

Original Signed by Mayor Jon Kroeker

Original Signed by CAO Jim Weninger

Payor/Payee's List Ready for Manual Release

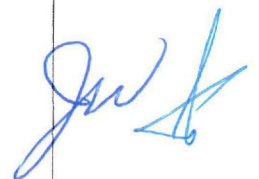
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Payor/Payee Name	Account Number	Inst. ID	Route	Transit	Due Date	Trans Type	Rec Type	Amount
<u>Anderson, Scott</u>								1768.31
<u>Berrecloth, Donald</u>								124.84
<u>Bonin, Edmund</u>								1154.56
<u>Dorner, Tyler</u>								1441.57
<u>Dyck, 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



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

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.



Original Signed by Mayor Jon Kroeker

Original Signed by CAO Jim Weninger

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 8th day of February, A.D. 2021

Original Signed by Mayor Jon Kroeker



Original Signed by CAO Jim Weninger

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**

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is stylized and appears to be a combination of initials and a surname.



CATTERALL & WRIGHT | CONSULTING ENGINEERS

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

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

March 10, 2017

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

Attention: Mr. Jim Weninger, Town Administrator

Re: Development Levies 2017

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

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

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



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

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

Residential Levy Summary - 2017

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

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

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



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Commercial & Industrial Levy - 2017

Charges assessed on an area basis at a rate of 70 front metres per hectare

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

<u>Levy</u>	<u>East Ponds</u>	<u>South Pond</u>	<u>Unit</u>
Sewage Lift Station & Force Mains	\$ 150.99	\$ 150.99	per lin.m.
Water Pumphouse & Reservoir	\$ 301.39	\$ 301.39	per lin.m.
Lagoon Construction	\$ 415.71	\$ 415.71	per lin.m.
Parks	\$ 166.30	\$ 166.30	per lin.m.
Storm Water Retention	\$ 279.46	\$ 84.03	per lin.m.
Storm Water Pumping Station & Force Main	\$ 19.09	\$ 18.12	per lin.m.
Total	\$ 1,332.94	\$ 1,136.54	per lin.m.
Commercial & Industrial Multiplier	70	70	front metres per hectare
	\$ 93,305.80	\$ 79,557.80	per hectare
	\$ 37,759.67	\$ 32,196.03	per acre

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

Multi-Family Levy - 2017

Charges assessed at a rate of 60 front metres per hectare

*Developer responsible for Grading, Internal Roadways, Sanitary Sewer Services & Water Services to Housing Units.

<u>Levy</u>	<u>East Ponds</u>	<u>South Pond</u>	<u>Unit</u>
Sewage Lift Station & Force Mains	\$ 150.99	\$ 150.99	per lin.m.
Water Pumphouse & Reservoir	\$ 301.39	\$ 301.39	per lin.m.
Lagoon Construction	\$ 415.71	\$ 415.71	per lin.m.
Parks	\$ 166.30	\$ 166.30	per lin.m.
Storm Water Retention	\$ 279.46	\$ 84.03	per lin.m.
Storm Water Pumping Station & Force Main	\$ 19.09	\$ 18.12	per lin.m.
Total	\$ 1,332.94	\$ 1,136.54	per lin.m.
Multi-Family Multiplier	60	60	front metres per hectare
	\$ 79,976.40	\$ 68,192.40	per hectare
	\$ 32,365.43	\$ 27,596.59	per acre



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

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

Please advise if further information is required.

Catterall & Wright

Per:

Ehren Gadzella, *Engineer-in-Training*

WATER PUMPHOUSE & RESERVOIR 2017

Project 084-020		
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)
Project 452-006		
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)
Project 071-058		
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)
Average		
	\$ 1,412.77	per person
	\$ 4,520.85	per lot
	\$ 301.39	per lin.m (assuming 15m lots)

LAGOON CONSTRUCTION 2017

Project 084-023		
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)

Project 071-045		
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)

Project 313-005		
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)
Average		
	\$ 1,948.63	per person
	\$ 6,235.63	per lot (assuming 3.2 persons/lot)
	\$ 415.71	per lin.m (assuming 15m lots)

gwb

SEWAGE PUMPING STATION & FORCE MAIN **2017**

Project 071-045		
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)
Force Main		
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.

Project 225-109		
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)
Force Main		
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**

Project 184.082		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)
See Original Estimate - Dalmeny East Planning-Ponds 71.043 for pond volumes previously generated	
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)