



## Notice of Decision

Under *The Planning and Development Act, 2007*

Our File: R0186-09R  
Your File: R-0020-09  
February 8, 2011

Mr. Michael Katz  
3706 Selinger Crescent  
REGINA SK S4V 2H1

RECEIVED  
FEB 15 2011

Dear Mr. Katz:

**Re: RM of Edenwold No. 158/Town of White City  
NE ¼ 10 and NW ¼ 11-17-18-W2M  
Residential Subdivision**

Under Section 128(4)(d) of *The Planning and Development Act, 2007* (the Act), the proposed subdivision shown within the bold dashed line on the plan attached to this notice is hereby **REFUSED**.

The subdivision is refused for the following reasons:

1. Compliance with the RM of Edenwold Development Plan No. 2005-9

Pursuant to Section 128(1)(b) of the *Planning and Development Act 2007*

“No approving authority shall approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any official community plan . . . that affects the land proposed to be subdivided.”

The following sections of the Official Community Plan (Development Plan Bylaw No. 2005-9) were considered:

i) Long Term Growth and Development Plan (Map 1-A)

The long term growth and development districts map 1-A, identifies the area in which the proposed subdivision is located as “future agriculture”. The proposed residential development is not in conformity with agricultural designation of the Official Community Plan

ii) Section 3.5 Public Utility and Municipal Servicing Objectives

The municipal servicing objectives of the Official Community Plan are;

“To ensure that developments with similar servicing requirements are suitably located and phased to achieve uniform, efficient and cost-effective services.”

And

“To provide an adequate level of public utilities (including municipal services appropriate to a rural context) and programs to meet the development and domestic needs of the residents of the municipality.”

iii) Section 7.4 Development Determinant

“ the protection, efficiency and cost-effectiveness of existing public utilities and municipal public utility priorities shall be major determinants of development and subdivision locations and patterns.”

It has been determined that the proposed subdivision does not comply with the above. The proposed development does not conform with the policies of the RM's Official Community Plan and the municipality lacks capacity with regard to sewer infrastructure to accommodate this development.

2. Compliance with the RM of Edenwold Zoning Bylaw No. 2005-10

Pursuant to Section 128(1)(b) of the *Planning and Development Act 2007*

“No approving authority shall approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any . . . zoning bylaw that affects the land proposed to be subdivided.”

The proposed subdivision does not comply with Zoning Bylaw for the following reasons:

- The land subject to the subdivision application is currently zoned A-Agricultural District. The proposed residential development is not a permitted or discretionary use within this zoning zone.
- The applicant requested a zoning bylaw amendment to rezone the land to a variety of residential zones for low and medium density development which would permit a variety of residential development. The Rural Municipality

decided not to approve the bylaw amendment as it was felt that the proposed development was premature and the municipality lacked capacity with regard to infrastructure to accommodate a development of the size of the proposal.

- The proposed development is for the subdivision of 227 lots ranging from 609.0 square metres (0.0609 hectares) to 1470.9 square metres (0.14709 hectares) in area. None of these lots would conform to the minimum lot size of 64.0 hectares in the applicable A - Agricultural Zone.
- The proposed lot frontage ranges from 16.2 metres to 25.9 metres. None of the lots would meet the minimum frontage of 46.0 metres prescribed in the applicable A – Agricultural Zone.

### 3. Compliance with Town of White City Official Community Plan and Zoning Bylaw

- The NW ¼ 11-17-18-W2 has been annexed into the Town of White City for possible future development.
- The Official Community Plan #375-02 identifies the NW ¼ 11 as potential residential.
- The town has adopted a new zoning bylaw #541-10, however they have not rezoned the area from agriculture to residential.
- The RM official community plan and zoning bylaw continue in effect until the town undertakes appropriate amendments to include this area within its Official Community Plan and Zoning bylaws. At this time, the proposal does not conform to the bylaws as outlined in sections 1 and 2 above.

### 4. The Subdivision Regulations

Pursuant to 128(1)(a) and (c) of the *Planning and Development Act 2007*, No approving authority shall approve an application for subdivision approval unless:

“the land that is proposed to be subdivided is, in the opinion of the approving authority, suitable for the purpose for which the subdivision is intended;”

“the approving authority is satisfied that a servicing agreement, if required by the municipality pursuant to section 172, has been executed;”

The proposed subdivision has been determined not suitable with regard to services provided by either the RM or Town including water supply, sewage disposal and road networks. The development does not meet the requirements of the Rural Municipality's Development Plan, Zoning Bylaw and *The Subdivision Regulations*. The rural municipality or town have not entered into a servicing agreement. Until adequate services can be established between the proponent and either the rural municipality or

Mr. Michael Katz.  
Page 4  
File No. R0186-09R  
February 8, 2011

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town, the proposed subdivision will not comply with Section 14 of *The Subdivisions Regulations*.

**Appeal**

Within 30 days of your receipt of this, you may appeal this decision under Section 228 of the Act, by sending a written notice of appeal to the:

Planning Appeals Committee  
Saskatchewan Municipal Board  
Room 480 - 2151 Scarth Street  
Regina, Saskatchewan  
S4P 3V7

Should you proceed with an appeal, we would appreciate a copy of your notice for our information.



Ralph Leibel, P.P.S., M.C.I.P.  
Executive Director

**Attachment**

cc: RM of Edenwold No.158  
Town of White City  
SaskTel (Schmidt – File REGN-WHCY 4035)  
SaskPower (Crerar – File 269997)  
SaskEnergy (Aldag – File 09-12823)  
Highways (Wyatt – File 59-30-02/CS 1-08)  
Regina Qu'Appelle Health Region (Regina)  
Environment (Zitta)  
Environment (Bock – File S20020-50/RM 158))  
Sask Watershed Authority (Grigg)  
Sask Watershed Authority (Oegema)  
Tourism, Parks, Culture and Sport (Friesen – File 09-534)  
Education (Young)  
Mr. Robert Pattison S.L.S., Midwest Surveys Inc., 405 Maxwell Crescent  
REGINA SK, S4N 5X9 (File R-0020-09)

PLAN SHOWING  
 PROPOSED SUBDIVISION  
 OF PART OF  
 SEC. 10 & 11, TWP. 17, RGE. 18, W. 2 Mer.  
 R.M. of EDENWOLD No. 158, SASKATCHEWAN  
 SCALE 1 : 2000

NOTE:  
 Measurements are in metres and decimals thereof.  
 All measurements are taken from the true  
 bearings and distances as shown on the plan.  
 Areas to be approved is certified by a bold dashed line and contains 26.25 ha.  
 Corner heights are 4.5 metres.  
 Lot widths shown are 30.72 m at all corners from the front or 7.5 metres from the rear property line.

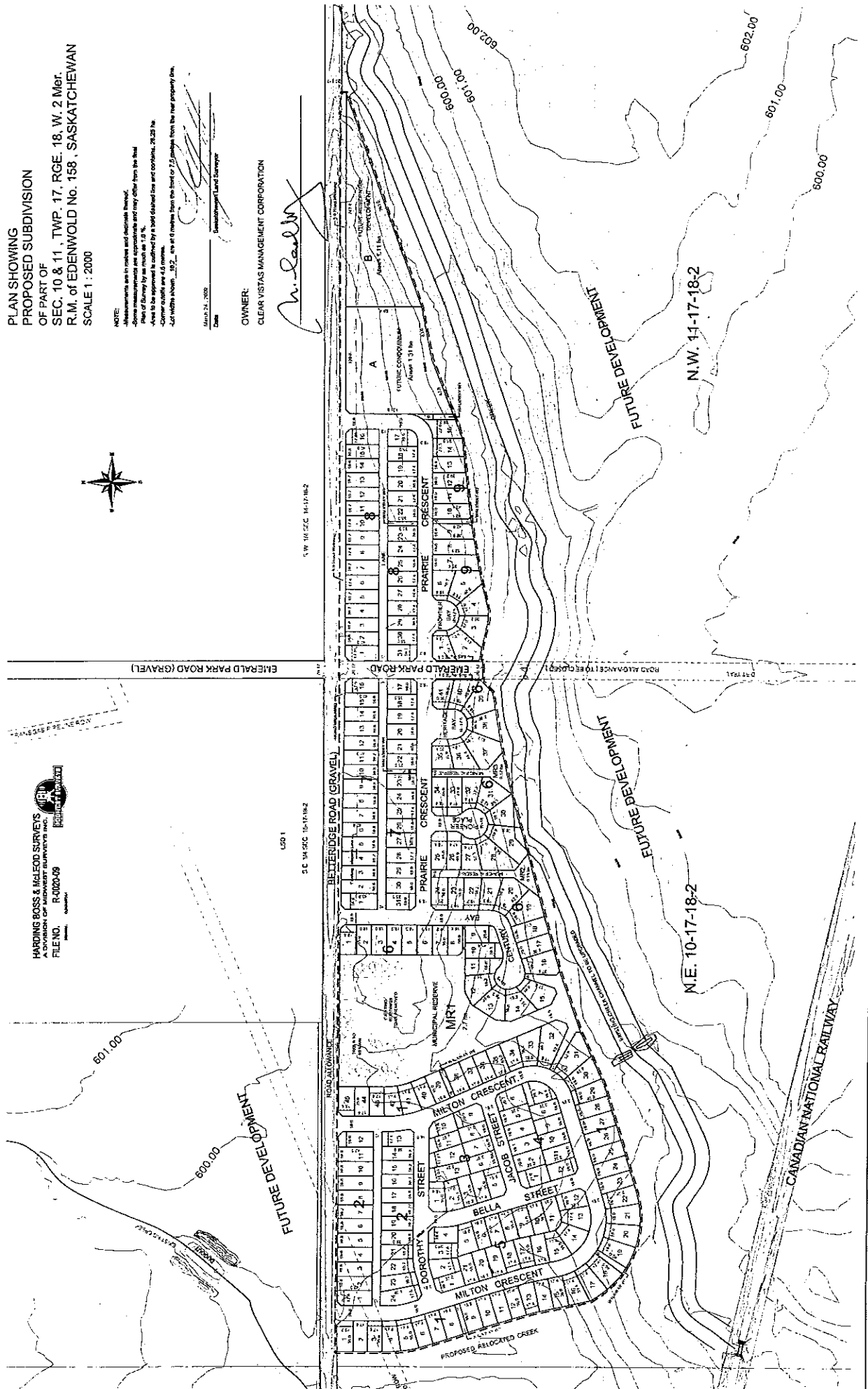
Map No. 2002  
 Date \_\_\_\_\_  
 Saskatchewan Land Survey

OWNER:  
 CLEAR VISTAS MANAGEMENT CORPORATION

*[Signature]*



HARDING BOSS & MALLEOD SURVEYS  
 A DIVISION OF HARDING BOSS INC.  
 FILE NO. R-002049  
 Survey



EMERALD PARK ROAD (GRAVEL)

N.W. 10 SEC 10-18-2

S.E. 10 SEC 10-18-2

BETTERIDGE ROAD (GRAVEL)

N.E. 10-17-18-2

N.W. 11-17-18-2

CANADIAN NATIONAL RAILWAY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PROPOSED ALLOCATED CREEK

MUNICIPAL RESERVE

MRT

CONCRETE

ASPHALT

GRAVEL

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## Shauna Bzdel

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**From:** townoffice [townoffice@whitecity.ca]  
**Sent:** Wednesday, February 09, 2011 8:08 AM  
**To:** 'Shauna Bzdel'  
**Subject:** FW: AirScapes Smile & Wave 2011 - custom aerial photography for your town  
**Attachments:** Smile & Wave 2011.pdf

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**From:** Marilyn Garnett [mailto:mgarnett@airscapes.ca]  
**Sent:** Tuesday, February 08, 2011 5:52 PM  
**To:** Garnett, Marilyn  
**Subject:** AirScapes Smile & Wave 2011 - custom aerial photography for your town

Our **Smile & Wave 2011** brochure is attached for your administration's consideration. We invite you to evaluate the benefits & features of our aerial photography program:

- 1) Give your website a professional progressive look with colourful, up-to-date, aerial photos highlighting advantages & features of your community.
- 2) Attract new business, professionals, residents & visitors.
- 3) Showcase your housing, amenities/attractions, schools, health care facilities & industrial/commercial subdivisions.

Features of **AirScapes** aerial photography include:

- **FULL UNRESTRICTED COPYRIGHTS**
- **Very high resolution 12.4 megapixel digital files**
- **Licensed pilot / photographer - PPOC accredited**
- **28 years international experience - over 600,000 photos**
- **State-of-the-art camera, aircraft & digital imaging**

In the new year we will begin planning our aerial photography season. We ask you to mail or email your confirmation to guarantee your photography next summer. We will require a town map (PDF) marked with any specific sites you may want included.

Looking forward to hearing from you,

Marilyn Garnett



AirScapes International Inc  
PO Box 1832  
Saskatoon SK S7K 3S2 Canada  
[mgarnett@airscapes.ca](mailto:mgarnett@airscapes.ca) [www.airscapes.ca](http://www.airscapes.ca)  
(306) 933-9913 fax (306) 933-9914

# Smile & wave!



Showcase your community with stunning, full-colour, digital, aerial photography from AirScapes International

Use your aerial photos for:

#### Tourism & marketing

- Websites
- Tourism guides
- Brochures, postcards & other promo items
- Print ads
- Trade shows

#### Economic development

- Business promotion packages
- Trade shows
- Recruitment of healthcare professionals
- Grant applications

#### Municipal planning

- Engineering studies
- Site location for new enterprises
- Asset inventory



Calgary AB



Elbow SK



Arborg MB

**CALL & RESERVE TODAY (306) 933-9913**

AirScapes Aerial Photography for 2011 includes a CD with high & low resolution images perfect for print & web use . . .

### INCLUDES

20"X30" full-colour print - **FREE** with each package

Choose from 3 full copyright packages:

#### Option A: Village

Suitable for towns & villages (under 1,000 population)  
Minimum 30 photos - up to 4 specific sites **\$930**

#### Option B: Town

Suitable for towns & cities (under 10,000 population)  
Minimum 50 photos - up to 8 specific sites **\$1,295**

#### Option C: City

Minimum 120 photos - up to 15 specific sites **\$2,350**

All copyrights included - unlimited, unrestricted use of all images!  
All photos can be printed up to 20"x30" with excellent definition & clarity  
Photo resolution: 12.4 megapixels (approx. 570 dpi at 5"x7" or 140 dpi at 20"x30")

For more information, contact Marilyn Garnett  
(306) 933-9913 or [mgarnett@airscapes.ca](mailto:mgarnett@airscapes.ca)

#### Our clients include:

- Canadian towns & cities from Vancouver to Halifax
- ACOA, Agriculture & Agri-Food Canada, Canadian Society for Civil Engineering, Hawaii Visitors Bureau, Natural Resources Canada, provincial tourism & economic development organizations
- Canadian colleges & universities
- Agrium, Bayer, Bunge, Cargill, Richardson Grain, UFA, Viterra
- Canadian Geographic, McGraw-Hill Ryerson, Maclean's, Nelson, Pearson Education, Oxford University Press, Saskatchewan Encyclopedia, Scholastic, White Star S.p.A. (Italy), calendar & postcard publishers
- Canada Post, Calgary Stampede, Diageo Canada, Ducks Unlimited, Nature Conservancy of Canada, Parks Canada, Ritchie Bros, Royal Tyrrell Museum, Western Development Museum, Weather Network
- Hydro Quebec, Manitoba Hydro, SaskPower, Transalta, Esso, Shell Oil, Syncrude, Agrium, Mosaic, Potash Corp
- Associated Engineering, Graham Flatiron JV, Stantec, UMA
- Boychuk Const'n, Coldwell Banker, Dundee Realty, Remax, Riocan, Springwood Developers



AirScapes International Inc  
PO Box 1832  
Saskatoon SK S7K 3S2

Tel: (306) 933-9913  
Fax: (306) 933-9914  
[www.airscapes.ca](http://www.airscapes.ca)

A leader in aerial photography for 28 years, AirScapes features the work of Ron Garnett, pilot & accredited aerial photographer, who has taken over 600,000 aerial photographs throughout Canada, USA, Australia, New Zealand, Costa Rica & Thailand.

Royal Canadian Mounted Police  
Gendarmerie Royale du Canada

Security Classification / Designation  
Classification / designation securitaire  
Unclassified

Regina RCMP Detachment  
6101 Dewdney Avenue  
Bag Service 2500  
Regina, Saskatchewan  
S4P 3K7

The Mayor  
Town of White City  
Box 220  
White City, Saskatchewan  
S0G 5B0

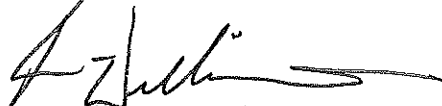
January 17, 2011

**POLICING REPORT - TOWN OF WHITE CITY**  
**REPORTING PERIOD 2010-11-01-2010-12-31**

Please find enclosed the Regina Detachment Policing Report for the Town of White City for the noted period. You will note that Regina Detachment responded to the following matters;

One reportable traffic collision.  
Eight provincial traffic complaints were investigated and resulted in five charges.  
One Liquor Act complaint resulting in a charge.  
One complaint of Disturbing the peace was investigated.  
One complaint of Uttering Threats against property or an animal was investigated.  
One complaint of Mischief was investigated and was unfounded.  
Five complaints of False Alarms.

Should you have any concerns or matters that you would like to discuss, please do not hesitate to contact me at (306) 780-5560 or fax (306) 780-5541 or my email address [kevinwilliamson@rcmp-grc.gc.ca](mailto:kevinwilliamson@rcmp-grc.gc.ca)

  
(K.W. Williamson) S/Sgt.  
Detachment Commander  
Regina RCMP Detachment

Royal Canadian Mounted Police  
Gendarmerie Royale du Canada

Security Classification / Designation  
Classification / designation securitaire  
Unclassified

Regina RCMP Detachment  
6101 Dewdney Avenue  
Bag Service 2500  
Regina, Saskatchewan  
S4P 3K7

The Mayor  
Town of White City  
Box 220  
White City, Saskatchewan  
S0G 5B0

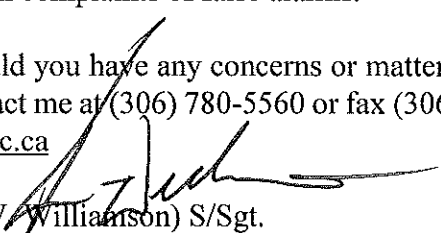
February 15, 2011

**POLICING REPORT - TOWN OF WHITE CITY**  
**REPORTING PERIOD JANUARY 2011**

Please find enclosed the Regina Detachment Policing Report for the Town of White City for the noted period. You will note that Regina Detachment responded to the following matters;

Two reportable traffic collision and one non-reportable collision were investigated.  
One complaint of moving traffic violation reported, no charges laid.  
Two 911 calls received and investigated which resulted in a charge.  
One provincial statute complaint investigated, no charges laid.  
One complaint of disturbing the peace investigated, no charges laid.  
One harassing phone call complaint received and still under investigation.  
One complaint of mischief received and still under investigation.  
Two complaints of arson received and still under investigation.  
One complaint of a suspicious person/vehicle received and investigated.  
Seven complaints of false alarms.

Should you have any concerns or matters that you would like to discuss, please do not hesitate to contact me at (306) 780-5560 or fax (306) 780-5541 or my email address [kevinwilliamson@rcmp-grc.gc.ca](mailto:kevinwilliamson@rcmp-grc.gc.ca)

  
(K.W. Williamson) S/Sgt.  
Detachment Commander  
Regina RCMP Detachment

February 4, 2011

Bruce Evans, Mayor  
Town of White City  
Box 220  
White City SK S0G 5B0

RECEIVED  
FEB 18 2011

Dear Bruce Evans:

Re: Prairie Valley School Division Annual Report 2009-2010

I am pleased to share with you the Prairie Valley School Division Annual Report for the period September 1, 2009 to August 31, 2010. The report is available on our website, [www.pvsd.ca](http://www.pvsd.ca) under Governance and Reporting/Plans and Reporting.

The 2009-2010 school year focused on eliminating the achievement gap between our students by targeting our resources to those in most need.

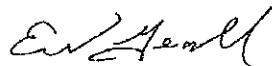
Highlights of the Annual Report for 2009-2010:

- Implementation of the Direct Service Delivery model, which introduced specialists and resources in math, language arts, science and various student support services to meet individual student needs.
- Implementation of the 310 Minute Calendar, which brought all schools into a unified school calendar. The calendar assists with the Division's goal of increasing instructional time and promoting awareness of protecting instructional time and reducing interruptions.
- Investment of \$4 million in school equipment, in areas such as math, science, computer technology

The Annual Meeting of Electors meeting will be held February 9, 2011 at Kipling School, where we will share the Annual Report, as well as other Prairie Valley achievements and successes, with our electorate.

If you have any questions, please contact me at 949-3366 or toll free at 1-877-266-1666, or by email at [egeall@pvsd.ca](mailto:egeall@pvsd.ca).

Sincerely,



Ed Geall  
Board Chair, Prairie Valley School Division

cc: Board of Education



*Leadership in Learning and Life*

# *South Central Transportation Planning Committee*

*Box 1431, Moose Jaw, SK, S6H 4R3*

*Telephone: (306) 692-5934*

*Facsimile: (306) 691-5062*

*Email: sctpc@sasktel.net*

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## **Notice of Annual General Meeting**

Thursday, March 17<sup>th</sup>, 2011

*Briercrest Community Centre  
Main Street  
Briercrest, SK*

12:00 p.m. – 3:00 p.m.  
*Lunch will be provided*

*SCTPC AGM highlights include:*

2010 Activities & Audit  
Plans for 2011 & Budget  
EWC Elections  
SCTPC Bylaws

The SCTPC has also invited representatives from the  
*Ministry of Highways and Infrastructure* and the  
*Saskatchewan Watershed Authority* to be Guest Speakers.

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This is the 1st call for nominations to the *Executive Working Committee (EWC)*  
*for the SCTPC*. Enclosed please find a listing of the divisions up for election.

*All municipality representatives are welcome to attend the AGM, however only members in  
good standing are eligible to vote on the motions presented or be nominated to office.*

*Please register in advance by contacting the SCTPC Administrator*

**RSVP Deadline March 14th, 2011**

RECEIVED  
FEB 17 2011

# *South Central Transportation Planning Committee*

Box 1431, Moose Jaw, SK, S6H 4R3

T. (306) 692-5934

F. (306) 691-5062

E. [sctpc@sasktel.net](mailto:sctpc@sasktel.net)

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## **Call for Nominations and Election Process**

The South Central Transportation Planning Committee (SCTPC) is calling for nominations from the general membership for renewing positions on our Executive Working Committee (EWC). The SCTPC general membership is comprised of one appointed representative from each member municipality within all of the four divisions. One urban and one rural representative from each division is elected by the general membership to form the EWC.

The division up for election, its current incumbent, and the municipalities within each division are as follows:

### **Division 1 Urban – Incumbent is Rene Richard, City of Weyburn**

<i>Village of Colgate</i>	<i>Village of Halbrite*</i>	<i>Village of McTaggart*</i>	<i>Village of Torquay*</i>
<i>Village of Creelman*</i>	<i>Village of Lake Alma</i>	<i>Town of Midale*</i>	<i>Village of Tribune*</i>
<i>Village of Fillmore*</i>	<i>Village of Lang*</i>	<i>Village of Osage*</i>	<i>City of Weyburn*</i>
<i>Village of Goodwater*</i>	<i>Village of Macoun</i>	<i>Town of Radville*</i>	<i>Town of Yellow Grass*</i>

### **Division 2 Rural – Incumbent is Don Kirby, RM of Hart Butte**

<i>RM of Bengough*</i>	<i>RM of Hart Butte*</i>	<i>RM of Poplar Valley*</i>	<i>RM of Willow Bunch*</i>
<i>RM of Excel</i>	<i>RM of Key West</i>	<i>RM of Surprise Valley*</i>	<i>RM of Lake of the Rivers*</i>
<i>RM of Happy Valley*</i>	<i>RM of Norton</i>	<i>RM of The Gap*</i>	

### **Division 3 Rural – Incumbent is Cal Jorstad, RM of Redburn**

<i>RM of Baidon*</i>	<i>RM of Caron*</i>	<i>RM of Lake Johnston*</i>	<i>RM of Redburn*</i>
<i>RM of Bratt's Lake*</i>	<i>RM of Elmsthorpe</i>	<i>RM of Moose Jaw</i>	<i>RM of Terrell*</i>
<i>RM of Caledonia*</i>	<i>RM of Hillsborough*</i>	<i>RM of Pense</i>	

### **Division 3 Urban – Incumbent is Don Mitchell, City of Moose Jaw**

<i>Village of Avonlea</i>	<i>Village of Caronport*</i>	<i>City of Moose Jaw</i>	<i>Town of Rouleau</i>
<i>Village of Belle Plaine*</i>	<i>Village of Drinkwater*</i>	<i>Town of Mossbank*</i>	<i>Village of Wilcox*</i>
<i>Village of Briercrest*</i>	<i>Town of Milestone*</i>	<i>Village of Pense*</i>	

### **Division 4 Rural – Incumbent is Peter Woidyla, RM of Indian Head**

<i>RM of Edenwold*</i>	<i>RM of Lajord*</i>	<i>RM of Sherwood*</i>	<i>RM of Wolseley*</i>
<i>RM of Francis*</i>	<i>RM of Lumsden*</i>	<i>RM of North Qu'Appelle*</i>	
<i>RM of Indian Head</i>	<i>RM of Montmartre*</i>	<i>RM of South Qu'Appelle*</i>	

\* Municipalities who have not yet submitted 2011 fees.

Members in good standing can nominate a candidate to let their name stand for election. Once all nominations are received, and if required, elections will be conducted by ballot at the AGM.

If your municipality is interested in having a representative sit on the SCTPC / EWC, be sure they attend the AGM on March 17, 2011 at 12:00 p.m. in Briercrest. Please note that all members are welcome to attend the AGM, however only members in good standing are eligible to vote on the motions presented or be nominated for office.

We look forward to seeing you there!

Sincerely,

*The South Central Transportation Planning Committee*

# WCRM158 Wastewater Management Authority Inc.

## Financial Business Plan

### BACKGROUND

The WCRM158 Wastewater Management Authority Inc. has embarked on a process that will lead to a long term solution for the conveyance, treatment and disposal of municipal waste water. The project began in 2009 with the formation of the Authority. Approval for a grant under the Infrastructure Stimulus Program was received by the Authority for the construction of the first phase of the project being a conveyance system from the lagoons at Emerald Park to the existing White City lagoon. The grant is based on a project cost of \$4.76 million the current estimated cost for completion of this project is about \$5.25 million leaving the local contribution of approximately \$2.1 million. The Authority has received approval for a loan of \$2 million and is currently just paying interest charges on the amounts advanced so far (\$850,000)

In addition to the conveyance project the authority has undertake other studies in preparation for the next and future stages of the process to a long term solution to the wastewater treatment for the communities. They include

**Sewage Works and Sustainability Assessment** of the existing White City lagoon and Irrigation system. The study was completed in Oct 2010 at a total cost of \$46,000. The Town of White City paid the total cost of this study. The study concluded that the White City lagoon is leaking and needs to be rehabilitated if it is to continue in operation. The study also concluded that the use of the existing irrigation facility is sustainable.

**Short Term Solution Facilities Expansion** This study was conducted in two stages firstly the preliminary design and next the detailed design and preparation of tender documents. This project involves the constructions of a new 17 hectare storage lagoon, the clay lining of the existing White City lagoon and conversion into a primary treatment lagoon and a new irrigation pumping station with additional irrigation capacity. The total cost of the studies to date is \$300,000. The detailed design for the storage lagoon and rehabilitation of the White City lagoon is competed and is currently out for tender. The detailed design of the expanded irrigation system is just beginning and is expected to be

tendered mid 2011. The current estimated cost for the project is \$6.2 million. The study costs to date have been shared equally by the Town and the RM

**Long Term Solution** Work is expected to begin in late 2011 on the preliminary design of the long term solution being the construction of a Mechanical Biological Treatment Plant expected to cost in the vicinity of \$7 to \$10 million

By mid 2011 it is expected that the conveyance system will be completed. The next stage for the project is the construction of the new storage lagoon and the lining and conversion of the existing White City lagoon into a primary lagoon. The first stage of the storage lagoon needs to be completed by September 2011 to allow treated effluent from the Emerald Park lagoon to be transferred to the new storage lagoon and disposed of through irrigation.

### **ALLOCATION OF COSTS**

The purpose of the new and expanded facilities to allow for continued growth in the two communities of Emerald Park and White City.

The following air photo shows the future development areas for both the Town of White City and the RM of Edenwold (Emerald Park) and the following table show the area size and number of future lots based on 3 lots per acre.

### **DEVELOPMENT AREA OWNER AND LOTS**

Area	Size	Lots
1- Aspen Village Properties	20.5	61.5
2- Tarowski	78.9	190.2
3 – Aspen Village Properties	6.3	18.9
4 – Great Plains Development	5.1	15.3
5 – Great Plains Development	106.5	319.5
6 - Great Plains Development	29.7	89.1
7 - Clearvista	196.5	589.5
8 – Clearvista	61.6	184.8
9 - Great Plains Development	40.4	121.2
10- Great Plains Development		150
RM of Edenwold (Existing)		510
White City (Existing)		854
		3150.5

The following table shows the planned projects and the estimated cost of each. (At this time we will deal only with the Short term costs which total \$11,414,000.)

## Project Cost Table

Project	Cost Estimate
Force main	\$500,000
Gravity Main	\$2,151,000
Lift Station	\$2,600,000
White City Lagoon	\$1,663,000
Storage Lagoon	\$2,500,000
Irrigation	\$2,000,000
Mech Bio Plant	\$10,000,000
	\$21,414,000
Short term cost	\$11,414,000

The above project when completed will allow development to continue up to 2014 following which the treatment plant is scheduled to be constructed which will provide for growth in the communities up until 2027. The various overall project components will serve the areas for current and future development in different ways, so the following table shows the various project components and what areas of current and future development they will serve.

## AREA BENEFIT TABLE

Project	Cost	Benefit Area											EP	WC
		1	2	3	4	5	6	7	8	9	10			
Force main	\$500,000	y	y	y	y	y	y	y	y	y			y	
Gravity Main	\$2,151,000	y	y	y	y	y	y		y				y	
Lift Station	\$2,600,000	y	y	y	y	y	y	y	y	y			y	
White City Lagoon	\$1,663,000											y		y
Storage Lagoon	\$2,500,000	y	y	y	y	y	y	y	y	y	y		y	y
Irrigation	\$2,000,000	y	y	y	y	y	y	y	y	y			y	
Mech Bio Plant	\$0	y	y	y	y	y	y	y	y	y	y		y	y

Refer to airphoto map for areas EP (Emerald Park) WC (White City)

The next step is to determine what the cost per lot is based on the benefit it receives from the various project components. The following table shows projects broken down into the cost per lot served.

### PROJECT COST PER LOT

Project	Cost	# of Lots	Cost per lot
Force main	\$500,000	2146.5	\$232.94
Gravity Main	\$2,151,000	1840.5	\$1,162.60
Lift Station	\$2,600,000	2146.5	\$1,235.03
White City Lagoon	\$1,663,000	1004	\$1,656.37
Storage Lagoon	\$2,500,000	3150.5	\$793.52
Irrigation	\$2,000,000	2146.5	\$931.75
Mech Bio Plant	\$0	3150.5	\$0.00

The next table combines the project cost per lot with the area benefit table to produce a total cost per lot based on the total project. It also show the total cost per area and the cost for the existing developed areas of both Emerald Park and White City

### TOTAL COST PER LOT BY AREA

Benefit area	area	lots	Total Cost per lot	cost per area
1	20.5	61.5	\$4,655.84	\$286,334.44
2	78.9	236.7	\$4,655.84	\$1,102,038.41
3	6.3	18.9	\$4,655.84	\$87,995.46
4	5.1	15.3	\$4,655.84	\$71,234.42
5	106.5	319.5	\$4,655.84	\$1,487,542.75
6	29.7	89.1	\$4,655.84	\$414,835.75
7	196.5	589.5	\$3,193.25	\$1,882,418.111
8	61.6	184.8	\$4,655.84	\$860,400.07
9	40.4	121.2	\$3,193.25	\$387,021.33
10		150	\$2,449.90	\$367,484.90
Emerald Park ( RM of Edenwold)		510	\$4,665.84	\$2,374,480.73
White City		854	\$2,449.90	\$2,092,214.04
		3150.5		\$11,414,000.00

## Financial Plan

Based on the above information the a financial plan needs to be developed to allocate the cost as fairly as possible and to ensure finances are available to pay for the loan payments as they become due.

The costs associated with the current developed areas of Emerald Park and White City are shown on the table below. The annual cost per lot is based on borrowing over 10 years at 5%

Area	Lots	Cost Per Lot	Total Cost	Annual Payment
Emerald Park ( RM of Edenwold)	510	\$4,655.84	\$2,374,480.73	\$602.95
White City	854	\$2,449.90	\$2,092,214.04	\$317.27

The task now is to finance the balance of the project through development levies based on the benefits received and the timing of development If we take of the contribution of the existing development based on the above we are left with \$7.0 million to recover through development levies. If we subtract from that amount the grant that will be received under the Infrastructure Stimulus Program of \$3,141,600 the balance of \$3,805,705 needs to be borrowed until development levies are received to cover that portion of the cost. Based on borrowing over 10 years at 5% the annual payment of \$492,856 is required. If a development rate of 50 lots per year is assumed a payment of approximately \$9,857.12 per lot is required make the annual loan payment. The current max development levy for a lots share of the capital cost is about \$4,655









Between now and 2014 - assuming (n) lots per year			
2010	0		\$9,857.12
2011	50	\$232,792.23	
2012	100	\$232,792.23	\$492,856.24
2013	150	\$232,792.23	\$492,856.24
2014	200	\$232,792.23	\$492,856.24
2015	250	\$232,792.23	\$492,856.24
2016	300	\$232,792.23	\$492,856.24
2017	350	\$232,792.23	\$492,856.24
2018	400	\$232,792.23	\$492,856.24
2019	450	\$232,792.23	\$492,856.24
2020	500	\$232,792.23	\$492,856.24
2021	550	\$232,792.23	\$492,856.24
			\$4,928,562.39

Variables  
 nF 50  
 Length of loan 10  
 lots per acre 3

Year	lots	People
2010	1364	3.2
2011	1,414	3.2
2012	1,464	3.2
2013	1,514	3.2
2014	1,564	3.2

Benefit area	area	lots	Total Cost per lot	cost per area	payment per yr	Cost Short Term per lot
1	20.5	61.5	\$4,655.84	\$286,334.44	\$602.95	\$11,414,000
2	78.9	236.7	\$4,655.84	\$1,102,038.41	\$602.95	
3	6.3	18.9	\$4,655.84	\$87,995.46	\$602.95	
4	5.1	15.3	\$4,655.84	\$71,234.42	\$602.95	
5	106.5	319.5	\$4,655.84	\$1,487,542.34	\$602.95	
6	29.7	89.1	\$4,655.84	\$414,835.75	\$602.95	
7	196.5	589.5	\$3,193.25	\$1,882,418.11	\$413.54	
8	61.6	184.8	\$4,655.84	\$860,400.07	\$602.95	
9	40.4	121.2	\$3,193.25	\$387,021.33	\$413.54	
10		150	\$2,449.90	\$367,484.90	\$317.27	
EP		510	\$4,655.84	\$2,374,480.73	\$602.95	\$4,655.84
WC		854	\$2,449.90	\$2,092,214.04	\$317.27	\$2,449.90
		3150.5		\$11,414,000.00		\$2,092,214.04
		545.5		\$1,300,000.00		
						\$6,947,305.24

White City/Vacant lots as  
 Emerald Creek  
 Fairways  
 Garden of Eden  
 Mckenzie Point  
 Bower West 1  
 Bower West 2  
 278

Emerald Park RM	\$2,374,480.73	\$307,506.12	Need to finance	\$3,805,705.24
White City new lots	\$2,092,214.04	\$270,951.29	Annual Payment	\$492,856.24
		\$232,792.23		
shortage		\$280,064.01		\$9,857.12
				\$9,857.12
			grant!	\$3,141,600.00