

**City of Martinsville
Development Charges Bylaw 7-2026**

BEING A BYLAW OF THE CITY OF MARTENSVILLE FOR THE PURPOSE OF ESTABLISHING A DEVELOPMENT CHARGE TO RECOVER CAPITAL COSTS FOR SERVICING GROWTH FOR LANDS THAT ARE TO BE SUBDIVIDED, DEVELOPED OR REDEVELOPED WITHIN THE CITY.

WHEREAS, Section 169 and 172 (3)(b) of *The Planning and Development Act, 2007*, Chapter P-13.2 (the “Act”) provides that the Council of the City of Martinsville establish development charges to recover infrastructure costs;

WHEREAS, certain lands within the City of Martinsville are proposed for future development;

WHEREAS, the City will carry out public notification of the proposed bylaw in accordance with the public participation requirements contained in Section 207 of the Act;

WHEREAS the Council for the City of Martinsville deems it desirable to establish a development charge for the purposes of recovering all or a part of the capital costs of providing services and facilities directly or indirectly associated with a proposed development or subdivision regarding sewage, water, drainage works, roadways and related infrastructure, parks, and recreational facilities;

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 charges; to authorize agreements to be entered into with respect to payment of development charges; to set out the conditions upon which the development charges will be applied to specific land uses, classes of development, zoning districts or defined areas; and to indicate how the amount of the development charges were determined.

NOW THEREFORE, the Council of the City of Martinsville enacts as follows:

1. SHORT TITLE

This Bylaw may be cited as the “Development Charge Bylaw”.

2. INTENT OF BYLAW

The intent of this Bylaw is to:

- (a) impose and provide for the payment of development charges;
- (b) provide consistency between development levies and subdivision agreement fees, where appropriate;
- (c) authorize agreements to be entered into in respect of payment of development levies and servicing agreement fees;
- (d) provide a tool to collect development charges related to services that benefit development within the City, including infrastructure located within and outside corporate City boundaries, as and where appropriate;
- (e) set out the conditions upon which the development charges will be applied to specific land uses, classes of development, zoning districts or defined areas; and
- (f) indicate how the development charges are determined.

City of Martinsville
Development Charges Bylaw 7-2026

3. PURPOSE OF BYLAW

- (1) The purpose of this Bylaw is to recover all or part of the City's Capital Costs for providing or upgrading the services, facilities and infrastructure associated, directly or indirectly, with the development or subdivision of lands.
- (2) The development charges may be utilized to pay a debt incurred by the City as a result of expenditure listed above or to reimburse an owner described in clause 173(d) of The Act.

4. DEFINITIONS

In this Bylaw:

- (a) **"Act"** shall mean the *Planning and Development Act, 2007*, Chapter P-13.2 and any amendments thereto.
- (b) **"Capital Cost"** means the municipality's estimated cost of providing, altering, expanding or upgrading infrastructure and facilities, planning, engineering and legal services that are directly related to the matters for which development charges (Development Levy or Subdivision Agreement Fees) are established pursuant to Sections 169 and 172, as the case may be, but does not include any cost of maintaining roadways, other related infrastructure and public facilities.
- (c) **"City"** means the City of Martinsville;
- (d) **"City Manager"** means Manager of the City appointed pursuant to Section 84 of the Cities Act;
- (e) **"Council"** means the Council of the City;
- (f) **"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;
- (g) **"Development Land"** -or **"Land Development"** -means any land on which development, redevelopment or subdivision within the City of Martinsville is proposed-
- (h) **"Development Charges"** — means, for convenience only, the combined application of Development Levies pursuant to section 169 of the Act and Servicing Agreement Fees pursuant to section 172 of the Act, each of which shall be imposed and administered in accordance with their respective statutory authority.
- (i) **"Development Levy"** — Development charges levied when there is no subdivision of land, but the land is being intensified through infill or redevelopment.
- (j) **"Development Levy Agreement"** has the meaning ascribed to this term by the Act within Section 171;
- (k) **"Development Officer"** shall mean the Development Officer as appointed within the Zoning Bylaw;
- (l) **"Development Permit"** means a development permit as defined in the Act;
- (m) **"Direct Services"** — Infrastructure associated directly with a particular development and typically located on-site, such as sidewalks, curbs, gutters, local and collector roads, lanes, sewer and water pipelines, etc.;
- (n) **"Land Uses"** -means the categories of land development identified in this Bylaw for the purpose of calculating and applying development charges, including residential, commercial, industrial, and infill development.

**City of Martensville
Development Charges Bylaw 7-2026**

- (o) **"Net hectare"** means the area used to calculate development charges owing and is based on net (salable land) area;
- (p) **"Off-site Infrastructure"**- Municipal infrastructure consisting of arterial roadways, water supply, sewage treatment systems, drainage, parks, and recreation, which serve to facilitate growth and development within a municipality but are not included within the Direct Services.
- (q) **"Service Agreement"** — means the meaning ascribed to this term by the Act within Section 172;
- (r) **"Service Agreement Fees"** — means the levy imposed and created by this Bylaw pursuant to the Act and imposed under a subdivision servicing agreement pursuant to the Act;
- (s) **"Subdivision"** — means a division of land that will result in the creation of a surface parcel, or the rearrangement of the boundaries or limits of a surface parcel, as surface parcel is defined in *The Land Titles Act, 2000*;
- (t) **"Subsequent Owner"** — means any person acquiring an ownership or beneficial ownership interest in development lands after execution of a Development Levy Agreement or Servicing Agreement.
- (u) **"Transfer"** — means the registration of a change in ownership of land in the land registry, including pursuant to a transfer, agreement for sale, or other conveyance of title or beneficial ownership.

5. ADMINISTRATION

Unless otherwise stated in this Bylaw, Council hereby delegates to the City Manager or any City employees assigned by the City Manager the duty and authority to administer and enforce this Bylaw, including the authorization of servicing agreements. Only Council has the authority to enter into a development levy agreement.

6. APPLICATION

- (1) 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 City, and where the City will incur capital costs as a direct or indirect result of the proposed development
- (2) The development charges imposed by this Bylaw are intended to recover all or a part of the capital costs incurred by the City as a result of the land development.
- (3) Pursuant to Section 169(3) of the Act, this Bylaw shall only permit development levies to be imposed if the municipality will incur additional capital costs as a result of the proposed development.

7. CALCULATION OF DEVELOPMENT CHARGES

- (1) The development charges adopted in this Bylaw were determined on the basis set out in Schedule "A", as attached and forming part of this Bylaw.
- (2) The development charge will be determined by multiplying the net hectare and the applicable land uses rate, as derived from the capital cost allocations and benefiting areas identified in Schedule "A". Where a change in land use is approved within an approved concept plan area after development charges have been paid, the development charges shall be recalculated in accordance with this Bylaw;
- (3) The development charge rates established in this Bylaw shall be adjusted annually, without amendment to this Bylaw, on February 1 of each year, based on the previous December year over year percentage change in the Statistics Canada Non-Residential Building Construction Price Index for the Saskatoon Census Metropolitan Area.

**City of Martensville
Development Charges Bylaw 7-2026**

- (4) If the Statistics Canada index is discontinued, the City may substitute a comparable index that reflects changes in construction costs.
- (5) Adjustments made pursuant to this section shall:
 - a) reflect only changes in construction-related capital costs; and
 - b) not result in the recovery of costs exceeding those permitted under Part VIII of the Planning and Development Act, 2007.
- (6) Notwithstanding (3), Council shall, at a minimum, review the basis of the development charges every 5 years. Schedule "A" shall be updated to reflect changes in infrastructure costs, as required. Any revisions to Schedule "A" shall apply only to Development Land proposals accepted by the City after the date the revision is adopted.

8. IMPOSITION OF DEVELOPMENT CHARGES

- (1) Development charges are hereby imposed on the development lands in the amounts set out in this Bylaw.
- (2) The amount of the development charge that is required to be paid is based on the development charges in place at the time when the Land Development proposal is submitted to the City, and the application is deemed complete.

9. AUTHORITY TO ENTER INTO AGREEMENT

- (1) Any development levy agreement or servicing agreement, and the obligation to pay the applicable development charge pursuant to such agreement, shall be binding on successors and assigns of the original owner or owners, regardless of whether the City registers an interest against the title to the development lands. The amount of the development charges payable shall be calculated in accordance with Section 7 of this Bylaw.
- (2) Nothing in this Bylaw prevents the City from imposing additional or new development levies on any portion of the development lands where the City has not previously collected or secured through a development levy or entered into a development levy agreement or servicing agreement.
- (3) The City may register an interest based on a development levy agreement or servicing agreement in the land registry against the land that is the subject of the agreement.

10. PAYMENT

- (1) The development charges provided in this Bylaw shall be paid, either:
 - a) Development Permit (no subdivision — Development Levy Agreement):

50% prior to the issuance of a development permit and 50% prior to installation of a water meter where a development levy agreement has been entered into.
 - b) Subdivision (Servicing Agreement):

Subdivision Agreement Fees payable pursuant to a Servicing Agreement shall be paid within five (5) years of execution of the Servicing Agreement or upon transfer of a lot to a subsequent owner, whichever occurs first.

Within five years (5) of signing a Servicing Agreement, or when a property transfers to a subsequent owner, whichever comes first. Payments shall be provided to the City as follows:

**City of Martensville
Development Charges Bylaw 7-2026**

- i) Payment of Subdivision Agreement Fees is due upon the transfer of a property to a subsequent owner;
- ii) Annual payments shall be made in an amount not less than twenty percent (20%) of the total development charges payable pursuant to the Servicing Agreement. The first annual payment shall be due one (1) year following execution of the Servicing Agreement and annually thereafter until all development charges are paid in full;
- iii) Any subdivision agreement fees collected by the City upon the transfer of a lot pursuant to subsection (i) shall be credited toward the annual payment amount required under subsection (ii);
- iv) Any payments received by the City in excess of the minimum annual payment requirement may be credited toward future annual payment obligations;
- v) All outstanding development charges shall be due and payable no later than five (5) years from the date of subdivision approval; and
- vi) The City may require the owner to provide security for payment of development charges, including but not limited to an irrevocable letter of credit, mortgage, or other form of security acceptable to the City. The value of the security may be reduced proportionate to development charges as they are received by the City or as defined within the applicable agreement.

11. USE OF THE DEVELOPMENT CHARGES

- (1) The City will deposit all development charges into one or more accounts, separate and apart from other funds of the City pursuant to Section 174 of the Act.
- (2) The City will use the funds received and any accrued interest only to:
 - a) Pay the Capital Cost of providing the services and facilities described in Section 169(2)(j) or 172(3) of the Act;
 - b) Pay a debt incurred by the City as a result of an expenditure described in Section 169(2) or 172(3)(j) of the Act; or
 - c) To reimburse an owner described in clause 173(d) of the Act.

12. APPEALS ON DEVELOPMENT CHARGES

Development charges or factors considered in development charge calculations may be appealed in accordance with Section 176 of the Act to the Development Appeal Board and subsequently to the Saskatchewan Municipal Board.

13. ENFORCEMENT

- 1. In the event that any development charge imposed by this Bylaw payable under an agreement pursuant to Section 7 is not paid at the time or times specified within the agreement and without limiting the remedies of the City, the City may issue an Order pursuant to Section 242 of the Act prohibiting further development on the Development Lands.
- 2. Where an Order is issued, the Development Officer may register an interest in the land registry against the affected title in accordance with subsection 242 (7) of the Act.

**City of Martinsville
Development Charges Bylaw 7-2026**

3. Any unpaid development charges constitute a debt owing to the City and may be recovered by the City in any manner authorized by law.
4. Any amount payable pursuant to a Development Levy Agreement or Servicing Agreement that remains unpaid after the date required for payment shall bear interest at a rate established by Council resolution or as specified in the applicable agreement, calculated annually and compounded annually until paid in full.

14. TRANSITION

Any existing development levy agreement or servicing agreement that is in place as of the date this Bylaw comes into force shall be allowed to continue, provided the terms of the agreement is maintained in good standing. A request to change land uses for land where there is an existing agreement in place may require the development charges to be recalculated in accordance with this Bylaw.

15. 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.

16. ENACTMENT

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

17. REPEAL

This Bylaw repeals Bylaw 14-2013.

READ A FIRST TIME THIS 19 DAY OF MAY, 2026
READ A SECOND TIME THIS 16 DAY OF JUNE, 2026
READ A THIRD AND FINAL TIME THIS 16 DAY OF JUNE, 2026

MAYOR

CITY CLERK

**City of Martinsville
Development Charges Bylaw 7-2026**

Schedule “A”

Attached to this Bylaw is the Following:

Schedule “A-1” 2026 Development Charges Tables

Schedule “A-2” July 2021 Levy Report

Schedule “A-3” December 9, 2026, Development Charge Update to 2021 Report

Schedule “A-4” March 23, 2026, Development Charge Update Questions

**City of Martinsville
Development Charges Bylaw 7-2026**

**Schedule “A-1”
Development Charges**

Service Agreement Fees

Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 226,801	\$ 141,120	\$ 114,660
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Community Parks & Recreation	\$ 109,159	\$ 67,921	\$ 55,186
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 482,090	\$ 299,967	\$ 243,723

Development Levies

Development Levy Item	Percentage of Development Charge	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	0%	\$ -	\$ -	\$ -
Water Supply & Wastewater System	75%	\$ 93,716	\$ 58,312	\$ 47,379
Sewage Pumping Stations & Force Mains	75%	\$ 67,854	\$ 42,220	\$ 34,304
Community Parks & Recreation	75%	\$ 81,870	\$ 50,941	\$ 41,390
Planning & Administration	10%	\$ 2,118	\$ 1,318	\$ 1,071
Total Development Levy (per ha)		\$ 245,557	\$ 152,791	\$ 124,143

*Engineering reports in Schedules “A-2”, “A-3” and “A-4” include water pumphouse and reservoirs as a development charge. The above development charges do not include a fee for water pumphouses or reservoirs. If a Development Charge is required to upgrade a pumphouse to support development, a separate Development Charge will be created for that purpose and only applied to the benefiting lands.

Date of Last Amendment: April 2026



**CATTERALL
& WRIGHT**
CONSULTING ENGINEERS

CATTERALL & WRIGHT | CONSULTING ENGINEERS

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

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

July 2021

Levy Report

**Prepared For:
The City of Martensville**



Table of Contents

1.0	Introduction.....	1
2.0	Background.....	1
3.0	Levy Calculations	3
3.1	Arterial Roads.....	3
3.1.1	Recommendation	7
3.2	Water Supply	8
3.2.1	Recommendation	9
3.3	Water Pump House & Reservoir	12
3.4	Wastewater Treatment	13
3.5	Sewage Pumping Stations & Force Mains	16
3.6	Community Parks	20
3.7	Recreation Facility	22
3.8	Multi-Family, Commercial, Industrial & Infill Levies.....	24
3.9	Development Specific Levies	24
3.9.1	Pedestrian Overpass	24
3.9.2	Northern Growth Area Servicing & Storm Water Management.....	24
4.0	Summary	25
5.0	Conclusion	26
Appendix A	“Population Projections”	A1

1.0 Introduction

The following provides a summary of supporting information and calculations used to determine the 2021 Levies for the City of Martensville.

2.0 Background

Development Levies and Servicing Fees are outlined in Part VIII of the Saskatchewan Planning & Development Act. As stated in the Act (169) and according to Section 9 of Martensville's Official Community Plan (OCP) adopted on May 18, 2021, Council has the authority to establish development levies to recover the capital costs of services and facilities including sewage, water or drainage works; roadways and related infrastructure; parks; and recreational facilities. Levies are only to be charged when the municipality incurs additional capital costs due to development. Levies must be based on a study to determine the capital costs to be incurred including consideration of future land use and development. Section 9 of Martensville's OPC outlines the following objectives for development charges:

- Land developers will pay a fair share of the costs of new development.
- New development will not put an undue financial burden on the City.
- Development Charges will reflect the level of standard desired by the City.

The objectives and guiding policy described in the OPC provide direction for the following levy update. As noted, levies should be reviewed and approved by Council on a regular basis. The current levy structure was recommended by Catterall & Wright in 2012 and adopted by Council in 2013 (Development Levy Bylaw 14-2013). The following requests and assumptions were confirmed with City management to guide the 2021 amendments:

- Levies to be based on 20 years of growth where applicable (2021-2040)
- Administration requested levy options to assess the cost and benefit to existing residents in comparison with allocation of levy costs to new development only. ie: Levy assessed based on existing and future population growth versus future population growth only.
- Population growth projected with a medium growth rate of 3.1% based on an average of the previous five years annual growth rates. This coincides closely with the trends noted in the 2016 Future Growth Plan – 2040 (pg 1). See Appendix A for growth projection details.
 - 2020 population = 11,129
 - 2040 population projection = 20,342
- Levies determined on present value costs.
- Levies do not include value added tax.

- Average lot width of 12.5 lineal metres used to calculate frontage levy rates, versus 15.0 lineal metres from previous report. Revised lot width confirmed by review of lot widths in recent developments over the past 10-15 years and trends for future development.
- One levy to be developed for all new development unless a special levy for a specific development is deemed necessary. ie: Administration prefers to not have a West Levy and an East Levy.
- Average population density per lot of 3.0 coinciding with recent Sector Plan projections.
- Consideration for population versus area-based levies where possible.
- Levies are based on a lineal meter frontage rate for residential lots. C&W will work with the Director of Planning to develop levies for multi-family parcels, industrial and commercial rates once the base levies are set.

3.0 Levy Calculations

3.1 Arterial Roads

The arterial roads previously constructed on Main Street and Tenth Avenue North were used as the basis for a standard levy rate for arterial roads. The main difference in the revised levy is the need to include two through-lanes in each direction as growth within the annexed areas proceeds. The proposed standard for arterial roadways includes the following features:

- Road Structure: Geotextile, 300mm Subbase, 200mm Granular Base, prime coat, 100mm Asphalt, and fog coat (subject to change with site specific geotechnical reporting and structural recommendations)
- Double lane traffic in each direction with left and right turning lanes
- Vertical curb and gutter
- Center median (where required) with splash apron, vertical curb and planting area complete with planting soil mix, plants, irrigation, and conduit
- Minor storm sewer system
- Topsoil and seed for remaining landscaped areas within right of way
- Separate pathways (asphalt on one side, concrete on the other)
- Street lighting
- Traffic signals or traffic circle
- Signage (*To be revised accordingly with revisions to Development Standards if COM or Developer to cover cost of signage*)

There are two options for consideration. Option 1 utilizes a local approach by generalizing a typical quarter section of development. To account for the fact that not all future development follows this pattern, Option 2 provides a broader comparison by accounting for all arterial roads within Martensville's annexed land and future planning sectors. Based on a compilation of available sector plans for Trilogy Ranch and the South East, discussions with Martensville's Director of Planning and the current Official Community Plan (OCP), Figure 3.1 outlines the arterial road network to be considered for residential levies. Items not considered in the levy calculations include future redevelopment or expansion of the following arterials:

- Main Street between Centennial Drive and Tenth Avenue
- 9th Street North
- Centennial Drive
- Northern Industrial Growth Area
- Tenth Avenue South next to lagoon

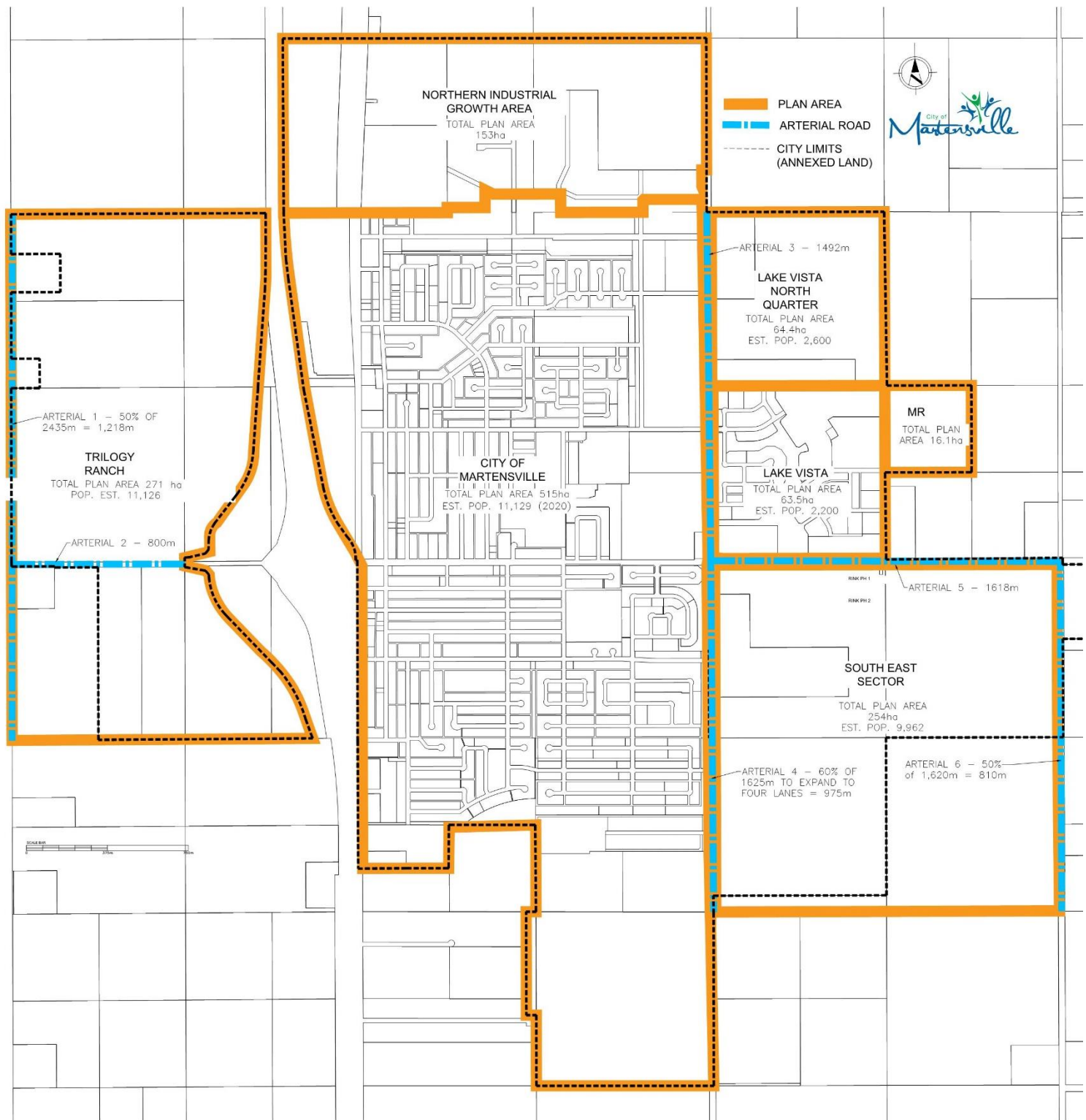


Figure 3.1 Arterial Roadways

Option 1:

Based on the road structure and standards noted above, and with the use of costs from previous projects adjusted to current unit rates, the average levy cost per lin.m. for arterials is \$340.57. This method assumes one quarter section of development is responsible for half the cost of arterials along two edges of its boundary. This works out to the full cost of one edge (approximately 810 metres) which is not necessarily the case for all developments as shown in Figure 3.1 above. Arterials are shown as orange dashed lines.

The following summary outlines the costs for Option 1, which are assessed on a per hectare basis according to the P4G density target which is then converted to a lineal metre rate of frontage.

Average Arterial Cost per lin.m.	\$ 5,777.62
Arterial Length for One Quarter Section assuming a quarter section shares cost for two abutting arterials, which is equivalent to full cost of one side (m)	810
Cost per Quarter Section	\$ 4,679,874.77
Total Plan Area of one Quarter Section (ha)	63.54
P4G Density Target (units/ha)	17.3
Total Number Units	1,099
Cost per Lot (assuming all units are lots)	\$ 4,257.16
Average Lot Width (m)	12.5
Levy Cost per lin.m.	\$ 340.57

Option 2:

Another approach is to assess the cost of all future arterial roadways based on the combination of previous studies and recommendations from recent sector plans. This option requires extension of the 20 year population outlook to 2066 to coincide with approximate population projections from recent sector planning. At this point, it is difficult to determine the arterial roads required in the next 20 years, so an overall approach was taken to provide comparison levy costs. There are approximately 8,950 metres of arterial roads proposed or partially constructed for existing and future development as shown earlier in Figure 3.1. The following table outlines the lengths of arterial roads proposed or partially constructed for an overall assessment of levies. Note that RR 3055 west of Trilogy Ranch, and RR 3052 east of the SE Sector are shown at 50% of their total length, assuming the full arterial buildout would not be required until development extends beyond the present sector boundaries.

Arterial Road Lengths

Arterials	Area/Street Name	Length (m)
1	RR 3055 - Trilogy Ranch (50% of 2,435m)	1,218
2	Main Street - Trilogy Ranch	800
3	Tenth Ave North	1,492
4	Tenth Ave South (60% of 1,625m to be levied for addition of two lanes, central median & turning lanes)	975
5	Main Street	1,618
6	RR3052 east of SE Sector (50% of 1,620m)	810
Total Levied Arterials in Plan Area		6,913

There are two methods for assessing the levies in Option 2:

- a) Levy based on shared benefit to both existing population and future population.

Average Arterial Cost per lin.m.	\$ 5,777.62
Total Cost of Arterials	\$ 39,937,820.18
2066 Population (Comparative to projected total population of future development sectors)	37,688
Cost per person	\$ 1,059.70
Average pop density per lot	3.0
Cost per lot	\$ 3,179.09
Average Lot Width (m)	12.5
Levy Cost per lin.m.	\$ 254.33

- b) Levy based on new growth only (future population).

Average Arterial Cost per lin.m.	\$ 5,777.62
Total Cost of Arterials	\$ 39,937,820.18
2066 Population (Comparative to projected total population of future development sectors)	37,688
Existing 2020 Population	11,129
Net Population growth	26,559
Cost per person	\$ 1,503.74
avg pop density per lot	3.0
Cost per lot	\$ 4,511.22
Average Lot Width (m)	12.5
Levy Cost per lin.m.	\$ 360.90

Option 1 (\$340.57/lin.m) and Option 2a (\$254.33/lin.m.) consider equally shared benefit to the existing population for arterial circulation within the community. Option 2b (\$360.90) is higher as it removes the cost benefit to the existing population. The 2012 levy is \$266.98/lin.m. and was based on the method used for Option 1.

3.1.1 Recommendation

Option 2 is recommended as it provides the most transparent method of calculating arterial levies. It is based on the existing and future arterial planning completed to date and removes the ambiguity involved with Option 1, as a quarter section may or may not have two abutting arterials. Option 2 is based on the defined plan for arterials and distributes the costs evenly among all development.

Council may consider whether it is fair to place the entire cost of arterials on new growth or if there is value to existing residents. For example, if Option 2a is chosen (equally shared benefit), the City of Martensville will be responsible for approximately \$11,953,300 which equates to the existing residents share for the arterials shown in Figure 3.1. This share of the cost would be distributed over the next 46 years but is not necessarily reflective of the benefit, seeing as existing residents may have previously contributed to off-site levies when their lots were developed.

Another option to consider is a proportionate reduction of shared benefit where the existing population benefits, but not as much as the new development for which the arterials are ultimately required. Considering a simple proportionate percentage benefit, the 2020 population of 11,129 is 30% of the projected 2066 population of 37,688. If the existing population is reduced to a 30% proportionate share, the resulting levy would be \$279.05/lin.m.

Recommended Arterial Levy = \$279.05/lin.m. frontage

3.2 Water Supply

The costs for water supply are based on a new 600mm water supply pipeline from the City of Saskatoon (COS). New water main interconnections within Martensville's system are required to facilitate the transition to COS water. Costs for the interconnection to the North SaskWater supply line were included in the initial Joint Water & Wastewater study (C&W 2015); however, additional rerouting and upsizing of the existing 1977 200mm SaskWater steel supply line along Main Street is under review and should be included with this levy when costs are determined. Costs shown below are based on the original route to Saskatoon along Tenth Avenue South/Millar Avenue, assuming Saskatoon will pay for the difference in cost for the revised route once determined. Costs have been reduced for the portion of provincial and federal funding allocated to Martensville for this project.

In addition to Martensville's Levy, the COS indicated they will be charging a 'new connection fee' based on their Primary Water Main levy of \$169.95/lin.m, which is the 2020 rate approved by COS Council. The COS considers this to be an offset to the previous reseller rates that were charged through SaskWater. Their objective is that all water connections in the region will pay the same amount for the same connection. Considering the capital investment that Martensville is making for this project, COS is aware that Martensville deserves to be fairly compensated for their contribution to the distribution capital costs and any connection/off-site levy should reflect this.

We suggest negotiating a reduction of the COS levy/connection fee to account for the fact that both communities are constructing their own infrastructure to operate as one in a regional partnership. Typically, Primary Water Main Levy's in COS are collected from developers to cover the full construction cost of primary water mains located within the COS, which are constructed/administered by the COS. In this case, COM is building a portion of the infrastructure indicating the necessity to propose a reduction that reflects both parties proportionate share of capital costs. Examples for negotiation purposes are provided after the levy options.

For COM's water levy, there are two options to consider based on benefit to existing population or assigning costs solely to future growth over twenty years. Note, a water supply levy was not previously charged by the COM.

Option 1:

This levy is based on shared cost by the existing population and projected 20 year population growth. This method results in uncollected levies of \$2,030,988.98 (2020 pop. of 11,129 x \$182.50/person) which should be considered when determining water rates. Summary as follows:

City of Martensville | Levy Report

July 2021

Total Projected Population in 20 years (Med Growth 2040)	20,342
Joint WW Project: COM Portion Water Supply Pipeline from Saskatoon	\$ 8,713,578.89
Less provincial & federal funding (37% for Water Portion)	<u>-\$ 5,001,170.81</u>
Adjusted Total to Levy: COM Projected Cost	\$ 3,712,408.08
Cost per person	\$ 182.50
Average population density per lot	3.0
Cost per lot	\$ 547.49
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 43.80
COS Levy Cost per lin.m.	\$ 169.95
Total WW Levy per lin.m.	\$ 213.75

Option 2:

This option assigns all cost to new development over the next 20 years. Summary as follows:

Total Projected Population in 20 years (Med Growth 2040)	20,342
2020 Population	11,129
Net Population growth	9,213
Joint WW Project: COM Portion Water Supply Pipeline from Saskatoon	\$ 8,713,578.89
Less provincial & federal funding (37% for Water Portion)	<u>-\$ 5,001,170.81</u>
Adjusted Total to Levy: COM Projected Cost	\$ 3,712,408.08
Cost per person	\$ 402.93
avg pop density per lot	3.0
Cost per lot	\$ 1,208.79
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 96.70
COS Levy Cost per lin.m.	\$ 169.95
Total WW Levy per lin.m.	\$ 266.65

3.2.1 Recommendation

Considering the water supply provides some benefit to the existing population, applying the same 30% proportionate benefit to the existing population (as described above for the arterial levy) results in a rate of \$222.35/lin.m. Summary as follows:

Total Projected Population in 20 years (Med Growth 2040)	20,342
2020 Population of 11,129 (30% benefit)	3,339
Net Population growth	17,004
Joint WW Project: COM Portion Water Supply Pipeline from Saskatoon	\$ 8,713,578.89
Less provincial & federal funding (37% for Water Portion)	<u>\$ 5,001,170.81</u>
Adjusted Total to Levy: COM Projected Cost	\$ 3,712,408.08
Cost per person	\$ 218.33
avg pop density per lot	3.0
Cost per lot	\$ 654.98
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 52.40
COS Levy Cost per lin.m.	\$ 169.95
Total WW Levy per lin.m.	\$ 222.35

Recommended Water Supply Levy = \$222.35/lin.m. frontage*

*This option assumes full payment of the COS levy, which should be negotiated with COS. Two suggestions for negotiating a suitable rate are as follows:

Example 1 – Proportionate Joint Water Infrastructure Share

Based on the original water supply route between COM and COS that was proposed along Tenth/Millar Avenue in C&W's 2015 Joint Water & Wastewater Report, Martensville is responsible for 65% of the total water supply pipeline cost between Martensville and the COS connection point (including pipeline and internal connections required within COM). Cost summary as follows based on the 2018 cost update:

COM Cost \$6,440,000
 COS Cost \$3,410,000
 Total Cost \$9,850,000 (Not including engineering or contingency)

Based on this proportionate cost share, a reduction of 65% could be requested. This reduces the COS levy to \$59.48 and the overall levy to \$111.88/lin.m. COM retains \$52.40/lin.m.

Example 2 – Match COS Water Levy

The COS water levy is \$169.95/lin.m. COM could match and collect this amount to coincide with the COS levy rate. *COM could retain the development cost related to Martensville's direct capital costs noted in Option 2 (\$96.70/lin.m.) and remit the remaining \$73.25/lin.m. to the COS to cover items such as the connection to existing COS infrastructure, upsizing, etc.*

These examples are provided for discussion purposes only. Additional clarification is required for how the COS Water Levy was developed, which may provide greater clarity for negotiations.

3.3 Water Pump House & Reservoir

The Water Pump House (WPH) and Reservoir levy is based on increasing Martensville's WPH No. 4 construction cost to present day value. This levy applies to new development only and is not applicable if a developer constructs their own WPH and Reservoir and will be clarified in the Development & Servicing Agreement. Summary as follows:

Water Pump House & Reservoir including building, pumps, mech, elec, reservoir for 6200 people & allowance for expansion	
2015 Construction Cost (no tax)	\$ 3,208,987.23
Construction cost projected to 2021(+5% per year for 7 years)	\$ 4,300,349.80
Engineering 10%	\$ 430,034.98
Contingency 10%	\$ 430,034.98
Total Cost to Levy	\$ 5,160,419.76
Design Population	6,200
Cost per person (Based on design population)	\$ 832.33
Average population density per lot	3.0
Cost per lot	\$ 2,496.98
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 199.76

The 2012 levy for Water Pump House and Reservoir's is \$211.20 per lin.m. A reduction is noticed from the 2012 calculations due to economy of scale. Ultimately, the larger population that the Martensville WPH No. 4 was designed for, in comparison to the previous construction examples used in 2012, results in costs shared over a larger serviced population. A second comparison should be calculated when the WPH for Trilogy Ranch is developed.

Recommended Water Pump House & Reservoir Levy = \$199.76/lin.m.

3.4 Wastewater Treatment

The costs for wastewater treatment are based on a new gravity pipeline to the City of Saskatoon with related control structure, temporary storage, and alterations at Martensville's existing lagoon site. Costs are based on the original route to Saskatoon along Tenth Avenue South/Millar Avenue, assuming Saskatoon will pay for the difference in cost for the revised route once determined with the Joint Water & Wastewater project. Costs have been reduced by the portion of provincial and federal funding allocated to Martensville for this project. Wastewater fees of \$75/year/connection were collected by COM on utility bills from 2014-2020 for a total of \$1,897,200. In addition to Martensville's Levy, the COS will also be charging their Wastewater Trunk levy of \$254.67/lin.m., according to rates approved in December of 2020 by COS Council. There are two options to consider:

Option 1:

The levy for Option 1 is based on the total projected population in 20 years and is reduced by the funding amount. The levy for this option is \$328.60/lin.m. resulting in uncollected levies of \$3,428,082.34 attributed to the 2020 population of 11,129 x \$308.03/person. Based on the wastewater fees collected from residents up to 2020, there is a deficit of \$1,530,882.34 remaining to be collected. Preliminary projections indicate this would take 5-6 years to collect additional fees to make up the difference, assuming the fee remains at \$75/connection. **Note: This will require further discussion as new connections will pay for both the levy and the connection fee on their utility bills, unless the fee is only charged to connections made up to commissioning of this project.** Summary as follows:

Total Projected Population in 20 years (Med Growth 2040)	20,342
Joint WW Project: COM Portion - Lagoon Upgrades, Lagoon Control Facility & Wastewater Pipeline to COS	\$ 14,707,546.97
Less provincial & federal funding (63% for WW)	\$ 8,441,417.19
Amount to Levy	\$ 6,266,129.78
Cost per person	\$ 308.03
avg pop density per lot	3.0
Cost per lot	\$ 924.09
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 73.93
COS Levy Cost per lin.m. (39% of \$653/lin.m COS Sewer Trunk Levy)	\$ 254.67
Total WW Levy per lin.m.	\$ 328.60

Option 2:

The levy for Option 2 is based on population growth over the next 20 years for approximately 9,213 people. Funding is subtracted from the total cost along with the wastewater utility fees collected to 2020 of \$1,897,200. This option assumes that the fees collected to date cover Martinsville's contribution and the remaining cost is assigned to growth. A disproportionate cost share results, with the existing population paying approximately \$170.50 per person based on the wastewater fees collected up to 2020 (as opposed to \$474.19 per person for new development). The disproportionate cost share is not necessarily out of line, as existing residents would have shared in the cost of the existing lagoon structure and drainline, etc. \$170.50 is 36% of \$474.19, which is very close to the population based proportionate share recommended above. Summary as follows:

Total Projected Population in 20 years (Med Growth 2040)	20,342
2020 Population	11,129
Net Population growth	9,213
Joint WW Project: COM Portion - Lagoon Upgrades, Lagoon Control Facility & Wastewater Pipeline to COS	\$ 14,707,546.97
Less provincial & federal funding (63% for WW)	\$ 8,441,417.19
Less WW Fee Collected on Utility bills 2014-2020(\$75/year)	\$ 1,897,200.00
Adjusted Total to Levy: COM Projected Cost	\$ 4,368,929.78
Cost per person	\$ 474.19
avg pop density per lot	3.0
Cost per lot	\$ 1,422.56
Average Lot Width (m)	12.5
COM Levy Cost per lin.m.	\$ 113.81
COS Levy Cost per lin.m. (39% of \$653/lin.m COS Sewer Trunk Levy)	\$ 254.67
Total WW Levy per lin.m.	\$ 368.48

The 2012 COM levy for Sewage Treatment is \$320.00 per lin.m.

Recommended Wastewater Levy = \$368.48/lin.m. frontage*

***Less negotiations with COS to reduce their portion of the levy:**

For example, based on the original wastewater trunk route along Tenth/Millar Avenue from C&W's 2015 Joint Water & Wastewater Report, Martinsville is responsible for 57% of the pipeline cost between the Martinsville Lagoon and the COS connection point, including lagoon modifications and control structure at the headworks. Cost summary as follows based on the 2018 budget update for pipeline only:

City of Martinsville | Levy Report

July 2021

COM Cost \$10,870,000

COS Cost \$8,170,000

Total Cost \$19,040,000 (Not including engineering or contingency)

Based on this proportionate share, a minimum reduction of 57% could be requested. This reduces the COS levy to \$109.51/lin.m. for a revised combined levy of \$223.31.

3.5 Sewage Pumping Stations & Force Mains

This levy is based on the average costs of two Sewage Pumping Station (SPS) and Force Main comparisons with the addition of grinders per our report dated October 2020 – Sewage Pumping Station Grinder Retrofits. Grinders are recommended to reduce sewage to finely ground waste, helping to avoid issues with aeration equipment at the lagoon and occasional plugging of pumps. Comparisons are as follows:

- Comparison 1 - SPS No. 4 constructed in Martensville in 2014 to service 192 ha (approximately 3 quarter sections) of development east of Tenth Avenue with 3,260 metres of 400 & 250mm force mains to the lagoon.
- Comparison 2 – SPS No. 5 proposed for Trilogy Ranch (Martensville West Lands) to service 214 ha and 11,126 people with approximately 5,175 m of 250mm and 450mm force mains to the lagoon.

Summaries as follows:

Comparison 1 – SPS No. 4 and Force Mains

Sewage Pumping Station	
Construction cost for 2014 (tendered amount)	\$ 3,031,200.00
Construction cost projected to 2021(+5% per year for 7 years)	\$ 4,265,202.80
Grinder	\$ 400,000.00
Subtotal	\$ 4,665,202.80
Engineering 10%	\$ 466,520.28
Contingency 10%	\$ 466,520.28
Total cost	\$ 5,598,243.36
By Population Serviced	
Design Population	9,615
Cost per person	\$ 582.24
Average population density per lot	3.0
Cost per lot	\$ 1,746.72
Average Lot Width (m)	12.5
COM SPS Levy Cost per lin.m.	\$ 139.74
Force Main	
Tendered for 2014 - 400mm & 250mm force mains @ 3,260 metres to lagoon	\$ 2,237,000.00
Construction cost projected to 2021 (+15%)	\$ 2,572,550.00
Engineering estimated @ 15%	\$ 385,882.50
Contingency 10%	\$ 257,255.00
Total cost	\$ 3,215,687.50
Option A - By Population Serviced	
Design Population	9,615
Cost per person	\$ 334.44
Average population density per lot	3.0
Cost per lot	\$ 1,003.33
Average Lot Width (m)	12.5
COM FM Levy Cost per lin.m.	\$ 80.27
Total SPS & FM Levy (per lot)	\$ 2,750.06
Total SPS & FM Levy (per lin.m.)	\$ 220.00

Comparison 2 – SPS No. 5 and Force Mains

Sewage Pumping Station	
Estimated Construction Cost ***TBD	\$ 4,300,000.00
Grinder	\$ 400,000.00
Subtotal	\$ 4,700,000.00
Engineering 10%	\$ 470,000.00
Contingency 10%	\$ 470,000.00
Total cost	\$ 5,640,000.00
By Population Serviced	
Design Population	214.42
Cost per person	\$ 506.92
Average population density per lot	3.0
Cost per lot	\$ 1,520.76
Average Lot Width (m)	12.5
COM SPS Levy Cost per lin.m.	\$ 121.66
Force Main	
From Trilogy Ranch SPS to Lagoon ~5,175m of 250mm & 450mm	
Estimated Construction Cost ***TBD	\$ 3,800,000.00
Engineering estimated @ 15%	\$ 570,000.00
Contingency 10%	\$ 380,000.00
Total cost	\$ 4,750,000.00
By Population Serviced	
Design Population	11,126
Cost per person	\$ 426.93
Average population density per lot	3.0
Cost per lot	\$ 1,280.78
Average Lot Width (m)	12.5
COM FM Levy Cost per lin.m.	\$ 102.46
Total SPS & FM Levy (per lot)	
\$ 2,801.55	
Total SPS & FM Levy (per lin.m.)	
\$ 224.12	

July 2021

The average levy for the two comparisons based on population serviced by each system is \$222.06/lin.m. ***Note: The force main and SPS costs for Trilogy Ranch require further confirmation with contractors to refine the opinion of probable costs but are included for draft purposes.*** This levy will only apply if a developer is not required to construct their own SPS and force main or if they will be connecting to a previously constructed SPS and FM. This will be determined at the Development & Servicing Agreement stage. The 2012 SPS & FM levy is \$193.13/lin.m.

Recommended SPS & FM Levy = \$222.06/lin.m. frontage

3.6 Community Parks

Community Parks include parks that are designed to service the entire community. They differ from local neighbourhood parks that are the responsibility of developers. Developers are required to construct local neighbourhood parks according to the COM's Parks and Recreation Standards and is administered through a Development and Servicing Agreement. The following options are based on opinions of probable costs for Community Parks in MR64 (east of Lake Vista) and the Kinsmen Park Master Plan completed by Crosby Hanna & Associates in 2020. The itemized costs are proposed for a 20 year outlook including site preparation, pathways, parking, playgrounds, a spray park, site furnishings, lighting, landscaping, a pedestrian bridge, a lookout, additional ball diamonds/athletic fields, and a campground.

Option 1:

This option assumes Community Park costs provide equal benefit to existing residents and the projected growth in 20 years resulting in a cost of \$148.31/lin.m. of frontage. This option results in uncollected levies of \$6,877,413.55 (11,129 x \$617.97/person) from the existing population. Summary as follows:

Total Projected Population in 20 years (2040)	20,342
Total Estimated Community Parks Cost	\$ 12,571,100.00
Less City of Martensville Contributions	\$ -
Less Provincial and/or Federal Funding	\$ -
Total Adjusted Cost to Levy	\$ 12,571,100.00
Cost per person	\$ 617.97
avg pop density per lot	3.0
per lot	\$ 1,853.92
Average Lot Width (lin.m.)	12.5
Levy per lin.m.	\$ 148.31

Option 2:

This option applies the levy cost solely to the 20 year population growth, increasing the levy to \$327.46/lin.m of frontage. Summary as follows:

City of Martensville | Levy Report

July 2021

Total Projected Population in 20 years (2040)	20,342
2020 Population	11,129
Net Population to Levy to	9,213
Total Estimated Parks Cost	\$ 12,571,100.00
Less City of Martensville Contributions	\$ -
Less Provincial and/or Federal Funding	\$ -
Total Adjusted Cost to Levy	\$ 12,571,100.00
per person	\$ 1,364.42
avg pop density per lot	3.0
per lot	\$ 4,093.27
Average Lot Width (lin.m.)	12.5
Levy per lin.m.	\$ 327.46

Community Parks were not included in the 2012 levy structure; however, a levy of \$125.96/lin.m. was included for residential (local) park development with walkways and lighting. Local parks are now the responsibility of the developer. As Community Parks benefit all residents the cost for improvements and upgrades should be shared equally according to Option 1. A combination of general revenue, fundraising or applicable provincial/federal funding may be used to cover the uncollected levies for the existing population.

Recommended Community Parks Levy = \$148.31/lin.m. frontage

3.7 Recreation Facility

The recreation levy is based on the construction of an arena and field house in 2021 with a second arena proposed in approximately 10 years. Projected costs as follows:

- Arena 1 & Field House = \$30,000,000
- Arena 2 = \$12,000,000
- Estimated fundraising contributions = \$3,000,000
- Estimated provincial and/or federal contributions = \$18,000,000

Multiple options were considered for this levy including consideration of facility lifespan; however, this became difficult to levy with staged construction times. For simplicity and to coincide with the requested 20 year outlook, the levy calculations outlined below are charged over the 20 year duration.

Option 1:

This option is based on the total construction costs less local fundraising and provincial/federal funding. The levy is shared equally by the existing and projected population in 20 years (2040). The resulting levy is \$247.76, resulting in uncollected levies from the existing population of \$11,488,706.99, which will be Martensville's contribution on behalf of existing residents. Summary as follows:

Total Projected Population in 20 years	20,342
Total Estimated Rec Facility Cost	\$ 42,000,000.00
Less Fundraising Contributions	\$ 3,000,000.00
Less City of Martensville Contributions	\$ -
Less Provincial and/or Federal Funding	\$ 18,000,000.00
Total Adjusted Cost to Levy	\$ 21,000,000.00
Cost per person	\$ 1,032.32
Average Population density per lot	3.0
Cost per lot	\$ 3,096.96
Average Lot Width (lin.m.)	12.5
Levy per lin.m.	\$ 247.76

City of Martensville | Levy Report

July 2021

Option 2:

This option is based on the total construction costs less fundraising, provincial/federal funding and a \$10,000,000 contribution from the City of Martensville. The levy is assessed on new population growth up to 2040 and results in a levy of \$286.54/lin.m. The summary calculations are shown below:

Total Projected Population in 20 years	20,342
2020 Population	11,129
Net Population to Levy to	9,213
Total Estimated Rec Facility Cost	\$ 42,000,000.00
Less Fundraising Contributions	\$ 3,000,000.00
Less City of Martensville Contributions	\$ 10,000,000.00
Less Provincial and/or Federal Funding	\$ 18,000,000.00
Total Adjusted Cost to Levy	\$ 11,000,000.00
Cost per person	\$ 1,193.90
Average Population density per lot	3.0
Cost per lot	\$ 3,581.70
Average Lot Width (lin.m.)	12.5
Levy per lin.m.	\$ 286.54

The 2012 levy is \$200.00/lin.m. for recreation facilities. As Recreation Facilities benefit all residents, the cost for these facilities should be shared equally. The recommended Community Parks Levy is Option 1 for \$247.76/lin.m.

3.8 Multi-Family, Commercial, Industrial & Infill Levies

Once feedback on levies is provided, we can assist with development of levies for Multi-Family, Commercial, Industrial, and Infill development for Council review. Multi-Family levies are currently based on the lineal metre levy converted to an area rate using an equivalent frontage of 4 units per acre. The Commercial/Industrial levies are calculated at one half the Multi-family levies. As offsite development levies have a direct impact on lot prices, Council made the decision to use this approach in the past, in conjunction with other strategies such as tax exemptions, to attract commercial and industrial businesses.

Current Levies:

- Multi-Family: \$79,036.00 per acre
- Commercial/Industrial: \$39,518.00 per acre
- Infill development is charged at same rate as new development: \$1,317.27 per lin.m.

Should Council want to maximize the existing infrastructure through densification in core areas, infill development levies could be adjusted with review of servicing impact.

3.9 Development Specific Levies

Development specific levies provide Council the ability to charge a levy that may not apply to all new development. These levies will require additional study to determine the costs and allocation of a levy to assess benefit. Examples of development specific levies that will need to be addressed in the future are as follows:

3.9.1 *Pedestrian Overpass*

Trilogy Ranch will require pedestrian access to connect the development with the existing City. This may include a separate overpass, or a temporary pedestrian walkway on the existing overpass, or a future expansion of the existing overpass to accommodate pedestrian traffic. We recommend a cost benefit be assessed by a transportation study to project usage for determining this levy once an option is selected.

3.9.2 *Northern Growth Area Servicing & Storm Water Management*

Options provided in past reports to be revised when options are selected or development proceeds.

City of Martensville | Levy Report

July 2021

4.0 Summary

The following table provides a summary of the existing 2012 levies, the options and recommendations described in this report, COS 2020 levy rates, and comparative levy rate increases/decreases.

City of Martensville				City of Saskatoon		Levy Comparison			
Levy Description	2012 COM Levies	2021 COM Levies		COS Levy Description	2020 Levies	2021 Recommended Levies	Difference from COM 2012 Levies	2021 Recommended Levies	Difference from COM 2012 Levies
		Existing City Benefits Equally	Growth Pays for Growth					Assuming negotiated COS Levy Reduction for Water & Wastewater	
Arterial Roads	\$ 266.98	\$ 254.33	\$ 360.90	Arterial Roads	\$ 624.25	\$ 279.05	\$ 12.07	\$ 279.05	\$ 12.07
Water Supply	\$ -	\$ 213.75	\$ 266.65	Primary Water Main	\$ 169.95	\$ 222.35	\$ 222.35	\$ 111.88	\$ 111.88
WPH & Reservoir	\$ 211.20	\$ 199.76	\$ 199.76	n/a	\$ -	\$ 199.76	-\$ 11.44	\$ 199.76	-\$ 11.44
Wastewater Treatment	\$ 320.00	\$ 328.60	\$ 368.48	Trunk Sewer Levy	\$ 254.67	\$ 368.48	\$ 48.48	\$ 223.31	-\$ 96.69
SPS & FM	\$ 193.13	\$ 222.06	\$ 222.06	Lift Station	\$ 100.35	\$ 222.06	\$ 28.93	\$ 222.06	\$ 28.93
Local Parks	\$ 125.96	\$ -	\$ -	n/a	\$ -	\$ -	-\$ 125.96	\$ -	-\$ 125.96
Community Parks	\$ -	\$ 148.31	\$ 327.46	n/a see below	\$ -	\$ 148.31	\$ 148.31	\$ 148.31	\$ 148.31
Recreation Facility	\$ 200.00	\$ 247.76	\$ 286.54	Parks & Recreation	\$ 426.55	\$ 247.76	\$ 47.76	\$ 247.76	\$ 47.76
	\$ -	\$ -	\$ -	Interchanges	\$ 101.00	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	Buffers	\$ 39.70	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	Signing & Signals	\$ 17.95	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	Fencing	\$ 11.75	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	Planning	\$ 17.20	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	Municipal Admin	\$ 12.50	\$ -	\$ -	\$ -	\$ -
Total Levy (per lin.m. frontage)	\$ 1,317.27	\$ 1,614.57	\$ 2,031.85		\$ 1,775.87	\$ 1,687.76	\$ 370.49	\$ 1,432.13	\$ 114.86

As shown, the total recommended levy increase is \$370.49 per lin.m. or approximately \$114.86 per lin.m. if the COS levies for the Water and Wastewater connections can be negotiated. The above recommendations are a hybrid of 'growth pays for growth' and shared benefit (equal or proportionate) to existing residents. The 'growth pays for growth' option is based on total cost recovery whereas the shared benefit method assumes COM will contribute with general revenue, previously collected fees, fundraising, and/or provincial and federal funding.

Noteworthy Changes:

- Water Supply is a new levy, not previously charged.
- Water Supply & Wastewater Treatment levy requires negotiation with COS. Costs should be reviewed as design proceeds with the revised route west of Highway 12 and when a cost sharing agreement is in place with COS.
- WPH & Reservoir levy decreased slightly as the costs were shared over a larger serviced population than previously estimated.
- Costs for Trilogy Ranch's proposed
- WPH & Reservoir and SPS & FM should be considered when complete.

- Local Parks are the responsibility of developers. This levy was replaced with a new Community Parks levy for a net increase of \$22.35/lin.m.

5.0 Conclusion

The levies shown above are provided for consideration and review. A final report will be provided when comments are received, and recommended options are chosen. Levies relating to the Joint Water and Wastewater project should be adjusted as the project proceeds to design phase and once cost sharing is agreed upon with the COS. Please note, site specific storm water management is not included as is assumed to be the responsibility of each individual developer.

Respectfully submitted,

Catterall & Wright

Per:

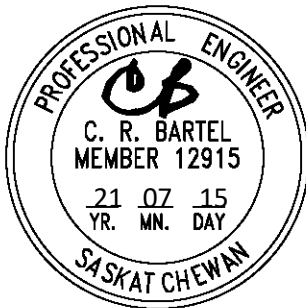


Carleen Bartel, P. Eng.

Reviewed:



Devin Clarke, RPP, MCIP



Association of Professional Engineers & Geoscientists of Saskatchewan		
CERTIFICATE OF AUTHORIZATION CATTERALL & WRIGHT		
Number C848		
Permission to Consult held by:		
Discipline	Sk. Reg. No.	Signature
CIVIL	12915	<i>Carleen Bartel</i>

July 2021

Appendix A: “Population Projections”

Population Projections

3 YEARS

LOW GROWTH
(BASED ON AVG OF
2018-2020)
2.7%

5 YEARS

MEDIUM GROWTH
(BASED ON AVG OF
2016-2020)
3.1%

9 YEARS

HIGH GROWTH
(BASED ON AVG OF
2011-2020)
4.4%

YEAR	LOW GROWTH (300 PERSONS PER YEAR)	LOW GROWTH RATE PERSONS	LOW GROWTH % CHANGE	MEDIUM GROWTH (450 PERSONS PER YEAR)	MEDIUM GROWTH % CHANGE	HIGH GROWTH (600 PERSONS PER YEAR)	HIGH GROWTH % CHANGE
1976	1,000						
2009							
2010	5,786	Actual	Actual	5,786	Actual	5,786	Actual
2011	7,589	1,803	31.2%	7,589	31.2%	7,589	31.2%
2012	8,230	641	8.4%	8,230	8.4%	8,230	8.4%
2013	8,805	575	7.0%	8,805	7.0%	8,805	7.0%
2014	9,044	239	2.7%	9,044	2.7%	9,044	2.7%
2015	9,574	530	5.9%	9,574	5.9%	9,574	5.9%
2016	9,948	374	3.9%	9,948	3.9%	9,948	3.9%
2017	10,271	323	3.2%	10,271	3.2%	10,271	3.2%
2018	10,383	112	1.1%	10,383	1.1%	10,383	1.1%
2019	10,822	439	4.2%	10,822	4.2%	10,822	4.2%
2020	11,129	307	2.8%	11,129	2.8%	11,129	2.8%
		Projected	Projected		Projected		Projected
2021	11,432	303	2.7%	11,470	3.1%	11,615	4.4%
2022	11,742	311	2.7%	11,821	3.1%	12,123	4.4%
2023	12,062	319	2.7%	12,183	3.1%	12,652	4.4%
2024	12,389	328	2.7%	12,556	3.1%	13,205	4.4%
2025	12,726	337	2.7%	12,940	3.1%	13,782	4.4%
2026	13,072	346	2.7%	13,336	3.1%	14,384	4.4%
2027	13,427	355	2.7%	13,745	3.1%	15,012	4.4%
2028	13,793	365	2.7%	14,166	3.1%	15,668	4.4%
2029	14,167	375	2.7%	14,599	3.1%	16,352	4.4%
2030	14,553	385	2.7%	15,046	3.1%	17,067	4.4%
2031	14,948	396	2.7%	15,507	3.1%	17,812	4.4%
2032	15,355	406	2.7%	15,982	3.1%	18,590	4.4%
2033	15,772	417	2.7%	16,471	3.1%	19,402	4.4%
2034	16,201	429	2.7%	16,975	3.1%	20,250	4.4%
2035	16,641	440	2.7%	17,495	3.1%	21,135	4.4%
2036	17,093	452	2.7%	18,031	3.1%	22,058	4.4%
2037	17,558	465	2.7%	18,583	3.1%	23,022	4.4%
2038	18,035	477	2.7%	19,152	3.1%	24,027	4.4%
2039	18,526	490	2.7%	19,738	3.1%	25,077	4.4%
2040	19,029	504	2.7%	20,342	3.1%	26,172	4.4%
2041	19,547	517	2.7%	20,965	3.1%	27,316	4.4%
2042	20,078	531	2.7%	21,607	3.1%	28,509	4.4%
2043	20,624	546	2.7%	22,269	3.1%	29,754	4.4%
2044	21,185	561	2.7%	22,951	3.1%	31,054	4.4%
2045	21,760	576	2.7%	23,653	3.1%	32,411	4.4%
2046	22,352	592	2.7%	24,377	3.1%	33,827	4.4%
2047	22,960	608	2.7%	25,124	3.1%	35,304	4.4%
2048	23,584	624	2.7%	25,893	3.1%	36,847	4.4%
2049	24,225	641	2.7%	26,686	3.1%	38,456	4.4%
2050	24,883	659	2.7%	27,503	3.1%	40,136	4.4%
2051	25,560	676	2.7%	28,345	3.1%	41,890	4.4%
2052	26,255	695	2.7%	29,213	3.1%	43,720	4.4%
2053	26,968	714	2.7%	30,107	3.1%	45,629	4.4%
2054	27,701	733	2.7%	31,029	3.1%	47,623	4.4%
2055	28,455	753	2.7%	31,979	3.1%	49,703	4.4%
2056	29,228	774	2.7%	32,958	3.1%	51,874	4.4%
2057	30,023	795	2.7%	33,967	3.1%	54,140	4.4%
2058	30,839	816	2.7%	35,007	3.1%	56,506	4.4%
2059	31,677	838	2.7%	36,079	3.1%	58,974	4.4%
2060	32,538	861	2.7%	37,184	3.1%	61,550	4.4%
2061	33,423	885	2.7%	38,322	3.1%	64,239	4.4%
2062	34,331	909	2.7%	39,495	3.1%	67,045	4.4%



September 5, 2025

City of Martensville
P.O. Box 970
37 Centennial Drive South
Martensville SK S0K 2T0

via email: tgarost@martensville.ca

Attention: Tanya Garost, City Manager

RE: DEVELOPMENT CHARGE UPDATE — CITY OF MARTENSVILLE, SK

We provide the following update to our original Levy Report submitted in October 2021 in support of development charges to be used in the City of Martensville. Development Charges are intended for cost recovery purposes for off-site infrastructure required for development and densification. The following development charge updates are included:

- Arterial Roads
- Water Supply & Wastewater Treatment
- Water Pumphouses & Reservoirs
- Community Parks & Recreation
- Planning & Administration
- Sewage Pumping Stations & Force Mains
- Development Specific Levies

ASSUMPTIONS

Amendments to the background data and assumptions provided in the 2021 report:

- Levies are based on 20 years of growth, updated to 2025-2045.
- Opinions of probable cost are increased to 2025 cost projections.
- Population growth rate adjusted to coincide with updates to the Future Growth Plan provided by C&W in 2023 (medium growth rate updated from 3.1% to 3.25%).
 - 2024 Population used for existing: 11,760
 - 2045 Projected Population at 3.25% growth rate: 23,020
- The population data used for this report includes Provincial Covered Health data. Compared to the 2021 Census data, the population in 2021 was approximately 671 persons higher due to the

surrounding rural population with Martensville mailing addresses. With recent growth trending down, population growth rates could be further reviewed and adjusted.

YEAR	MEDIUM GROWTH RATE		
	POPULATION (Provincial Covered Health Data)	PERSONS PER YEAR	GROWTH % CHANGE
2009	Actual		
2010	5,786		
2011	7,589	1,803	31.2%
2012	8,230	641	8.4%
2013	8,805	575	7.0%
2014	9,044	239	2.7%
2015	9,574	530	5.9%
2016	9,948	374	3.9%
2017	10,271	323	3.2%
2018	10,383	112	1.1%
2019	10,822	439	4.2%
2020	11,129	307	2.8%
2021	11,171	42	0.4%
2022	11,471	300	2.7%
2023	11,706	235	2.0%
2024	11,760	54	0.5%
	Projected		
2025	12,142	382	3.25%
2030	14,248	448	3.25%
2035	16,719	526	3.25%
2040	19,618	618	3.25%
2045	23,020	725	3.25%

- Development charges to be calculated on an area (per hectare) basis. This is a shift from previous studies. Data from existing and proposed developments (Lake Vista & Lake Vista 2) was assessed to determine average densities for single and multi-family development. The averages are as follows and were calculated on a net (saleable land) area basis to match how the charges will be assessed:
 - Single Family 57 p/ha (3.1ppl/unit)
 - Multi-Family (med-high density units) 103 p/ha (2.3 ppl/unit)
- The equivalent populations for commercial and industrial land uses were adjusted to 35% of the design standards to account for most of Martensville's commercial and industrial usage not reaching the equivalent design projections. Calculations as follows:
 - Commercial Development: 160 p/ha x 35% = 56 p/ha (net)
 - Industrial Development: 130 p/ha x 35% = 46 p/ha (net)

- Note, using 35% is a projection and could be refined with further study of local commercial and industrial development. For comparison, dry industrial land uses have an equivalent population of 16 p/ha. If significant wet industrial or heavy commercial water/wastewater usage is proposed, the development charge could be reviewed and scaled based on the increased usage.
- For comparison to the existing 2012 Single Family lineal metre frontage rates, the average lot width decreased from 12.5 lin.m. to 10 lin.m. due to recent trends in decreased lot widths to maximize density. Estimated value provided by COM Director of Infrastructure & Planning.

CAPITAL COST PROJECTIONS

The following table summarizes the \$125.3M in capital costs to support the projected growth with off-site infrastructure over the next twenty years. Allocation of benefit was assessed with a combination of shared benefit to the existing population to produce a fair approach for each development charge. \$89.6M is to be collected through development charges, while \$35.7M of the total costs will be borne by the City of Martensville, considering the shared benefit of arterial roads, the improvements to water and wastewater infrastructure, and community parks/recreation facility expansions.

Development Charge Capital Cost Summary

Development Charge Description	2025-2045 Projected Capital Cost	Off-Site Cost to Martensville Considering Benefit to Existing Population (14% overall)*	Existing City Contribution (%)	Recoverable Development Charge
Arterial Roads	\$ 19,220,000	\$ 8,240,000	43%	\$ 10,980,000
Water Supply & Wastewater System	\$ 59,640,000	\$ 18,530,000	31%	\$ 41,110,000
Water Pumphouses & Reservoirs	\$ 14,720,000	\$ -	0%	\$ 14,720,000
Community Parks & Recreation	\$ 29,730,000	\$ 8,920,000	30%	\$ 20,810,000
Planning & Administration	\$ 2,000,000	\$ -	0%	\$ 2,000,000
Total (to nearest \$10,000)	\$ 125,310,000	\$ 35,690,000	28%	\$ 89,620,000

SUMMARY OF DEVELOPMENT CHARGES

The following table outlines the proposed development charges calculated on an area basis, with consideration of shared benefit to existing City residents as noted above:

2025 Proposed Development Charges

Development Charge Item	Single Family Residential - 57p/ha (\$/ha)	Multi-Family Residential - 103p/ha (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 64,980	\$ 117,420	\$ 63,840	\$ 51,870
Water Supply & Wastewater System	\$ 80,139	\$ 144,813	\$ 78,733	\$ 63,971
Water Pumphouse & Reservoirs	\$ 70,626	\$ 127,623	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 70,073	\$ 126,623	\$ 68,843	\$ 55,935
Planning & Administration	\$ 6,735	\$ 12,169	\$ 6,616	\$ 5,376
Total Development Charge (per ha)	\$ 292,553	\$ 528,648	\$ 287,420	\$ 233,529

Compared to the 2012 single-family residential charge of \$1,124/per lin.m. of frontage, the proposed development charge is equivalent to \$1,488/lin.m, a 32% increase. Note that this comparison does not include the costs for Sewage Pumping Stations or Force Mains, as these are typically each developer's responsibility. For reference purposes, the 2012 development charges for multi-family are \$166,669/ha and \$83,334/ha for Commercial and Industrial (discounted by 50% of the cost of multi-family by the previous administration). These charges were originally calculated by converting the lineal metre frontage to an area rate using an equivalent multi-family frontage of four units per acre (4 units x 15 lin.m. frontage lots = 60m frontage per acre). The proposed multi-family rate is a significant change due to the increased density projected to meet P4G targets. The commercial and industrial rates shown above are also significantly higher than the 2012 charges. Consideration of a further discount or a staggered increase could be considered, depending on Council and Administration's desire to attract this type of development.

The proposed rates for all charges account for the densities and actual off-site costs associated with new growth. Council and Administration may consider reductions or phased approaches when setting the charges.

DEVELOPMENT CHARGE DEFINITIONS

For clarity, the following terminology is helpful when discussing development charges:

1. **DEVELOPMENT CHARGES** – A broad term to describe the rates used for both Service Agreement Fees and Development Levies.
2. **SERVICE AGREEMENT FEES** – Development charges found within a Development & Servicing Agreement associated with the approval of land subdivision.
3. **DEVELOPMENT LEVY** – Development charges levied when there is no subdivision of land, but the land is being intensified through infill or redevelopment.
4. **OFF-SITE INFRASTRUCTURE** – Municipal infrastructure consisting of arterial roadways, water supply, sewage treatment systems, drainage, parks, and recreation, which service to facility growth and development within a municipality but are not direction associated with any one development.
5. **DIRECT SERVICES**—Infrastructure associated directly with a particular development and typically located on-site, such as sidewalks, curbs, gutters, local and collector roads, lanes, sewer and water pipelines, etc.

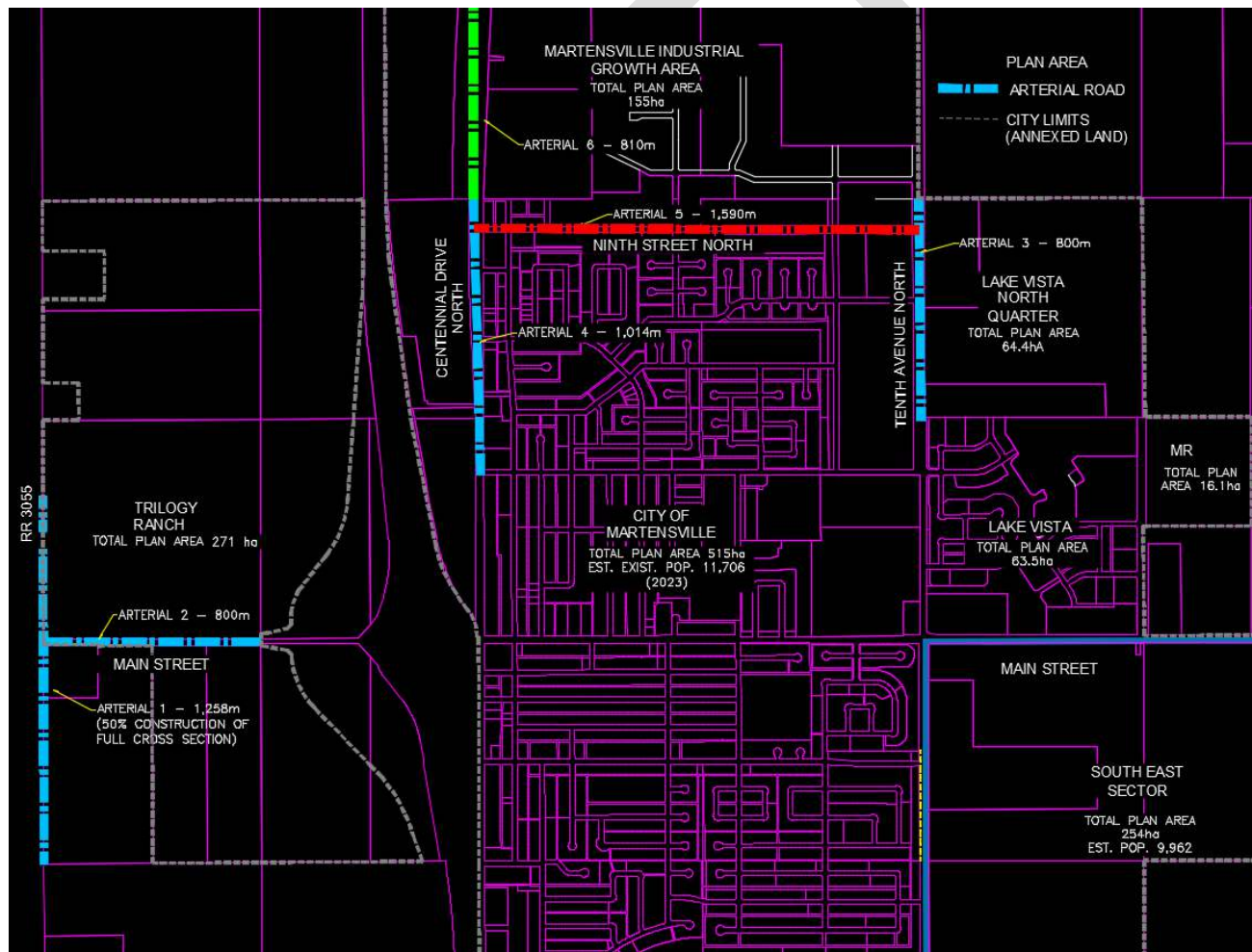
CALCULATIONS & METHODOLOGY

The following sections outline the capital costs, shared benefit, population data, and methodology used to calculate each development charge.

ARTERIAL ROADS

The following arterial roads are included for construction within the next 20 years, as listed and shown on the site plan below:

1. RR 3055 (West of Trilogy Ranch)
2. Main Street Extension (West of Hwy 12 Overpass through Trilogy Ranch)
3. Tenth Avenue North (West of Lake Vista 2)
4. Centennial Drive North (Between Third Street North and 9th Street North/Rutten Court)
5. Ninth Street North (Between Centennial Drive North and Tenth Avenue North)
6. Centennial Drive North (North of 9th Street North through the future MIGA land)



The Opinion of Probable Costs was updated to 2025 projected pricing for the following arterial road structure:

- 32-metre right of way (requires right of way widening in some areas)
- Road Structure: Geotextile, 300mm Subbase, 200mm Granular Base, prime coat, 100mm Asphalt, and fog coat (subject to change with site specific geotechnical reporting and structural recommendations)
- Double lane traffic in each direction with left and right turning lanes where required
- Vertical curb and gutter
- Center median (where required) with splash apron, vertical curb and planting area complete with planting soil mix, plants, irrigation, and conduit
- Minor storm sewer system
- Topsoil and seed for remaining landscaped areas within right of way
- Separate pathways (asphalt on one side, concrete on the other)
- Street lighting
- Traffic signals or traffic circle

Note that the proposed arterial structure includes a 32m right-of-way, inconsistent with the current development standard of 30m. A 30m right-of-way will have less green space between the curb and walk/property lines.



Figure 1 - Arterial Road with Turning Lanes (32m ROW)



Figure 2 - Arterial Road with full median (32m ROW)

Notable additions to the list of arterials include future upgrades to Centennial Drive North (to move towards an urban cross-section similar to the majority of Centennial Drive) and the addition of arterials within the Martensville Growth Area (MIGA), along with paving of the rural cross-section of Ninth Street North.

As shown in the following summary, costs for the proposed arterial roads are projected based on a 2025 rate of \$6,792/lin.m. for all arterials except the Ninth Street North Industrial Road and Centennial Drive North, which are based on individual cost estimates. These arterial estimates include paving, concrete, and drainage improvements for their existing rural cross-sections, which have challenges with using the standard arterial cross-section due to right-of-way and grading restrictions. It is assumed that only 50% buildout will be included with the RR 3055 arterial, west of Trilogy Ranch over the next twenty years. For all costs shown, the City of Martensville indicated a 30% reduction to account for benefit to the existing population, a corresponding cost of \$8.2M to be incurred by the City.

Arterials	Area/Street Name	Length (m)	Opinion of Probable Cost (\$)	Reduction for Benefit to Existing Population (%)	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
1	RR 3055 - West of Trilogy Ranch (50% Buildout)	1,258	\$ 4,277,500	30%	\$ 1,283,250	\$ 2,994,250
2	Main Street - Trilogy Ranch (Full Buildout)	800	\$ 5,440,000	30%	\$ 1,632,000	\$ 3,808,000
3	Tenth Ave North (West of LV2)	800	\$ 5,440,000	30%	\$ 1,632,000	\$ 3,808,000
4	Centennial Drive North (Third St N to 9th St N/Rutten Court) 1,014m - Widening	1,014	\$ 3,308,300	30%	\$ 992,490	\$ 2,315,810
5	Ninth Street North (Industrial) - Full reconstruction & paved rural cross section	1,590	\$ 3,479,000	30%	\$ 1,043,700	\$ 2,435,300
6	Centennial Drive North (MIGA)	810	\$ 5,508,000	30%	\$ 1,652,400	\$ 3,855,600
Total (rounded to nearest \$10,000)			\$ 27,460,000		\$ 8,240,000	\$ 19,220,000

Based on the adjusted costs, development charges are proposed as follows on an area basis:

Arterial Roads		
Area Method		
Total Cost of Arterials		\$ 19,220,000
Existing Population (2024)		11,760
Projected Residential Population ~ 2045		23,020
Projected Equivalent Industrial & Commercial Population		5,668
Net 20 yr Population Growth		16,928
Cost per person		\$ 1,140
Average Single Family Residential Density (p/ha)		57
Development Charge Cost/ha		\$ 64,980
Average Multi- Family Residential Density (p/ha)		103
Development Charge Cost/ha		\$ 117,420
Commercial Equivalent Population Density (p/ha)		56
Development Charge Cost/ha		\$ 63,840
Industrial Equivalent Population Density (p/ha)		46
Development Charge Cost/ha		\$ 51,870

WATER & WASTEWATER

As the Joint Water & Wastewater project with the City of Saskatoon progresses, preliminary budget costs are shown for the route between the COM lagoon and the proposed connection point 1.6km west of the COS Wastewater Drying facility (North 40). [See attached reference map in Appendix A.](#) The proposed costs include a Sewage Pumping Station to be constructed by the COM at the connection point. All capital costs for this project should be updated as the project proceeds to the design phase. In the interim, a considerable contingency is included.

A placeholder cost for Martensville's share in the infrastructure portion between the North 40 and the COS is included at \$5.2M (25% of \$11.8M for Water Supply and \$9M for Wastewater - From COS) and should be updated when confirmed with the COS. SaskWater has indicated fees for discontinuing their service; these fees are not included but can be added when confirmed. COM collects fees on utility bills for wastewater; once updated, these can also be applied to COM's contribution, thereby reducing the proposed development charge. The Building Canada Fund allocation of approximately \$13.4M to be received by the COM from provincial and federal funding is shown as Martensville's contribution to the project costs.

Several internal water supply connections are required to support the new water supply from the COS. Connections to WPH1, WPH2, WPH4, and a future station at Trilogy Ranch will be required over the next five years. Please note the cost estimates for these mains are conceptual and need to be revisited as the design progresses. This development charge is based on shared 50% benefit for the Main Street Connection and reduction of costs associated with the connections to the existing WPH1 and WPH2 which service the existing City.

Development charge calculations are as follows:

Water Supply & Wastewater System		
Area Method		
Total Cost of W&WW	\$	59,640,000
Reduction for Federal & Provincial Funding (Equivalent to Existing City's Contribution)	-\$	13,450,000
Reduction for Water Supply Connections to WPH1 & WPH2	-\$	4,060,000
Reduction for Water Supply Connection to Main Street (50% cost share)	-\$	1,020,000
Adjusted Cost	\$	41,110,000
Existing Population (2024)		11,760
Design Residential Population		29,000
Projected Equivalent Industrial & Commercial Population (***needs review)		12,000
Total Benefitting Population Growth		29,240
Cost per person	\$	1,406
Average Single Family Residential Density (p/ha)		57
Development Charge Cost/ha	\$	80,139
Average Multi- Family Residential Density (p/ha)		103
Development Charge Cost/ha	\$	144,813
Commercial Equivalent Population Density (p/ha)		56
Development Charge Cost/ha	\$	78,733
Industrial Equivalent Population Density (p/ha)		46
Development Charge Cost/ha	\$	63,971

WATER PUMP HOUSE & RESERVOIR

The costs for a Water Pump House (WPH) and Reservoir will be left to the developer if they are building the facility for their sole development. In the event a Water Pump House and Reservoir are shared between multiple developments and constructed by the City of Martinsville, (ie: WPH4) the following approach can be taken:

Water Pump House & Reservoirs	
Area Method	
2015 WPH4 increased to 2025 Equivalent Cost incl Eng & Cont (Building, Pumps, reservoirs for 2 quarter sections 6200 people)	\$ 7,220,000
Expansion of Reservoirs for additional 4600	\$ 7,500,000
Total Projected Cost	\$ 14,720,000
Design Population (6,200+4,600 = 10,800)	10,800
Equivalent Population Designed for Commercial & Industrial	1,080
Total Equivalent Design Population	11,880
Cost per person	\$ 1,239
Average Single Family Residential Density (p/ha)	57
Development Charge Cost/ha	\$ 70,626
Average Multi- Family Residential Density (p/ha)	\$ 103
Development Charge Cost/ha	\$ 127,623
Commercial Equivalent Population Density (p/ha)	\$ 56
Development Charge Cost/ha	\$ 69,387
Industrial Equivalent Population Density (p/ha)	\$ 46
Development Charge Cost/ha	\$ 56,377

COMMUNITY PARKS & RECREATION

The costs for the construction items listed in the Kinsmen Park Master Plan (2019) were increased by approximately 4% annually, based on the Bank of Canada Consumer Price Index. As noted in the previous report, community parks benefit all residents; therefore, the recommended development charge was updated to reflect the increased cost of construction and reduced by 30% for existing residents, with the remaining costs assessed to the projected growth over the next 20 years.

Community Parks & Recreation Facilities		
Area Method		
Total Community Parks Cost (20 year growth projection for Kinsmen Park & MR64 East of LV1)		\$ 14,730,000
MCRP Arena Expansion (1 additional Ice Surface)		\$ 15,000,000
Subtotal		\$ 29,730,000
30% Reduction for Benefit to Existing Population		-\$ 8,920,000
Adjusted Cost		\$ 20,810,000
Existing Population (2024)		11,760
Projected Residential Population ~ 2045		23,020
Projected Equivalent Industrial & Commercial Population		5,668
Net 20 yr Population Growth		16,928
Cost per person		\$ 1,229.35
Average Single Family Residential Density (p/ha)		57
Development Charge Cost/ha		\$ 70,073
Average Multi- Family Residential Density (p/ha)		\$ 103
Development Charge Cost/ha		\$ 126,623
Commercial Equivalent Population Density (p/ha)		\$ 56
Development Charge Cost/ha		\$ 68,843
Industrial Equivalent Population Density (p/ha)		\$ 46
Development Charge Cost/ha		\$ 55,935

PLANNING & ADMINISTRATION

Section 168 of The Planning and Development Act, 2007 allows for the inclusion of planning, engineering, and legal fees in the calculations of capital costs related to development charges. These costs can vary. The City of Martinsville provided an estimate of costs moving forward, with a total of \$2M. The following planning and administration charges are projected over the next 20 years, including projected growth studies and internal administrative costs.

Planning & Administration	
Area Method	
Item	
Projected Growth Studies (next 20 years)	\$ 1,000,000
Projected Administration Costs (next 20 years)	\$ 1,000,000
Total Cost Planning & Admin	\$ 2,000,000
Existing Population (2024)	11,760
Projected Residential Population ~ 2045	23,020
Projected Equivalent Industrial & Commercial Population	5,668
Net 20 yr Population Growth	16,928
Cost per person	\$ 118
Average Single Family Residential Density (p/ha)	57
Development Charge Cost/ha	\$ 6,735
Average Multi- Family Residential Density (p/ha)	103
Development Charge Cost/ha	\$ 12,169
Commercial Equivalent Population Density (p/ha)	56
Development Charge Cost/ha	\$ 6,616
Industrial Equivalent Population Density (p/ha)	46
Development Charge Cost/ha	\$ 5,376

SEWAGE PUMPING STATIONS & FORCE MAINS

These costs will be left to the developer as they vary according to depth of station and distance from the COM lagoon for force mains. This cost may be considered for infill Development Levy charges.

DEVELOPMENT SPECIFIC CHARGES

Development-specific charges allow the Council to charge for items that may not apply to all new developments. As Development and Servicing Agreement negotiations progress, these charges can be calculated as needed.

DRAFT

RECOMMENDATIONS & COMPARISONS

The following table outlines a summary of all development charges calculated on an area basis:

2025 Proposed Development Charges

Development Charge Item	Single Family Residential - 57p/ha (\$/ha)	Multi-Family Residential - 103p/ha (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 64,980	\$ 117,420	\$ 63,840	\$ 51,870
Water Supply & Wastewater System	\$ 80,139	\$ 144,813	\$ 78,733	\$ 63,971
Water Pumphouse & Reservoirs	\$ 70,626	\$ 127,623	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 70,073	\$ 126,623	\$ 68,843	\$ 55,935
Planning & Administration	\$ 6,735	\$ 12,169	\$ 6,616	\$ 5,376
Total Development Charge (per ha)	\$ 292,553	\$ 528,648	\$ 287,420	\$ 233,529

Based on an average sized lot of 10m x 35m, the development charges for a single-family residential lot in Martensville would be \$10,240. In comparison to other municipalities:

Development Charge Comparisons

Municipality	Year	Residential	Multi-Family	Commercial	Industrial
Martensville (Existing)	2012	\$1,124/front metre 10m lot: \$11,240	\$166,669/ha	\$83,334/ha	\$83,334/ha
Martensville (proposed)	2025	\$292,553/ha Residential lot equivalent: \$10,240 per 10m lot	\$528,648/ha	\$287,420/ha	\$233,529/ha
Saskatoon	2024	\$2,791.43/front metre Residential lot equivalent: \$27,914 per 10m lot	-	\$981,568/ha	\$658,637/ha
Warman (proposed)	2024	\$1,620/front metre Residential lot equivalent: \$16,200 per 10m lot	\$321,353/ha	\$185,566/ha	\$150,733/ha
Humboldt (proposed)	2024	\$276,997/ha Residential lot equivalent: \$9,694.90 per 10m lot	\$565,300/ha	\$341,535/ha	\$341,535/ha

CONSIDERATIONS:

- Council could accept the charges as presented with no adjustment or reduce the charges and place the extra costs on mil rate increases or future government grants (subject to availability).
- Reduce the charges by reducing the planned capital costs where feasible ie: arterial road structure or items listed in the Community Park amenities.
- Phase in the increase over time using an inflation factor tied to the Building Construction Price Index (BCPI).

We are happy to discuss the proposed rates and methodology, please advise with any questions.

Yours truly,
Catterall & Wright

Per:

Carleen Bartel, P.Eng.

DRAFT

March 23, 2026

City of Martensville
PO Box 970
37 Centennial Drive South
Martensville, SK S0K 2T0

Via email: tgarost@martensville.ca

Attention: Tanya Garost, City Manager

RE: DEVELOPMENT CHARGE UPDATE QUESTIONS

We provide the following responses to inquiries posed via email on March 11, 2026 related to the December 9, 2025 Development Charges Update. The following inquiries are explored:

1. What are the changes to development levies with a 30 metre road right-of-way versus a 32 metre road right-of-way?
2. What are the changes to development levies if the \$15,000,000 expansion of the MCRP (Additional Ice Surface) is removed?
3. What are the changes to development levies if both inquiry 1 and inquiry 2 are both implemented?
4. What are the changes to costs and development levies if the existing population benefit reduction for arterial road construction is increased from 30% to 40%?

1 ROAD RIGHT OF WAY CONFIRMATION

Question: Cost reflection of 30 metre road right-of-way versus 32 metre road right-of-way.

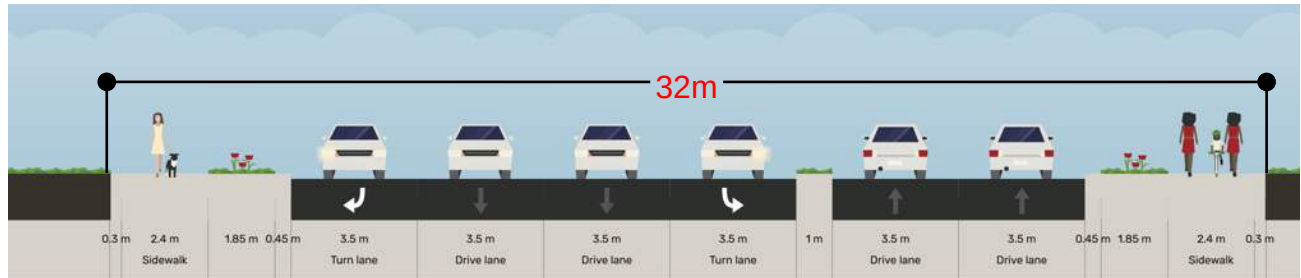


Figure 1: 32m Arterial Road with Turning Lanes

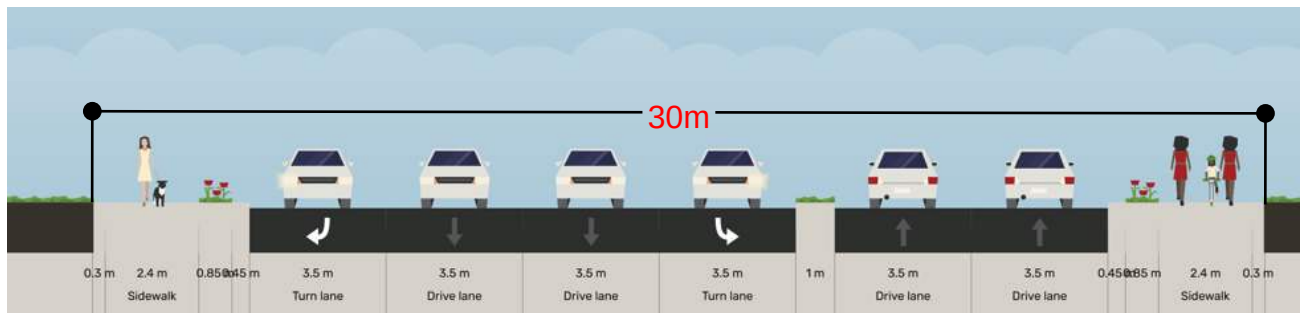


Figure 2: 30m Example Arterial Right-of-Way with Turning Lanes

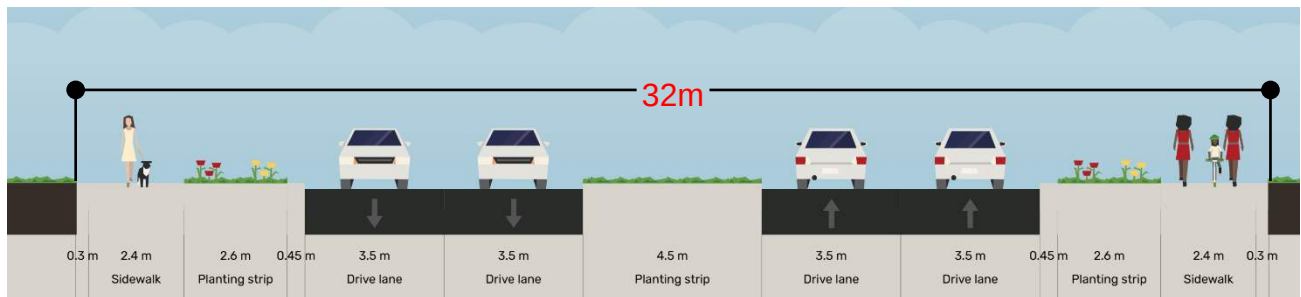


Figure 3: 32m Example Arterial Right-of-Way without Turning Lanes

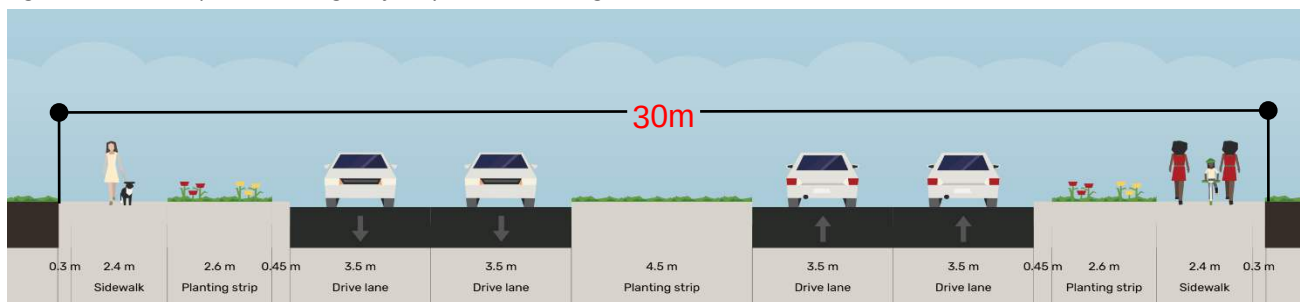


Figure 4: 30m Example Arterial Right-of-Way without Turning Lane

In the December 9, 2025 Development Charge Update, a 32m road right-of-way was used to generate a cost estimate and development charges. As stated in that update, a 30m right-of-way will have less green space between the curb and walk/property lines.

A 30m wide arterial right-of-way with turning lanes is achieved by reducing the green space between the curb from 1.85 to 0.85 (reduction of 1m per side).

The reduction of these areas represents an **estimated cost reduction of \$14.1 per lineal metre**, assuming 300mm of cut/fill excavation, an estimated cost of \$9 per lineal metre of topsoil placement, \$2.10 per lineal metre of excavation to embankment, and \$3 per lineal metre of seeding. This results in a total reduction of **\$14.1 x (1m x 2) = \$28.2** per lineal metre which is reflected in the following.

1.1 CHANGES IN THE ARTERIAL ROAD COST

Existing Arterial Road Cost

Arterials	Area/Street Name	Length (m)	Opinion of Probable Cost (\$)	Reduction for COM Direct Contribution (%)	Reduction for COM Direct Contribution (\$)	Reduction for Benefit to Existing Population (%)	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
1	RR 3055 - West of Trilogy Ranch (50% of Full Buildout \$8.55M)	1,258	\$ 4,280,000	0%	\$ -	30%	\$ 1,284,000	\$ 2,996,000
2	Main Street - Trilogy Ranch (Full Buildout)	800	\$ 5,440,000	0%	\$ -	30%	\$ 1,632,000	\$ 3,808,000
3	Centennial Drive North (MIGA)	810	\$ 5,508,000	0%	\$ -	30%	\$ 1,653,000	\$ 3,855,000
4	Centennial Drive North (Third St N to 9th St N/Rutten Court) Conversion to Urban Cross Section & Widening (50% of \$3.4M)	1,014	\$ 3,432,000	50%	\$ 1,716,000	30%	\$ 515,000	\$ 1,201,000
5	Ninth Street North (Industrial) Full Reconstruction & Paved Rural Cross-	1,590	\$ 3,479,000	0%	\$ -	30%	\$ 1,044,000	\$ 2,435,000
6	Tenth Ave North (West of LV2)	805	\$ 5,474,000	0%	\$ -	30%	\$ 1,643,000	\$ 3,831,000
7	Tenth Ave North (West of LV1) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	30%	\$ 998,000	\$ 2,328,000
8	Tenth Ave South (West of South East Sector) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	30%	\$ 998,000	\$ 2,328,000
9	Main Street (South of LV1) Expansion to Four Lanes	806	\$ 3,289,000	0%	\$ -	30%	\$ 987,000	\$ 2,302,000
Total (rounded to nearest \$1,000)			\$ 37,554,000		\$ 1,716,000		\$ 10,754,000	\$ 25,084,000

Arterial Road Cost with Road ROW Reduction

Arterials	Area/Street Name	Length (m)	Opinion of Probable Cost (\$)	Reduction for COM Direct Contribution (%)	Reduction for COM Direct Contribution (\$)	Reduction for Benefit to Existing Population (%)	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
1	RR 3055 - West of Trilogy Ranch (50% of Full Buildout \$8.55M)	1,258	\$ 4,260,000	0%	\$ -	30%	\$ 1,278,000	\$ 2,982,000
2	Main Street - Trilogy Ranch (Full Buildout)	800	\$ 5,418,000	0%	\$ -	30%	\$ 1,626,000	\$ 3,792,000
3	Centennial Drive North (MIGA)	810	\$ 5,486,000	0%	\$ -	30%	\$ 1,646,000	\$ 3,840,000
4	Centennial Drive North (Third St N to 9th St N/Rutten Court) Conversion to Urban Cross Section & Widening (50% of \$3.4M)	1,014	\$ 3,432,000	50%	\$ 1,716,000	30%	\$ 515,000	\$ 1,201,000
5	Ninth Street North (Industrial) Full Reconstruction & Paved Rural Cross-	1,590	\$ 3,479,000	0%	\$ -	30%	\$ 1,044,000	\$ 2,435,000
6	Tenth Ave North (West of LV2)	805	\$ 5,452,000	0%	\$ -	30%	\$ 1,636,000	\$ 3,816,000
7	Tenth Ave North (West of LV1) Expansion to Four Lanes	815	\$ 3,312,000	0%	\$ -	30%	\$ 994,000	\$ 2,318,000
8	Tenth Ave South (West of South East Sector) Expansion to Four Lanes	815	\$ 3,312,000	0%	\$ -	30%	\$ 994,000	\$ 2,318,000
9	Main Street (South of LV1) Expansion to Four Lanes	806	\$ 3,275,000	0%	\$ -	30%	\$ 983,000	\$ 2,292,000
Total (rounded to nearest \$1,000)			\$ 37,426,000		\$ 1,716,000		\$ 10,716,000	\$ 24,994,000

Changes in Costs	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
	-\$38,000	-\$90,000

1.2 AREA METHOD DEVELOPMENT CHARGES

Existing Area Method Development Charges			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 266,400	\$ 165,760	\$ 134,680
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 792,020	\$ 492,813	\$ 400,410
Area Method Development Charges <u>with Road ROW Reduction</u>			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 265,500	\$ 165,200	\$ 134,225
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 791,120	\$ 492,253	\$ 399,955
Change in Development Charge	-\$900/ha	-\$560/ha	-\$455/ha

1.3 LEVIES ON INFILL DEVELOPMENT

There is no change to levies on infill development because levies on arterial roads are not applied to infill development.

1.4 LINEAR METRE DEVELOPMENT CHARGES

Existing Linear Metre Development Charges			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 858	222%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,552	127%
Linear Metre Development Charges <u>with Road ROW Reduction</u>			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 856	220%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,550	127%
Change in Development Charge		-\$2 per linear metre	

2 REMOVAL OF SECOND SHEET OF ICE

Question: What is the difference to all the levies if we remove the second sheet of ice?

2.1 AREA METHOD DEVELOPMENT CHARGES

Existing Development Charges			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 266,400	\$ 165,760	\$ 134,680
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 792,020	\$ 492,813	\$ 400,410
2025 Development Charges <u>WITHOUT</u> Second Sheet of Ice			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 266,400	\$ 165,760	\$ 134,680
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 109,159	\$ 67,921	\$ 55,186
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 633,205	\$ 393,994	\$ 320,120
Change in Development Charge	-\$158,815/ha	-\$98,819/ha	-\$80,290/ha

2.2 LEVIES ON INFILL DEVELOPMENT

Existing Infill Development Levies		
Development Levy Item	Percentage of Development Charge	Residential (\$/ha)
Arterial Roads	0%	\$ -
Water Supply & Wastewater System	75%	\$ 93,716
Water Pumphouse & Reservoirs	75%	\$ 83,636
Sewage Pumping Stations & Force Mains	75%	\$ 67,854
Community Parks & Recreation	75%	\$ 200,981
Planning & Administration	10%	\$ 2,118
Total Development Levy (per ha)		\$ 448,305
Infill Development Levy <u>WITHOUT</u> Second Sheet of Ice		
Development Levy Item	Percentage of Development Charge	Residential (\$/ha)
Arterial Roads	0%	\$ -
Water Supply & Wastewater System	75%	\$ 93,716
Water Pumphouse & Reservoirs	75%	\$ 83,636
Sewage Pumping Stations & Force Mains	75%	\$ 67,854
Community Parks & Recreation	75%	\$ 81,870
Planning & Administration	10%	\$ 2,118
Total Development Levy (per ha)		\$ 329,193
Change in Development Charge		-\$119,112/ha

2.3 LINEAR METRE DEVELOPMENT CHARGES

Existing Linear Metre Development Charge

Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 858	222%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,552	127%
Linear Metre Development Charge <u>WITHOUT</u> Second Sheet of Ice			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 858	222%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 352	8%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,040	82%

Change in Development Charge	-\$512 per linear metre
------------------------------	--------------------------------

3 ROAD RIGHT-OF-WAY WIDTH REDUCTION AND REMOVAL OF SECOND SHEET OF ICE

Question: What is the difference to all levies if we reduce the road right-of-way and remove the second sheet of ice?

3.1 AREA METHOD DEVELOPMENT CHARGES

Existing Area Method Development Charge			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 266,400	\$ 165,760	\$ 134,680
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 792,020	\$ 492,813	\$ 400,410
Area Method Development Charge <u>with Reduction of Road ROW & Removal of Second Sheet of Ice</u>			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 265,500	\$ 165,200	\$ 134,225
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 109,159	\$ 67,921	\$ 55,186
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 632,305	\$ 393,434	\$ 319,665
Change in Development Charge	-\$159,715/ha	-\$99,379/ha	-\$80,755/ha

3.2 LEVIES ON INFILL DEVELOPMENT

Existing Infill Development Levies		
Development Levy Item	Percentage of Development Charge	Residential (\$/ha)
Arterial Roads	0%	\$ -
Water Supply & Wastewater System	75%	\$ 93,716
Water Pumphouse & Reservoirs	75%	\$ 83,636
Sewage Pumping Stations & Force Mains	75%	\$ 67,854
Community Parks & Recreation	75%	\$ 200,981
Planning & Administration	10%	\$ 2,118
Total Development Levy (per ha)		\$ 448,305
Infill Development Levy <u>with Reduction of Road ROW & Removal of Second Sheet of Ice</u>		
Development Levy Item	Percentage of Development Charge	Residential (\$/ha)
Arterial Roads	0%	\$ -
Water Supply & Wastewater System	75%	\$ 93,716
Water Pumphouse & Reservoirs	75%	\$ 83,636
Sewage Pumping Stations & Force Mains	75%	\$ 67,854
Community Parks & Recreation	75%	\$ 81,870
Planning & Administration	10%	\$ 2,118
Total Development Levy (per ha)		\$ 329,193

Change in Development Charge	-\$119,112*/ha
-------------------------------------	-----------------------

* This is equal to the reduction if just the second sheet of ice is removed, because the development levy for arterial roads is not applied to infill development.

3.3 LINEAR METRE DEVELOPMENT CHARGES

Existing Linear Metre Development Charges			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 858	222%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,552	127%
Linear Metre Development Charges <u>with Reduction of Road ROW & Removal of Second Sheet of Ice</u>			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 856	220%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 352	8%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,038	81%
Change in Development Charge		-\$514 per linear metre	

4 INCREASE EXISTING POPULATION BENEFIT FROM 30% TO 40%

Question: What is the difference to all levies if we increased existing population benefit from 30% to 40%?

Arterials	Area/Street Name	Length (m)	Opinion of Probable Cost (\$)	Reduction for COM Direct Contribution (%)	Reduction for COM Direct Contribution (\$)	Reduction for Benefit to Existing Population (%)	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
1	RR 3055 - West of Trilogy Ranch (50% of Full Buildout \$8.55M)	1,258	\$ 4,280,000	0%	\$ -	30%	\$ 1,284,000	\$ 2,996,000
2	Main Street - Trilogy Ranch (Full Buildout)	800	\$ 5,440,000	0%	\$ -	30%	\$ 1,632,000	\$ 3,808,000
3	Centennial Drive North (MIGA)	810	\$ 5,508,000	0%	\$ -	30%	\$ 1,653,000	\$ 3,855,000
4	Centennial Drive North (Third St N to 9th St N/Rutten Court) Conversion to Urban Cross Section & Widening (50% of \$3.4M)	1,014	\$ 3,432,000	50%	\$ 1,716,000	30%	\$ 515,000	\$ 1,201,000
5	Ninth Street North (Industrial) Full Reconstruction & Paved Rural Cross-	1,590	\$ 3,479,000	0%	\$ -	30%	\$ 1,044,000	\$ 2,435,000
6	Tenth Ave North (West of LV2)	805	\$ 5,474,000	0%	\$ -	30%	\$ 1,643,000	\$ 3,831,000
7	Tenth Ave North (West of LV1) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	30%	\$ 998,000	\$ 2,328,000
8	Tenth Ave South (West of South East Sector) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	30%	\$ 998,000	\$ 2,328,000
9	Main Street (South of LV1) Expansion to Four Lanes	806	\$ 3,289,000	0%	\$ -	30%	\$ 987,000	\$ 2,302,000
Total (rounded to nearest \$1,000)			\$ 37,554,000		\$ 1,716,000		\$ 10,754,000	\$ 25,084,000

Arterials	Area/Street Name	Length (m)	Opinion of Probable Cost (\$)	Reduction for COM Direct Contribution (%)	Reduction for COM Direct Contribution (\$)	Reduction for Benefit to Existing Population (%)	Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
1	RR 3055 - West of Trilogy Ranch (50% of Full Buildout \$8.55M)	1,258	\$ 4,280,000	0%	\$ -	40%	\$ 1,712,000	\$ 2,568,000
2	Main Street - Trilogy Ranch (Full Buildout)	800	\$ 5,440,000	0%	\$ -	40%	\$ 2,176,000	\$ 3,264,000
3	Centennial Drive North (MIGA)	810	\$ 5,508,000	0%	\$ -	40%	\$ 2,204,000	\$ 3,304,000
4	Centennial Drive North (Third St N to 9th St N/Rutten Court) Conversion to Urban Cross Section & Widening (50% of \$3.4M)	1,014	\$ 3,432,000	50%	\$ 1,716,000	40%	\$ 687,000	\$ 1,029,000
5	Ninth Street North (Industrial) Full Reconstruction & Paved Rural Cross-	1,590	\$ 3,479,000	0%	\$ -	40%	\$ 1,392,000	\$ 2,087,000
6	Tenth Ave North (West of LV2)	805	\$ 5,474,000	0%	\$ -	40%	\$ 2,190,000	\$ 3,284,000
7	Tenth Ave North (West of LV1) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	40%	\$ 1,331,000	\$ 1,995,000
8	Tenth Ave South (West of South East Sector) Expansion to Four Lanes	815	\$ 3,326,000	0%	\$ -	40%	\$ 1,331,000	\$ 1,995,000
9	Main Street (South of LV1) Expansion to Four Lanes	806	\$ 3,289,000	0%	\$ -	40%	\$ 1,316,000	\$ 1,973,000
Total (rounded to nearest \$1,000)			\$ 37,554,000		\$ 1,716,000		\$ 14,339,000	\$ 21,499,000

Changes in Costs		Reduction for Benefit to Existing Population (\$)	Adjusted Cost for Development Charge (\$)
		\$3,585,000	-\$3,585,000

4.1 AREA METHOD DEVELOPMENT CHARGES

Area Method Development Charges with existing population benefit of 30%			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 266,400	\$ 165,760	\$ 134,680
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 792,020	\$ 492,813	\$ 400,410
Area Method Development Charges with existing population benefit of 40%			
Development Charge Item	Residential (\$/ha)	Commercial (\$/ha)	Industrial (\$/ha)
Arterial Roads	\$ 227,700	\$ 141,680	\$ 115,115
Water Supply & Wastewater System	\$ 124,955	\$ 77,750	\$ 63,171
Water Pumphouse & Reservoirs	\$ 111,515	\$ 69,387	\$ 56,377
Community Parks & Recreation	\$ 267,975	\$ 166,740	\$ 135,476
Planning & Administration	\$ 21,175	\$ 13,176	\$ 10,705
Subtotal Development Charge (per ha)	\$ 753,320	\$ 468,733	\$ 380,845
Change in Development Charge	-\$38,700/ha	-\$24,080/ha	-\$19,565/ha

4.2 LEVIES ON INFILL DEVELOPMENT

There is no change to levies on infill development because levies on arterial roads are not applied to infill development.

4.3 LINEAR METRE DEVELOPMENT CHARGES

Linear Metre Development Charges with existing population benefit of 30%			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 858	222%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,552	127%
Linear Metre Development Charges with existing population benefit of 40%			
Development Charge Item	Residential (\$/lin.m. frontage)	Residential (\$/lin.m. frontage)	Percentage Increase
	2012	2025	%
Arterial Roads	\$ 267	\$ 734	175%
Water Supply & Wastewater System	\$ 320	\$ 403	26%
Water Pumphouse & Reservoirs	\$ 211	\$ 359	70%
Community Parks & Recreation	\$ 326	\$ 864	165%
Planning & Administration	\$ -	\$ 68	100%
Total Cost (per lin.m.)	\$ 1,124	\$ 2,427	116%
Change in Development Charge		-\$125 per linear metre	

SUMMARY

We are happy to discuss the proposed rates and methodology. Please advise with any questions.

Yours truly,
Catterall & Wright.

Per:



Carleen Bartel, P.Eng.